

Timber Sale Notice
Brunswick County, VA Industrial Development Authority – (St. Paul’s Tract)
Brunswick County, VA
90+/- Acres
Bid Opening: 11:00 A.M., Friday, May 21, 2021

The Brunswick County, VA Industrial Development Authority will be accepting lump sum sealed bids for **90+/- Acres** of merchantable timber. The tract consists of a mix of Pine and Hardwood Sawtimber and Pulpwood. The tract is located approximately 0.75 miles north of the intersection of State Route 642 (Poor House Rd) and Business Route 58 (Lawrenceville Plank Rd) and on the west side of State Route 642 (Poor House Rd) in Brunswick County, VA.

All harvest boundary lines are marked with PINK ribbon. The attached maps represent the location of the tract and sale area.

CONDITIONS OF THE SALE:

1. Timber is to be clearcut.
2. The purchaser will be given 24 months from the date of closing to cut and remove all trees along with all usual and customary logging privileges.
3. Access to the tract for harvesting will be granted from State Route 642 (Poor House Rd) to harvest the two eastern blocks and from an access road through the Saint Paul’s College campus to harvest the western block and as shown on the attached maps. Note that the access through the Saint Paul’s College campus will not be open for vehicular traffic until harvesting begins. To view the western block, access is across a foot bridge that is shown on the attached map. The harvest access through the campus may be inspected by foot. **The gate lock combo for the access path on State Route 642 (Poor House Rd) is 1172. The gate must be closed and locked when exiting the tract.**
4. The buyer must follow the Virginia Department of Forestry Best Management Practices as closely as possible.
5. All roads and paths used for logging must be left in as good or better condition as they were before logging began.
6. All loading decks must be located within the sale area and all line trees marked with PINK ribbon and/or paint shall be left standing. The location of all loading decks will be determined through coordination with a representative of the Brunswick County IDA.
7. No trees, logs, or other logging debris shall be left outside the sale area. Any debris that may inadvertently fall across the harvest boundary or into an open field must be pulled back into the sale area as soon as possible.
8. The Brunswick County IDA reserves the right to stop harvesting operations if, in their opinion, there is excessive rutting or soil damage.
9. The buyer must notify a representative of the Brunswick County IDA within 48 hours of beginning and completing the harvesting operation.
10. The seller is responsible for reforestation of the cut-over area.
11. Terms of sale: Cash with closing within (30) days after acceptance of the high bid, if the high bid is accepted. A ten percent (10%) deposit may be required of the successful bidder on the sale date with the remaining balance due at closing.
12. A \$2,000 performance bond will be required prior to beginning the harvest and will be held by the Brunswick County IDA until the harvest has concluded.
13. The Brunswick County IDA retains the right to accept or reject any and all bids.

Bids will be opened at the office of the Brunswick County IDA at 116 Hicks St., Lawrenceville, VA 23868 at 11:00 a.m. on Friday, May 21, 2021. Bids may be phoned in to the office of Brunswick County IDA at (434) 848-0248 no less than 1 hour before the sale. It is the responsibility of the bidder to ensure the bid is received by the Brunswick County IDA by the deadline.

All questions regarding the sale area will be addressed prior to sale date. Please forward any questions or issues regarding the sale area to Mike Dotti at (434) 848-0248. The following are approximate volumes for the tract. These cruise volumes are for your information only and are not guaranteed by the Brunswick County IDA.

Timber Cruise Volumes for 90+/- Acre Brunswick County IDA – St. Paul’s Tract – Int’l ¼ log rule:

| | | |
|-------------------------|---|------------|
| Pine Pulpwood | - | 875 tons |
| Pine Pulpwood Topwood | - | 296 tons |
| Pine CNS (10”-12” DBH) | - | 373 MBF |
| Pine ST (14”+ DBH) | - | 342 MBF |
| HWD Pulpwood | - | 1,684 tons |
| Red Oak ST (12”+ DBH) | - | 12.5 MBF |
| White Oak ST (12”+ DBH) | - | 26.3 MBF |
| Poplar ST (12”+ DBH) | - | 55.6 MBF |
| Misc. HWD ST (12”+ DBH) | - | 112.4 MBF |