



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:

Billy G. Anderson & Carolyn T. Anderson

IN

Wilkes County, NC

ACREAGE: Approximately 66.6 Acres

A sealed bid timber sale will be held in the office of Forestland Consultants, Inc., at 104 North West Street, Wilkesboro, NC on **Tuesday, September 29, 2026 at 11:00 a.m.** Timber volume summaries are shown below for your comparative use. All sawtimber volumes are expressed in International ¼" Log Rule. Timber volumes are not guaranteed.

SAWTIMBER

Poplar	519,400	Bd. Ft.
Chestnut Oak	101,700	Bd. Ft.
Northern Red Oak	55,100	Bd. Ft.
Red Maple	47,500	Bd. Ft.
Hickory	41,800	Bd. Ft.
Basswood	28,800	Bd. Ft.
White Oak	15,900	Bd. Ft.
Cucumber	12,200	Bd. Ft.
White Pine	12,000	Bd. Ft.
Black Walnut	2,300	Bd. Ft.
Miscellaneous	18,500	Bd. Ft.

TOTAL

SAWTIMBER: 855,100 Bd. Ft.

**Miscellaneous Includes: Beech, Birch, Black Oak, Blackgum, and Virginia Pine*

PULPWOOD

1,344 TONS

LOCATION and ACCESS: The Anderson property is located in Moravian Falls/Sugarloaf Townships, Wilkes/Alexander County, NC. Directions to the property are as follows: From the intersection of US Highway 421 and NC Highway 16 in Wilkes County, go south on NC Highway 16 for approximately 8 miles; turn left onto Treadway Road, (SR 2491) and go approximately 1.1 miles. The subject property will be located on the right side of the road.

ACREAGE AND PROPERTY LINES: There are approximately 66.6 acres in the timber sale area. This acreage estimate is based on aerial photography and GPS Points. Timber sale boundaries are marked with pink flagging.

DESCRIPTION OF TIMBER: This is mature timber with many big trees. Sawtimber volumes average approximately 12,839 board feet per acre, International $\frac{1}{4}$ " Log Rule. The yellow poplar sawtimber averages approximately 238 board feet per tree. The red oak sawtimber averages approximately 307 board feet per tree. The chestnut oak sawtimber averages approximately 269 board feet per tree. The white oak sawtimber averages approximately 397 board feet per tree. For all species, the sawtimber averages approximately 236 board feet per tree.

Logging conditions are good. Stream crossings may be required.

BASIS FOR TIMBER VOLUME ESTIMATES: Sawtimber volume estimates are based on a systematic timber inventory using 70 variable plot sampling points on 66.6 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 $\frac{1}{4}$ " Log Rule, Form Class 78. Pulpwood was measured to a 4" or merchantable top and pulpwood volumes are expressed in standard tons.

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 less than 12 inches in diameter measured 6 inches above the ground on the high side of the tree within 30 feet of a stream may not be cut.

BID PROCESS: Sealed bids will be opened in the office of Forestland Consultants, Inc., at 104 North West Street, Wilkesboro, NC, on Tuesday, September 29, 2026 at 11:00 am. Bids may be phoned in or mailed to me prior to the bid opening, 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 bid opening. 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:

- The access road through the property must be maintained and kept passable at all times, and upon completion of timber harvesting, said road must be smoothed to the original contour of the land.
- Skid trails shall be stabilized with water bars to prevent excessive soil erosion immediately upon completion of use of said skid trails.
- 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 and not in the open field areas.
- 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 piled 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 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.
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Will Beauchamp - FORESTER
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BILLY & CAROLYN ANDERSON
Wilkes County, NC
Approximately 66.6 Acres

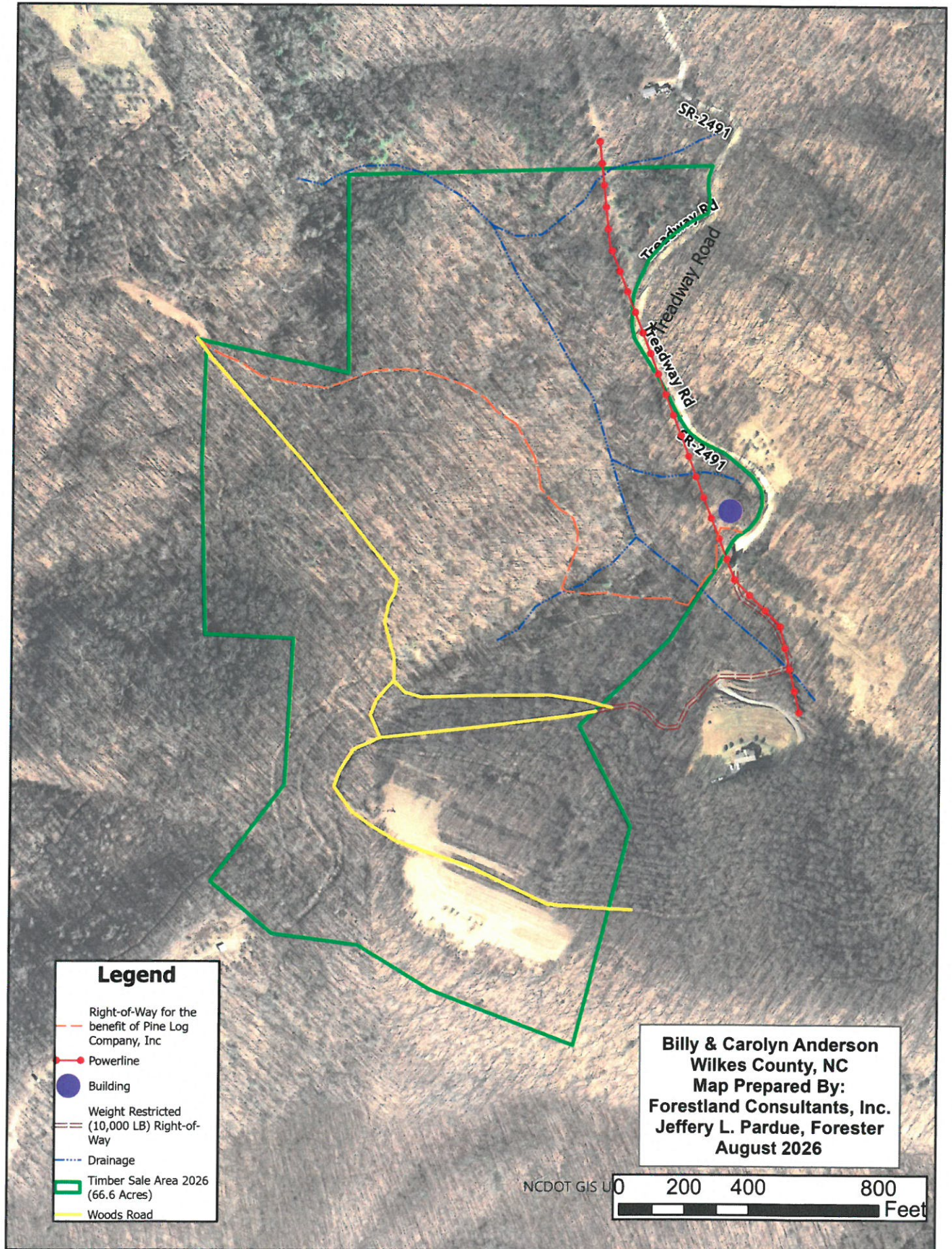
SAWTIMBER VOLUMES BY DIAMETER
ALL VOLUMES EXPRESSED IN MBF (THOUSAND BOARD FEET)
INTERNATIONAL 1/4" LOG RULE

<u>DBH</u>	<u>YELLOW POPLAR</u>		<u>CHESTNUT OAK</u>		<u>NORTHERN RED OAK</u>		<u>RED MAPLE</u>		<u>HICKORY</u>		<u>BASSWOOD</u>	
	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>
10												
12	17.200	291					1.400	24	1.400	24		
14	52.500	516	8.000	71	2.800	36	9.300	107	11.100	89	1.400	18
16	122.100	559	22.100	109	5.300	27	4.800	41	7.300	55		
18	142.600	420	15.200	54	11.800	43	7.400	32	2.500	11	5.000	22
20	102.000	236	19.800	70	14.400	35	12.100	35	9.600	26	3.800	9
22	68.600	130	3.600	14	10.700	22	8.700	22	3.100	7	10.700	22
24	14.400	24	16.900	36	6.800	12			3.200	6	3.700	6
26			12.300	21	3.200	5	3.800	5	3.600	5	4.200	5
28+			3.800	3	-							
TOTALS	519.400	2,175	101.700	378	55.000	180	47.500	266	41.800	223	28.800	81
<u>DBH</u>	<u>WHITE OAK</u>		<u>CUCUMBER</u>		<u>WHITE PINE</u>		<u>BLACK WALNUT</u>		<u>* MISCELLANEOUS</u>		<u>TOTAL</u>	
	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>	<u>Volume</u>	<u># trees</u>
10											-	-
12											20.000	339
14	1.400	18	2.800	36	1.400	18	2.300	18	4.200	53	97.200	979
16			3.900	27	3.300	14			1.400	14	170.200	845
18			3.000	11					6.300	43	193.800	635
20			2.500	9	2.000	9			5.000	17	171.200	445
22	3.600	7							1.600	7	110.600	231
24	8.000	12									53.500	96
26											22.900	36
28+	2.800	3			5.300	3					11.900	9
TOTALS	15.900	40	12.200	82	12.000	43	2.300	18	18.500	135	855.100	3,621

**Miscellaneous Includes: Beech, Black Oak, Birch, Virginia Pine and Blackgum*



Timber Sale Map





LOCATION MAP

