

Ten Point Farms Timber Sale

The following described standing timber, owned by Ten Point Farms LLC, is for sale. The trees are marked and tallied by Cox Forestry LLC. The marked trees are in Shelby County, KY.

Location: Catwalk Road Bagdad, KY 40003

From Bagdad, KY drive east on KY-12 E for .8 miles and then turn left onto KY-1005 E/KY-12E. After 2.3 miles turn left onto KY-1992 and drive for 1 mile, and then take a sharp right-hand turn onto Catwalk Road. After .5 miles on Catwalk Road, you’ll see pink flagging on the right-hand side of the road. This is the entrance to the property. The map on the back of this sheet will help you navigate the property. Make sure you shut the gate after viewing the timber. Please call David Cox (502) 802-6021 for questions.

See map on the back, or visit CoxForestry.com and click on the “Ten Point Farms Timber Sale” tab.

Volume Analysis by Diameter Class			Volume Analysis by Species		
DBH	Number of Trees	Est. Volume Bd. Ft.*	Species	Stem Count	Est. Volume Bd. Ft.*
14	36	1,980	White Oak	287	46,720
16	73	6,400	Red Oak	156	36,460
18	217	26,490	Hickory	59	9,750
20	182	30,870	Black Walnut	63 (17 V)	5,780 (1,551 V.)
22	84	21,520	Black Oak	20	4,150
24	48	13,380	Sugar Maple	45	3,900
26	21	6,670	Chinquapin Oak	37	3,790
28	10	3,600	Tulip Poplar	3	640
30	1	510	Red Elm	1	130
32	0	0	Black Cherry	1	100
Totals:	672	111,420	Total:	672	111,420

\* Doyle Tree Scale  
\*\* Misc. Includes: N/A

**Additional Information:** 15% down with the balance due prior to logging. The contract length is for two years. There is approximately 51 acres of marked timber. The boundary is marked with pink flagging, and the corners with blue paint/orange flagging. This is a call-in, mail-in, or email bid sale.

CONDITIONS OF THE SALE

1. Trees to be harvested are marked with 3 spots of **orange** paint on the trunk and 1 spot below stump height. Veneer trees are double dotted. Only the trees so marked are for sale.
2. In addition to the above, there are 43 trees marked with an ‘X’ in **orange** 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 species, volume, and quality of trees offered.
5. The 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 **Kentucky Logging Best Management Practices**.
8. The contract is for two years from the signing of the contract.
9. The buyer will be required to have insurance, workman’s compensation, or other liability coverage sufficient to protect the landowner from any and all liability that might arise during the performance of the contract.

**(bid deadline) Tuesday March 12<sup>th</sup>, 2024** **(time) 9:00pm EST**

For further information, or to call in/email a bid, contact:  
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Louisville, KY 40204  
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Email: [CoxForestryConsulting@gmail.com](mailto:CoxForestryConsulting@gmail.com)