

**BEELER TIMBER SALE**

The following described standing timber, owned by Myrtle Beeler, is for sale. The trees are marked and tallied by Cox Forestry, LLC. The marked trees are in Floyd County Indiana.

**Location:** Part of the S ½ Sec. 5 and N ½ of Sec. 8, T3S, R6E in the South New Albany Township. From I-64 take exit 118 (Edwardsville/Georgetown exit) for IN-62 W. Take IN-62 W for .2 miles and then turn left onto Corydon Pike/Ohio River Scenic Byway. Follow Corydon Pike for 3 miles and then turn right onto Highwater Road. Follow Highwater Road for 1 mile until you see orange flagging on the righthand side of the road. This rock drive is the entrance. Follow the Drive back and veer right when you see more orange flagging marking the lane back to the property entrance. The old entrance gate posts are painted yellow. Please call David Cox (502) 802-6021 for questions.

See the map on the back. Visit [CoxForestry.com](http://CoxForestry.com) and click on "Beeler Timber Sale" to print more copies.

Volume Analysis by Diameter Class

DBH	Number of Trees	Est. Volume Bd. Ft.*
14	6	380
16	52	5,840
18	286	49,110
20	399	104,740
22	688	230,330
24	462	188,380
26	245	126,060
28	173	108,740
30	66	54,210
32&Up	38	39,450
<b>Total:</b>	<b>2,415</b>	<b>907,240</b>

\* Doyle Tree Scale

Volume Analysis by Species

Species	Number of Trees	Est. Volume Bd. Ft.*
Chestnut Oak	1,524	573,490
White Oak	264 (25 V.)	95,820 (5,860 V.)
Tulip Poplar	105	56,900
Black Oak	103	47,080
Virginia Pine	146	41,220
Red Oak	58	33,870
Sugar Maple	95	21,080
Red Maple	37	8,410
American Beech	26	7,590
Scarlet Oak	19	6,850
Hickory	14	4,670
Black Walnut	4 (2 V.)	1,200 (343 V.)
Black Cherry	1	220
Misc. Species	19	8,840
<b>Totals:</b>	<b>2,415</b>	<b>907,240</b>

**Additional Information:** Approximately 255 acres of marked timber. The timber is marked in three sections. Each section’s volume and its corresponding paint color is listed on the map of the property. There is a 15% down payment due at the signing of the contract. After that, the buyer will be required to pay off whichever section they want to start on prior to logging. The average cent/BdFt of the gross sale will be how each section is valued. The 15% down payment will be subtracted from the price of whichever section the buyer chooses to start on. Each section is required to be paid off before logging can begin on that section. The contract is good through October 31<sup>st</sup>, 2024. If logging doesn’t begin by August 1<sup>st</sup> of 2022 another 10% is to be paid to the landowner.

**CONDITIONS OF THE SALE**

1. Trees to be harvested are marked with 3 spots of blue, red, or yellow paint on the trunk and 1 spot below stump height. Only trees so marked are for sale. Veneer trees have double dots.
2. In addition to the above, there are 189 trees marked with an ‘X’ in blue, red, or yellow paint. These trees are considered culls and their volumes are not included above. The buyer may cut and remove them if he so desires.
3. This is a call-in, mail-in, or email bid sale only.
4. The buyer should satisfy himself as to the species, volume, and quality of trees offered.
5. Tops of felled trees shall remain the property of the seller.
6. The seller reserves the right to accept any bid or reject all bids offered.
7. The timber is to be harvested in accordance with Indiana logging INDR **Best Management Practices**.
8. The contract is good through October 31<sup>st</sup> of 2024.
9. The buyer will be required to have insurance, workman’s compensation, or other liability coverage sufficient to protect the landowner from all liability that might arise during the performance of the contract.

**(bid deadline) Tuesday evening, February 8<sup>th</sup>, 2022**

**(time) 9:00pm EST**

For further information, or to call in/email a bid, contact:

David Cox  
 1318 Cherokee Road  
 Louisville, KY 40204  
 Cell: (502) 802-6021  
 Email: [CoxForestryConsulting@gmail.com](mailto:CoxForestryConsulting@gmail.com)