

## Brushy Creek Bid Prospectus

We invite you to bid on the timber described below, and owned by our client, Denise Knox.

### Bid Opening/Critical Dates

Description	Time	Date
·Call in advance to reserve your place for a one-time, timber showing scheduled for :	2:30 PM	Friday, January 9, 2009
·Phone and fax bids will be accepted until:	2:30 PM	Friday, January 16, 2009
·Bids will be opened in the CFC office at:	3:00 PM	Friday, January 16, 2009
·The successful bidder will be selected no later than:	5:00 PM	Monday, January 19, 2009
·If successful, a phone bid must be proven up with a written bid no later than:	12:00 PM	Monday, January 19, 2009

Bids submitted by mail must be in envelopes marked **Brushy Creek Timber Bid**; send mailed bid forms to: Clearwater Forest Consultants, PO Box 176, Piedmont, MO 63957.

The owner reserves the right to refuse any or all bids.

### Timber Description

Timber quality is above average. Products include grade lumber, ties, palletwood, and stave logs. The sawtimber to be harvested is comprised of approximately 66% Red oak, 17% White oak, 13% Post Oak, 3% Hickory, and 0.8% other hardwood species. The overall sawtimber volume is estimated at **237.8 MBF** (International ¼ inch scale).

### Almost 70% of the sawtimber volume is in trees 16" DBH or larger.

**Table 1:** Number of trees, sawtimber volume, average tree volume, & percent volume by species.

Species	No. of Trees	Volume (bdft)	Avg. Vol per Tree	Percent Volume
Red Oaks	829	157,000	189.4	66.0
White Oak	248	39,300	158.5	16.5
Post Oak	362	31,700	87.6	13.3
Hickory	78	7,800	100.0	3.2
Misc. Species	16	2,000	125.0	0.8
Total	1,533	237,800	155.1	100.0

### Minimum Acceptable Offer: \$35,670

This is a marked tree harvest performed by consulting forester Kyle Flinn; only trees marked with orange paint located in the designated areas may be harvested. All trees are not required to be cut. Sale area terrain is well drained. Winter logging would be permissible only during very dry conditions when soil compaction and rutting will not occur. Summer logging is preferable. Streamside Management Zones will not be flagged off, but logging crews are expected to conduct operations within the guidelines set forth by the 1997 Missouri Watershed Protection Practices published by the Missouri Department of Conservation. Haul roads and skid trails will need to be seeded and water bars constructed prior to harvest completion.

## **Access & Location**

This sale can be accessed from Highway 49 in Wayne County, MO.

Directions to the 119 acre parcel: From Piedmont, take Hwy 49 South to its junction with Hwy A. Continue on Hwy 49 until a driveway to the property appears on the left, directly across from CR 427.

Directions to the 20 acre parcel: Continue on Hwy 49 to the East for 0.7 miles. Turn left on CR 425 and continue for 0.6 miles to the property boundary. (*Note: turn right when old barn appears*).

Please see map for additional access routes. Good potential access routes exist on the east and west sides of the 119 acre parcel.

## **Tract Acreage & Boundaries**

Tract acreage sources are the Wayne County Plat Book and ESRI ArcGIS 9® mapping software. The property is approximately 139 acres more or less. The sale area is approximately 75 acres. Tract boundaries: Boundaries are outlined with blue flagging.

## **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 Friday, January 9<sup>th</sup>, 2009 at 2:30PM. Interested parties should meet Kyle Flinn at the gate to the main property. *If no interested parties make reservations with a phone call in advance, the tour will be cancelled.*

## **Terms**

The purchaser must sign a lump sum contract within ten (10) working days of bid acceptance. Payment of a fifteen percent (15%) nonrefundable deposit is required to be submitted along with the signed contract. The remaining 85% 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 \$3,000 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 \$45.00 handling fee is required if interest is requested. For more detailed information call Kyle Flinn, forester with Clearwater Forest Consultants, LLC.

For a more detailed prospectus, please visit the "Timber Sales" section of our website at:  
[www.clearwaterforestconsultants.com](http://www.clearwaterforestconsultants.com)