

Bid prospectus

We invite you to bid on the timber described below owned by our client, KEN FEUSSE.

Bid Opening/Critical Dates

Description	Time	Date
Interested parties are encouraged to tour the property at their own convenience, otherwise, call in advance to reserve your place for a one-time, timber showing scheduled for :	2:30 PM	Monday, September 24, 2007
Phone and facsimile bids will be accepted until:	2:30 PM	Friday, September 28, 2007
Bids will be opened in the offices of Clearwater Forest Consultants, LLC in Piedmont, Missouri at:	3:00 PM	Friday, September 28, 2007
The successful bidder will be selected no later than:	5:00 PM	Wednesday, October 24, 2007
If successful, a phone bid must be proven up with a written bid no later than:	12:00 PM	Friday, October 05, 2007

Bids must be submitted in envelopes marked **Michigan Timber Bid**; please use the forms provided for mailed bids and allow enough time for the Post Office to make delivery. Send mailed bids to: Clearwater Forest Consultants, LLC, PO Box 176, Piedmont, MO 63957.

Unsuccessful bidders will be notified in writing. The owner reserves the right to refuse any or all bids.

Timber Description

Timber quality is fair. Products include grade lumber logs as well as stave logs and tie logs. The forest health is good. There is some evidence of oak decline depending on the aspect, but it is minimal. The sawtimber to be harvested is comprised of approximately 20% red oak, 66% white oak and 14% other species (Table 1). The overall sawtimber volume is estimated at **158.5 MBF** (International ¼ inch scale, form class varies by species). The total number of marked trees is 1,331. **Nearly 50% (International scale) of the sawtimber volume is in trees 16" DBH or larger** (Figure 1).

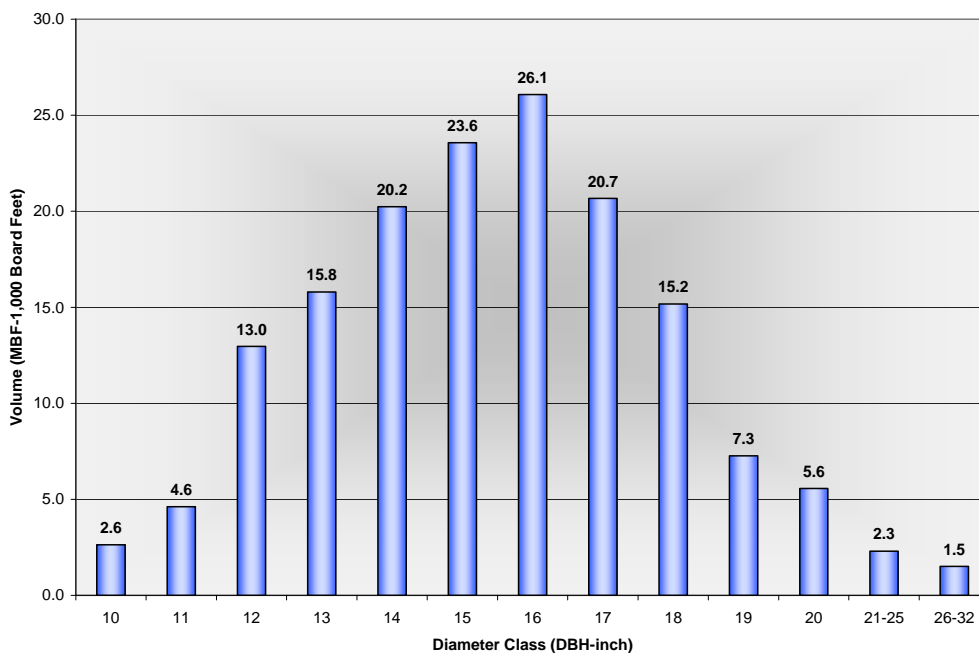
Table 1. Volume, number of trees, average volume per tree, and percent by species (International ¼ inch scale).

Species	No. of Trees	Volume (bdf)	Avg. Vol per Tree	Percent Volume
White oak	815	102,200	125.4	64.5
Post oak	92	8,300	90.2	5.2
Chinkapin Oak	3	400	133.3	0.3
Black Oak	222	24,200	109.0	15.3
Scarlet Oak	1	100	100.0	0.1
N. Red Oak	47	7,400	157.4	4.7
Shingle Oak	3	300	100.0	0.2
Hickory	138	14,200	102.9	9.0
Black Walnut	2	100	50.0	0.1
Ash	8	1,300	162.5	0.8
Total	1331	158,500	119.1	100.0

This is an individual tree selection marked timber harvest; only sawtimber that has been marked with **yellow** paint may be harvested. Hardwood pulpwood from top logs may be removed if desired; however, no pulpwood has been specifically marked or scaled for this sale. Volume estimates and quality descriptions are not guaranteed; proper merchandising is dependent upon the timber cutters. Each bidder is expected to make personal examination of the timber and bid according to his/her own market needs, crew efficiency, and utilization standards.

Consulting foresters TIM McABEE and KYLE FLINN have marked the timber in accordance with the owner’s goals and values. This harvest will remove a portion of the mature trees and the majority of the medium size sawtimber trees. It is not required that all marked trees be cut. Trees marked with a yellow “X” are ‘forest management cut trees’. These trees may be harvested or used as skidder bump trees; however, they are not required to be cut. Minimal damage to the residual stand is expected and required. Felling of damaged trees may be required by the forester. Stumps must be left with paint marks intact; if any trees are found that have been marked but do not show a mark on the stump, the forester must be notified prior to cutting. Sale area terrain is well drained. Winter logging would be permissible during very dry conditions when soil compaction and rutting will not occur. Summer logging is preferable. Stream Management Zones have not been flagged off, but logging crews are expected to conduct operations within the guidelines set forth in the 1997 Missouri Watershed Protection Practices published by the Missouri Department of Conservation.

Figure 1. Distribution of volume by DBH class (International ¼ Inch Scale)



Access & Location

This sale is accessed from County Road 304 (a.k.a Menefee Road) in Chariton County.

Directions: From the north - Take Highway 129 South from Highway 36. CR 304 (Menefee Road) will appear on the right shortly after Highway 129 enters Chariton County. From the south – Travel on Highway 129 North from Highway 24. CR 304 (Menefee Road) will appear on the left just prior to exiting Chariton County.

Continue on CR 304 until it comes to a sharp left turn. Shortly after this turn, and after a total distance of about 2.2 miles on Menefee Road, a dirt road will appear on the right (west) side. This road will pass through a neighboring property before entering the sale location. There are multiple internal roads upon the property that may be used for logging. The road and main skid trails will need to be treated prior to the completion of the harvesting operation. Please refer to the attached maps. The legal description is as follows (nominal):

Northern ½ of Section 8, Township 56 North, Range 17 West, containing 100.1 acres, more or less.

The specific legal description is available through the deeds on file with CFC.

Tract Acreage & Boundaries

Tract acreage sources were referenced using a survey map by Edward A. Cleaver, dated 12/21/05, order number 7796. The total tract area is 100.1 acres, more or less. The sale area is approximately 90 acres, according to ESRI ArcGIS 9 mapping software.

Tract boundaries: Boundaries are marked by a combination of old fencing, blazes with purple paint, pink flagging, and metal posts. Additionally, survey posts can be found at each corner of the property.

Tour

Interested parties are encouraged to tour the property at their own convenience. Otherwise, please call in advance to reserve your place for a one time tour of the property scheduled for **Monday, September 24th, 2007 at 2:30 pm.** Interested parties should meet KYLE FLINN at the intersection of Menefee Road and Highway 129 at 2:15 pm. We will leave the meeting place at 2:30 pm. *If no interested parties make reservations with a phone call in advance the tour will be cancelled.*

Terms

Minimum acceptable bid is set at \$12,500.

The purchaser must sign a lump sum contract within ten (10) working days of bid acceptance. Payment of a ten percent (10%) nonrefundable deposit is required to be submitted along with the signed contract. The remaining 90% must be paid in full at least five (5) days in advance of

harvesting and removal of any trees to provide for shipping and check clearance. A sample copy of a contract may be obtained upon request from Clearwater Forest Consultants, LLC. The successful bidder must carry all legally required insurance on vehicles, equipment, employees, and sub-contractors. Additional conditions or exceptions on the bidder's behalf must be submitted in writing at least one week in advance.

A ten percent (10%) security deposit payable to Clearwater Forest Consultants, LLC is required at least five (5) days in advance prior to moving equipment onto the property or cutting any trees. The security deposit will be returned after harvesting has been completed and final inspection by the inspecting forester has determined that all necessary site treatments have been made. Interest will not be paid unless the Purchaser requests it in writing; a \$50.00 handling fee is required if interest is requested.

For more detailed information call KYLE FLINN or TIM McABEE, forester with Clearwater Forest Consultants, LLC.

Scaling Methods

It is our objective to estimate the merchantable volumes as close as possible to be fair to both the buyer and the seller. Margins for error are purposely guided to be conservative so we don't overestimate the volume, yet we give as much credit as possible to the volume estimate on behalf of our client. Compensation for defect is done by the individual forester taking the measurements on a tree by tree basis. Our performance is improved through feedback from timber buyers; we appreciate honest reports of cut out volume.

Sampling System: This timber was scaled at 100%.

Specifications: Trees must have a Diameter at Breast Height of ten (10) inches or larger and at least one 16 foot log to a merchantable height of at least a 8" top diameter outside bark to have been scaled as sawtimber. All volumes are reported in International 1/4 Inch Scale.

Special Considerations

1. Timber harvesting must be conducted under the guidelines of the 1997 Missouri Watershed Protection Practices published by the Missouri Department of Conservation.
2. Damaged fences must be repaired immediately.
3. Main roads are to remain free from tree tops for landowner's continued access.