



Three Rivers Forestry
PO Box 764
Tappahannock, VA 22560
(804) 445-5774

Date:	Jan 31, 2020
Time:	3:00 PM
Size:	25 Acres
Total Vol:	223.8 MBF
Vol/Acre:	8.95 MBF

**Timber Sale Notice
Clear-Cut
Pine and Hardwood Timber**

Three Rivers Forestry has been contracted to sell the merchantable timber belonging to W. Keith Peyton and JKJ Holdings LLC. by sealed bid on 25 acres, located 0.1 miles south of Ethel, on the west side of RT.690 (Menokin Rd) in Richmond County, Virginia (see attached map).

A **10% cruise** of the standing sawtimber and pulpwood has been made on the W. Keith Peyton property and a **25% cruise** of sawtimber and pulpwood on the JKJ Holdings LLC. property. All pine and hardwood trees 10 inches DBH and larger were tallied as sawtimber. All sawtimber volumes were calculated using the International Log Rule and pulpwood volumes are based on standard cords of 128 cubic feet. An estimate of the timber volume is provided; however, no guarantee is expressed or implied as to the actual timber that may be harvested due to individual utilization practices.

Loblolly Pine	98.2 MBF	
Poplar	82.0 MBF	Hardwood Pulpwood - 50 Cords
Red Oak	19.0 MBF	
Misc. Hardwood	10.9 MBF	Pine Pulpwood - 58 Cords
White Oak	7.9 MBF	
Virginia Pine	5.8 MBF	
Total	223.8 MBF	International 1/4 inch scale

Bids will be accepted subject to the following conditions:

1. The purchaser will have **two (2) years** to cut and remove the timber from the date the contract is signed. **Access to the property will be restricted on a certain Saturdays from April-November, only on dates property is rented for a wedding venue.**
2. Timber harvesting will be done in accordance to Forestry Best Management Practices (BMP's) as stipulated by guidelines set forth by the Virginia Department of Forestry.
3. The owner requires proof of worker's compensation and liability insurance.
4. Landowner assumes responsibility for the VA. Seed Tree Law.
5. The timber purchase contract will be executed within 30 days of bid opening.
6. Access permitted by use of the driveway (see map).

Lump-sum sealed bids will be accepted **Friday, January 31, 2020** at the office of Three Rivers Forestry (990 Richmond Hwy, Tappahannock, VA) at **3:00 PM** or by mailing to Three Rivers Forestry, PO Box 764, Tappahannock, VA 22560 or calling **(434) 531-0456** or emailing **bid@trfva.com** prior to the sale. Mail bids should be marked **Sealed Bid: Peyton/JKJ Tract**. Bidder is responsible for verifying receipt of mail bids prior to the sale. Only sealed bids will be accepted and the landowner reserves the right to refuse any or all bids.

Prospective buyers are invited to inspect the timber at any time.

Please notify Keith Peyton via text message (804) 761-9429 when personnel will be on site.

Any questions regarding the terms of sale or location of the tract should be directed to Three Rivers Forestry.

Submitted By:

John Paul Ewan
Forester

VOLUME ANALYSIS

Peyton (10%) and JKJ (25%) - 25 Acres

Poplar										avg DBH
Number of Logs								Trees	Vol	
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	60	14	0	0	0	0	0	74	3.0	20.8
11	20	20	10	4	0	0	0	54	3.4	10"-13"
12	20	20	30	0	0	0	0	70	5.6	13.3
13	0	10	4	0	0	0	0	14	1.4	
14	0	0	38	4	12	0	0	54	8.1	
15	10	0	0	10	0	0	0	20	2.8	
16	0	0	4	0	4	4	0	12	2.8	
17	10	0	0	0	4	0	0	14	2.4	
18	4	0	0	0	0	12	0	16	4.8	
19	0	0	10	10	0	4	0	24	7.6	
20	0	0	0	0	0	8	0	8	3.6	
21	0	0	8	0	4	4	0	16	6.6	
22	0	0	8	0	12	4	0	24	11.5	
23	4	0	0	0	0	4	0	8	3.5	
24	0	0	0	0	0	0	0	0	0.0	
25	0	0	0	8	4	0	0	12	7.5	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	4	0	0	0	0	0	0	4	1.4	
29	0	0	0	0	0	0	0	0	0.0	
30	0	4	0	0	0	0	0	4	2.3	
31	0	0	0	4	0	0	0	4	3.8	14"+
32	0	0	0	0	0	0	0	0	0.0	68.6
TOTAL	132	68	112	40	40	40	0	432	82.0	

Miscellaneous										avg DBH
Number of Logs								Trees	Vol	
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	30	4	4	0	0	0	0	38	1.6	10"-13"
11	4	0	0	8	0	0	0	12	0.9	4.1
12	4	0	0	8	0	0	0	12	1.1	
13	0	0	4	0	0	0	0	4	0.5	
14	10	0	4	4	0	0	0	18	2.0	
15	0	0	10	0	4	0	0	14	2.5	
16	4	0	0	0	0	0	0	4	0.4	
17	0	0	0	0	0	0	0	0	0.0	
18	0	4	0	0	0	0	0	4	0.8	
19	0	0	0	0	0	0	0	0	0.0	
20	0	0	4	0	0	0	0	4	1.2	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	0	0	0	0	0.0	
24	0	0	0	0	0	0	0	0	0.0	
25	0	0	0	0	0	0	0	0	0.0	
26	0	0	0	0	0	0	0	0	0.0	
27	0	0	0	0	0	0	0	0	0.0	
28	0	0	0	0	0	0	0	0	0.0	
29	0	0	0	0	0	0	0	0	0.0	
30	0	0	0	0	0	0	0	0	0.0	
31	0	0	0	0	0	0	0	0	0.0	14"+
32	0	0	0	0	0	0	0	0	0.0	6.9
TOTAL	52	8	26	20	4	0	0	110	10.95	

Loblolly Pine										avg DBH
Number of Logs								Trees	Vol	
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	40	60	100	20	0	0	0	220	12.0	13.8
11	20	40	30	40	0	0	0	130	9.4	10"-13"
12	10	20	50	30	10	0	0	120	11.5	50.1
13	10	20	40	40	30	0	0	140	17.3	
14	0	20	20	30	34	0	0	104	15.9	
15	10	20	40	20	0	0	0	90	13.7	
16	0	10	30	0	8	4	0	52	10.0	
17	10	10	0	0	0	0	0	20	2.9	14"+
18	0	10	10	0	4	0	0	24	5.6	48.1
TOTAL	100	210	320	180	86	4	0	900	98.2	

Virginia Pine										avg DBH
Number of Logs								Trees	Vol	
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	10	10	0	0	0	0	20	1.1	10"-13"
11	10	0	0	0	0	0	0	10	0.5	2.6
12	0	0	10	0	0	0	0	10	1.0	
13	0	0	0	0	0	0	0	0	0.0	
14	0	0	0	20	0	0	0	20	3.2	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	0	0	0	0	0	0.0	
17	0	0	0	0	0	0	0	0	0.0	14"+
18	0	0	0	0	0	0	0	0	0.0	3.2
TOTAL	10	10	20	20	0	0	0	60	5.8	

White Oak										avg DBH
Number of Logs								Trees	Vol	
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	10"-13"
11	0	4	4	0	0	0	0	8	0.6	1.0
12	0	0	0	0	0	0	0	0	0.0	
13	0	0	4	0	0	0	0	4	0.5	
14	0	0	0	0	0	0	0	0	0.0	
15	0	0	0	0	0	0	0	0	0.0	
16	0	0	0	4	0	0	0	4	0.9	
17	0	0	0	0	4	0	0	4	1.1	
18	0	0	0	0	0	0	0	0	0.0	
19	0	4	0	0	0	0	0	4	0.9	
20	0	0	0	4	0	0	0	4	1.4	
21	4	0	0	0	0	0	0	4	0.8	
22	0	0	0	4	0	0	0	4	1.8	
23	0	0	0	0	0	0	0	0	0.0	
24	0	0	0	0	0	0	0	0	0.0	
25	0	0	0	0	0	0	0	0	0.0	14"+
26	0	0	0	0	0	0	0	0	0.0	6.9
TOTAL	4	8	8	12	4	0	0	36	7.9	

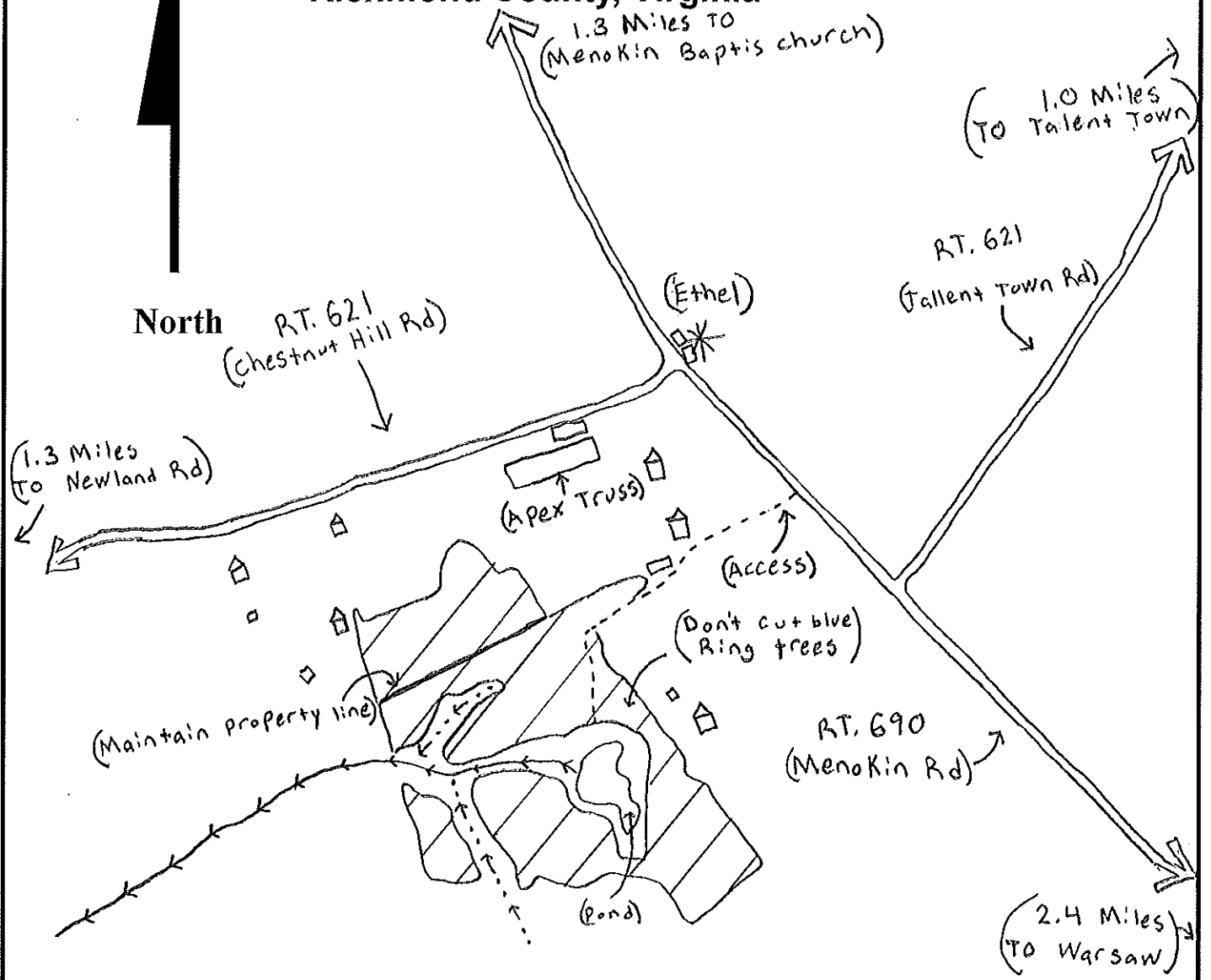
Red & Black Oak										avg DBH
Number of Logs								Trees	Vol	
DBH	1	1 1/2	2	2 1/2	3	3 1/2	4	Trees	Vol	
10	0	0	0	0	0	0	0	0	0.0	10"-13"
11	0	0	0	0	0	0	0	0	0.0	0.5
12	0	0	0	0	0	0	0	0	0.0	
13	0	0	0	4	0	0	0	4	0.5	
14	4	0	8	4	0	0	0	16	2.1	
15	4	0	8	0	0	0	0	12	1.7	
16	0	0	0	0	0	0	0	0	0.0	
17	0	0	8	4	4	0	0	16	3.8	
18	4	0	0	0	4	0	0	8	1.9	
19	0	0	4	0	0	0	0	4	1.1	
20	4	0	0	4	0	4	0	12	4.0	
21	0	0	0	0	0	0	0	0	0.0	
22	0	0	0	0	0	0	0	0	0.0	
23	0	0	0	0	4	0	0	4	2.3	
24	0	0	0	0	0	0	0	0	0.0	
25	0	0	0	0	0	0	0	0	0.0	14"+
26	0	4	0	0	0	0	0	4	1.7	18.5
TOTAL	16	4	28	16	12	4	0	80	19.0	

Hardwood Pulpwood - 50 Cords

Pine Pulpwood - 58 Cords

Timber Sale Area
Keith Peyton and JKJ Holdings LLC.
Richmond County, Virginia

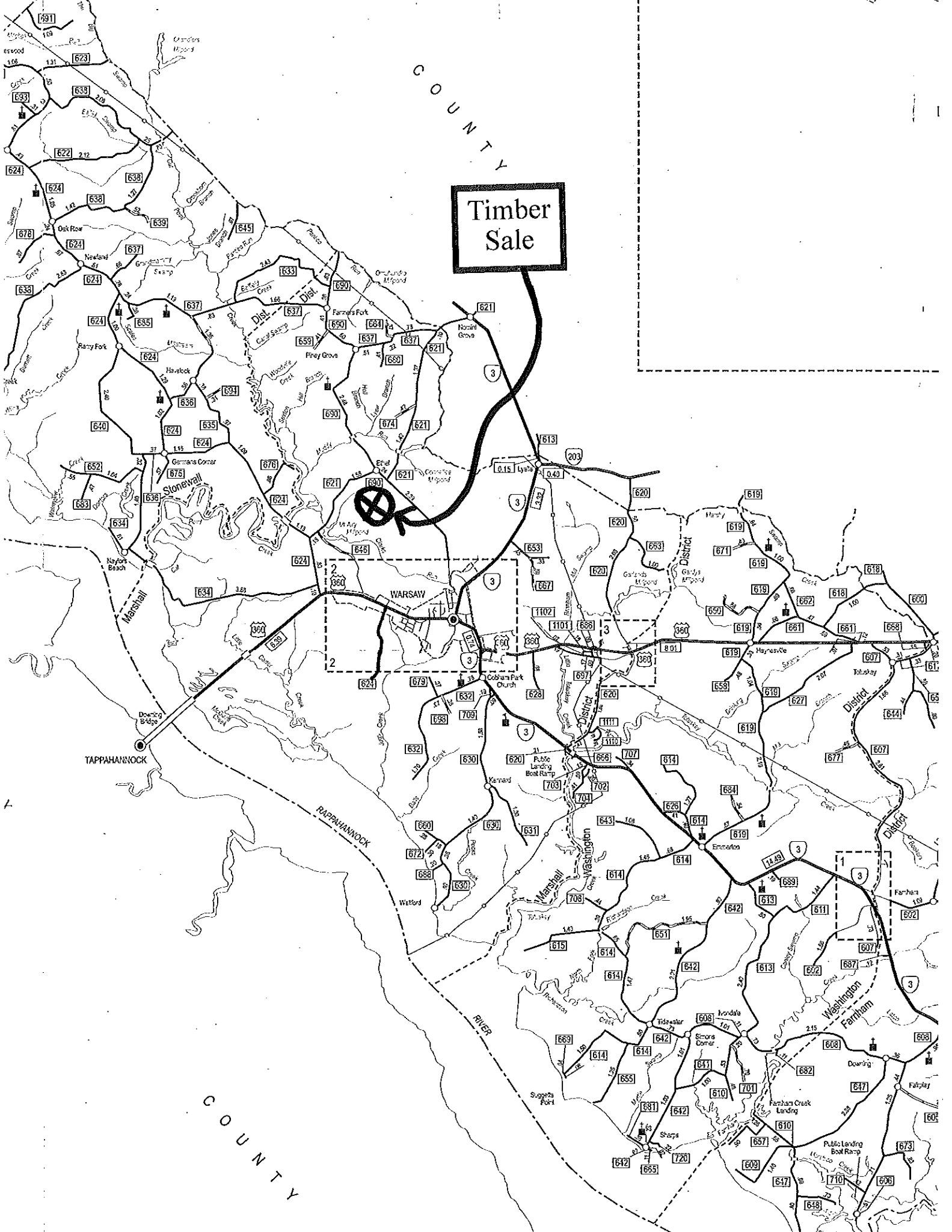
Latitude: 37°59'35"N
 Longitude: 76°46'54"W



 Timber Sale Area
 Orange Paint

Streamside Management Zone
 Blue Paint
 Cut Marked Trees Only
 Tract Size = 25 Acres
 SCALE 1" = 660'

Drawn By: John Paul Ewan
 Forester
 January 7, 2020



Timber Sale



WASHINGTON COUNTY