

**HERITAGE HABITAT & FORESTRY, LLC**

**330-419-1769 HeritageHabitatCo@gmail.com**

**TIMBER FOR SALE near Stone Creek, OH**

TIMBER SALE CONTRACT #0012-1221-TS

BID OPENING: February 3, 8:00am, Centerburg Conservation Club

5680 Sycamore Rd., Centerburg, OH 43011 (*presence not required*)

**OWNER AND/OR OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS**

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**Timber Sale Summary**

Owner: LLW Real Estate Ltd.

Sale Address: 4073 SW Metzger Hill Rd., Stone Creek, OH

County: Tuscarawas

Sale Acres: Approx. 7 acres

Parcel(s): 30-00417-000

**Estimated Products:** 62 HW sawtimber trees, 22 HW pulp trees, 19 HW cull trees

**Estimated Volumes:** HW sawtimber: 6,939 Total Doyle BF

**HW pulpwood:** 14 Total Tons

*Volumes are not guaranteed but are final for this timber sale.*

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Heritage Habitat & Forestry, LLC, acting as Agent for LLW Real Estate Ltd. (referred to as "Owner"), is offering for sale marked timber in the county, state, and parcel(s) listed above.

The successful bidder (referred to as "Purchaser") must execute a "Timber Sale Contract" with the Owner within 10 days of notice of bid award. Full payment will be made to Owner within 30 days of contract signing or prior to staging equipment/beginning harvest, whichever occurs first.

To schedule a tour or to learn more about this sale and others, contact Anthony Pappas at 330-419-1769.

**Timber Sale Volumes**

| Species          | Product | Total Volume | Trees |                  |         |
|------------------|---------|--------------|-------|------------------|---------|
| black oak        | HW.Saw  | 1074.05      | 9     | Doyle board feet | 6938.78 |
| chestnut oak     | HW.Saw  | 450.43       | 5     | Sawtimber trees  | 62      |
| northern red oak | HW.Saw  | 2757.28      | 19    |                  |         |
| red maple        | HW.Saw  | 196.73       | 4     | Pulpwood tons    | 13.68   |
| scarlet oak      | HW.Saw  | 117.74       | 1     | Pulp trees       | 22      |
| shagbark hickory | HW.Saw  | 913.02       | 11    |                  |         |
| white oak        | HW.Saw  | 1273.82      | 12    | Cull trees       | 19      |
| yellow-poplar    | HW.Saw  | 155.71       | 1     |                  |         |
| American beech   | HW.Pulp | 1.52         | 3     |                  |         |
| black oak        | HW.Pulp | 0.76         | 1     |                  |         |
| chestnut oak     | HW.Pulp | 0.76         | 1     |                  |         |
| northern red oak | HW.Pulp | 3.04         | 3     |                  |         |
| red maple        | HW.Pulp | 3.04         | 8     |                  |         |
| scarlet oak      | HW.Pulp | 0.76         | 1     |                  |         |
| shagbark hickory | HW.Pulp | 1.52         | 2     |                  |         |
| white oak        | HW.Pulp | 2.28         | 3     |                  |         |
| American beech   | Cull    |              | 3     |                  |         |
| black cherry     | Cull    |              | 2     |                  |         |
| blackgum         | Cull    |              | 2     |                  |         |
| northern red oak | Cull    |              | 1     |                  |         |
| red maple        | Cull    |              | 10    |                  |         |
| sassafras        | Cull    |              | 1     |                  |         |

## **Timber Sale Contract Specifications**

The Timber Sale Contract will have an expiration date of December 31, 2022, pending any extensions granted for extraneous reasons.

This is a lump sum timber sale with 50% (fifty percent) of final purchase price due at signing of Timber Sale Contract along with the remaining 50% (fifty percent) due 30 days after the signing of the Timber Sale Contract or prior to beginning any harvest operations (including equipment staging), whichever occurs first.

A cash performance bond of \$500 (five hundred dollars) is required at signing of Timber Sale Contract and will be held by Owner until satisfactory completion of the timber sale harvesting operations as detailed in the Timber Sale Contract. This bond is not included in the bid price and is not to be assumed as a partial payment of the timber sale. Insurance bonds or other sureties may or may not be accepted.

Purchaser is required to name Owner and Heritage Habitat & Forestry, LLC as additionally insured on Purchaser's General Liability Insurance Policy with minimum coverage of \$1,000,000 prior to the start and for the duration of harvesting operations. General Liability and Worker's Comp. are required upon finalization of Timber Sale Contract.

Upon award of successful bid, Purchaser shall be required to enter into a Timber Sale Contract with Owner within 10 days of notice of bid award. All terms and conditions of the Timber Sale Contract shall contain the final terms of sale.

## **Timber Sale Notes**

- Timber is marked in blue paint at breast height and a stump dot in same color.
- Diameters measured with either d-tape or Biltmore stick and recorded to the nearest 1".
- Sawtimber heights measured to a 10" top, pulpwood heights in 5' sticks to a 4" top.
- Sawtimber estimated as at least 12" diameter at breast height (DBH) unless black walnut which will be measured from a 10" DBH for sawtimber, pulpwood estimated as any diameter not qualifying as sawtimber due to DBH, form, quality, etc.
- Cull trees are marked with a blue painted "X" and are to be felled, regardless of if they are merchandized. These trees were not included in the volume calculations estimated.
- Timber sale boundary marked with pink flagging where necessary.
- All tree tops, branches, and other logging debris will be removed from the site within view of the house.
  - Interested bidders will send 2 bid amounts, one to leave tree debris on-site as-is, and another as though you'd remove all tree tops and debris within view of house (approx.. 5 acres).
- Any bidder who intends to use a portable sawmill must declare that intention when bidding. All lumber debris and material will need removed from site unless other authorized in writing.

- Sample contract, volume tables, cruise data, and boundary shapefiles are available upon request.
- Additional timber sale photos are available upon request, or by visiting our website: <https://heritagehabitatco.com/timber-for-sale>
- All trails and landings will be re-seeded with a seed mixture approved by HHF in writing.
- All Ohio Best Management Practices will be adhered to: <https://www.stateforesters.org/districts/ohio/>

### **Sealed Bid Information**

- Sealed bids will be accepted until 15 minutes prior to bid opening on 02/03/2022.
- Bid opening will take place at Centerburg Conservation Club, 5680 Sycamore Rd., Centerburg, OH 43011
- Bids may be emailed, mailed, or texted to Anthony Pappas of Heritage Habitat & Forestry at:
  - 330-419-1769
  - HeritageHabitatCo@gmail.com
  - 4061 Simmons Church Rd., Centerburg, OH 43011
    - Notate on the bid itself the Timber Sale Contract Number noted on page 1
    - Include company name, person responsible and title, and signature
- Late bids received within 15 minutes prior to bid opening or later will not be accepted
- Bids delayed in mail will not be accepted if not received within 15 minutes prior to bid opening
- Interested bidders will send 2 bid amounts, one to leave tree debris on-site as-is, and another as though you'd remove all tree tops and debris within view of house (approx.. 5 acres).
- It is Purchaser's responsibility to ensure their bid was received by Heritage Habitat & Forestry via either mail, email, or other means
- Heritage Habitat & Forestry will not be held liable for any missing, delayed, or otherwise disqualified bids

### *Maps Attached*

*If you no longer wish to receive Timber Sales from Heritage Habitat & Forestry, please contact us and we will remove you from our mailing list. If you are interested in timber sales in PA and/or WV, please contact us to be put on those states' lists.*



