



Jeffery L. Pardue, Forestry Consultant

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TIMBER FOR SALE

You are invited to look over and bid on the timber owned by:

CHRISTINE M. McCARTHY and ELIZABETH M. GREENE

IN

Wilkes County, NC

ACREAGE: Approximately 75.5 Acres

A sealed bid timber sale will be held in the office of Forestland Consultants, Inc., at 104 North West Street, Wilkesboro, NC on **Wednesday, November 5, 2025, at 11:00 a.m.** Timber volume summaries are shown below for your comparative use. All sawtimber volumes are expressed in International $\frac{1}{4}$ " Log Rule. Timber volumes are not guaranteed.

SAWTIMBER:

SCARLET OAK	163,200	Bd. Ft.
YELLOW POPLAR	145,900	Bd. Ft.
WHITE PINE	125,900	Bd. Ft.
CHESTNUT OAK	99,500	Bd. Ft.
PITCH PINE	63,700	Bd. Ft.
SHORLEAF PINE	59,500	Bd. Ft.
WHITE OAK	49,300	Bd. Ft.
RED MAPLE	32,300	Bd. Ft.
VIRGINIA PINE	20,100	Bd. Ft.
BLACK OAK & N. RED OAK	16,600	Bd. Ft.
CUCUMBER	8,100	Bd. Ft.
BEECH	6,400	Bd. Ft.
HICKORY	4,300	Bd. Ft.
BLACK CHERRY	2,100	Bd. Ft.
TOTAL SAWTIMBER:	796,900	Bd. Ft.

LOCATION: The McCarthy/Greene property is located in Walnut Grove Township, Wilkes County, NC. Directions to the property are as follows: From NC Highway 18 in the McGrady community, turn onto Longbottom Road and go approximately 4.2 miles; turn right onto Cabin Creek Road and go approximately 0.6 mile to the McCarthy/Greene property on the left, or north side of the road.

ACCESS: There is extensive road frontage along Cabin Creek Road, but the most likely access point is at the western end of the road frontage. It will be possible to set up a loading deck close to Cabin Creek Road.

ACREAGE AND TIMBER SALE BOUNDARIES: There are approximately 75.5 acres with merchantable timber in the timber sale area. This acreage estimate is based on the 1973 survey of the boundary lines and recent GPS measurements using a mapping grade GPS receiver. Timber sale boundaries are marked with pink flagging and purple paint.

DESCRIPTION OF TIMBER: This is upland foothills mountain terrain. Sawtimber volumes average approximately 10,555 board feet per acre, International ¼" Log Rule. The yellow poplar sawtimber averages approximately 281 board feet per tree. The white pine sawtimber averages approximately 470 board feet per tree. The scarlet oak sawtimber averages approximately 160 board feet per tree. For all species, the sawtimber averages approximately 170 board feet per tree.

Logging conditions are good for this kind of foothills terrain. One spring branch crossing will be required if the timber in the far northeast corner is logged.

BASIS FOR TIMBER VOLUME ESTIMATES: Sawtimber volume estimates are based on a systematic timber inventory using 78 variable plot sampling points on 75.5 acres. Deductions for cull and defect were made in the field. All sawtimber trees were measured to a 10" or merchantable top. Sawtimber volumes are expressed in International ¼" Log Rule, Form Class 78.

TIMBER FOR SALE: The timber for sale includes all timber, both hardwood and pine, and both sawtimber and pulpwood within the timber sale area as shown on the attached Timber Sale Map with the following exceptions: trees marking property lines or timber sale boundaries may not be cut; trees smaller than 12 inches (measured 6 inches above the ground on the high side of the tree) within 30 feet of a stream may not be cut.

THE SALE: A sealed bid timber sale will be held **in the office of Forestland Consultants, Inc., at 104 North West Street, Wilkesboro, NC, on Wednesday, November 5, 2025, at 11:00 am.** Bids may be phoned in or mailed to me prior to the sale, or hand delivered at the bid opening. Any bids mailed to me should be marked "**TIMBER BID**" on the front of the envelope. At 11:00 a.m., all bids in hand will be opened and announced in the presence of those attending the sale. Late bids will not be acknowledged. The high bidder will be the successful bidder, provided the high bid equals or exceeds the owner's minimum acceptable price for the timber; however, the owner reserves the right to reject any and all bids.

PAYMENT: Full payment for the timber must be made upon delivery of the timber sale contract ... closing to be within 14 days of the bid opening. The Seller may request a 10% earnest money deposit to be made within 48 hours of the sale.

TIME LIMIT: The buyer will have 24 months to harvest the timber.

RECORDATION: If the buyer chooses to record the Timber Sale Agreement, all fees associated with said recordation will be borne by the buyer.

CONDITIONS OF SALE:

- Skid trails shall be stabilized with water bars to prevent excessive soil erosion immediately upon completion of use of said skid trails.
- Streamside management zones must be maintained around all streams. No trees smaller than 12" measured at 6" above the ground on the high side of the tree may be harvested within 30' of a stream, and no equipment will be allowed within 30' of a stream except for required stream crossings.
- Log deck locations, timber haul roads, and major skid roads must be approved by Forestland Consultants, Inc. prior to construction of said decks and roads. The log loading deck must be located inside the timber sale area.
- All logging shall be done and performed in accordance with all state and federal laws relating to timber harvesting practices and water quality.
- All trash and litter resulting from the logging operation must be cleaned up from around the loading areas and other areas on the property upon completion of timber harvesting.
- At the log loading deck, all logs, chunks, limbs, tops, and other woody material must be kept in one pile and confined to as small a space as possible. Random or stray limbs or other woody material that accumulates at the log loading deck shall be pushed into the chunk pile upon completion of logging activities.
- All laps, tops, and other logging debris must be kept within the confines of the timber sale areas. All open fields must be kept free of limbs, tops, logs, or other debris resulting from the timber harvesting operations.
- A \$2,000.00 performance deposit will be required of the buyer of the timber. This money shall be held in escrow by Forestland Consultants, Inc., and will be returned to the buyer upon completion of timber harvesting provided that the buyer has properly complied with the provisions of the timber sale contract. Forestland Consultants, Inc. shall be the sole judge in determining the buyer's compliance with the timber sale contract.
- Logging contractors must have adequate worker's compensation insurance and liability insurance as required by law and show evidence of such coverage prior to commencement of logging activities.

SHOW DATE: The property is easy to find with the use of the attached map and marked timber sale boundaries; therefore, there will be no organized show date. All buyers are invited and encouraged to look at the property on your own at your convenience. If you have any questions regarding the sale, please contact me at the phone number shown below:

FORESTLAND CONSULTANTS, INC.
JEFFERY L. PARDUE – FORESTER, cell -(336) 957-6011
WILL BEAUCHAMP – FORESTER, cell -(336) 486-7242
P.O. BOX 807
Wilkesboro, NC 28697
(336) 667-4424 office

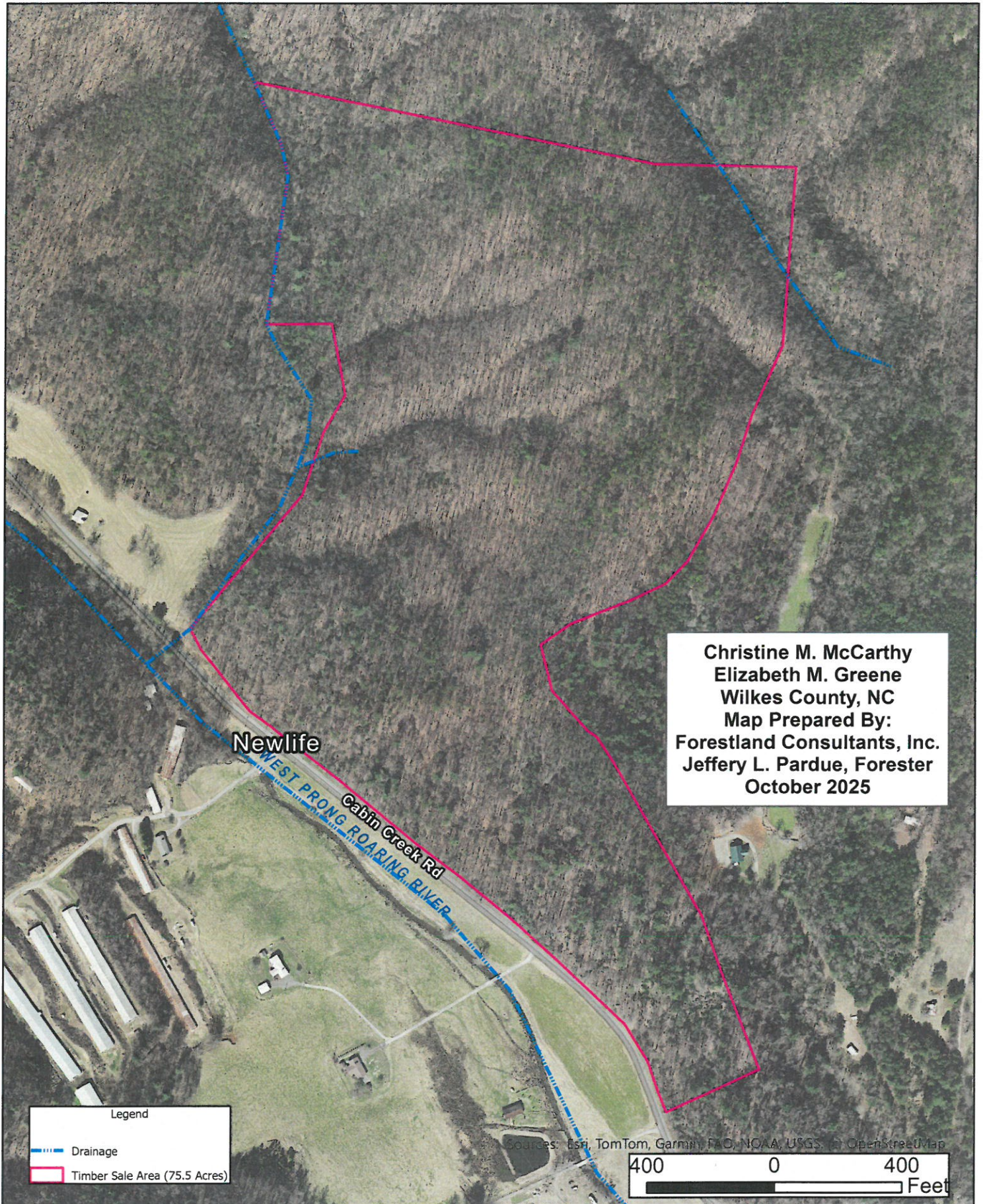
CHRISTINE M. MCCARTHY & ELIZABETH M. GREENE
Wilkes County, NC
Approximately 75.5 Acres

SAWTIMBER VOLUMES BY DIAMETER
ALL VOLUMES EXPRESSED IN MBF (THOUSAND BOARD FEET)
INTERNATIONAL 1/4" LOG RULE

DBH	SCARLET OAK		YELLOW POPLAR		WHITE PINE		CHESTNUT OAK		PITCH PINE	
	Volume	# trees	Volume	# trees	Volume	# trees	Volume	# trees	Volume	# trees
12	9.900	177	1.400	25	1.400	25	17.000	304	9.900	177
14	30.200	316	14.200	130	3.400	37	26.700	316	24.800	223
16	39.600	228	30.400	142	6.400	29	12.200	71	20.500	100
18	44.000	191	19.800	68	10.900	34	19.200	101	4.700	23
20	20.100	64	29.700	73	8.400	18	4.300	18		
22	3.300	8	21.000	38	33.600	60	5.400	23	3.800	8
24	12.700	32	25.500	38	20.900	32	8.200	25		
26	3.400	5	3.900	5	5.100	5	-	-		
28+	-	-	-	-	35.800	28	6.500	13		
TOTALS	163.200	1,020	145.900	519	125.900	268	99.500	871	63.700	530
DBH	SHORTLEAF PINE		WHITE OAK		RED MAPLE		VIRGINIA PINE		BLACK & N. RED OAK	
	Volume	# trees	Volume	# trees	Volume	# trees	Volume	# trees	Volume	# trees
12	14.2	253	1.4	25	5.7	101	5.7	101	1.4	25
14	19.1	167	1.4	19	7.8	93	7.2	93	-	-
16	12.5	71	14.7	85	8.7	57	7.2	43	-	-
18	13.7	45	1.5	11	2.1	11			4.6	22
20			4.8	18	5.2	18			3.2	9
22			14.4	38	-	-			-	-
24			5.5	13	-	-			-	-
26			-	-	2.8	5			3.5	5
28+			5.6	8	-	-			3.9	5
TOTALS	59.5	536	49.3	216	32.3	286	20.1	237	16.6	67
DBH	CUCUMBER		BEECH		HICKORY		BLACK CHERRY		TOTAL	
	Volume	# trees	Volume	# trees	Volume	# trees	Volume	# trees	Volume	# trees
12			1.400	25					69.400	1,240
14	1.400	19							136.200	1,413
16	4.100	29							156.300	854
18	2.600	11					2.100	11	125.200	528
20					4.300	18			80.000	237
22			2.200	8					83.700	181
24			2.800	6					75.600	145
26									18.700	27
28+									51.800	53
TOTALS	8.100	58	6.400	39	4.300	18	2.100	11	796.900	4,677

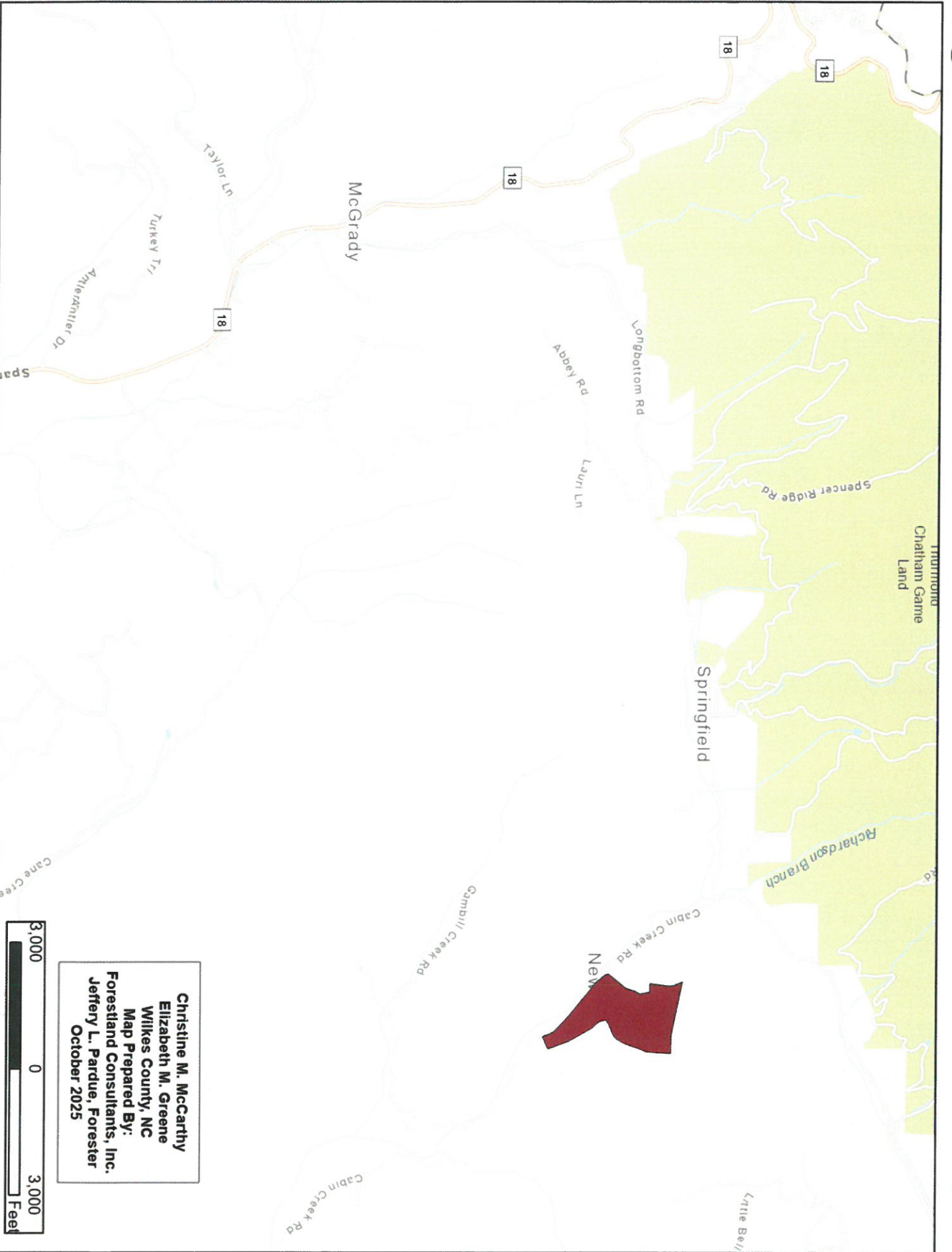


Timber Sale Map





Location Map



Christine M. McCarthy
Elizabeth M. Greene
Wilkes County, NC
Map Prepared By:
Forestland Consultants, Inc.
Jeffery L. Pardue, Forester
October 2025