

Witt Tract #1 Timber Sale

The following described standing timber, owned by John Witt, is for sale. The trees are marked and tallied by Cox Forestry LLC. The marked trees are in Breckenridge County, Kentucky.

Location: Hagan Dennis Lane, Hudson, KY 40145

Google Maps Coordinates: 37.6428515, -86.3528797

Directions: From Litchfield, KY take KY-259 N for 9.7 miles and turn right onto Hwy 401. Take Hwy 401 for 2.5 miles and then turn left onto Mook Centerview Road. Follow Mook Centerview Rd. for 1.7 miles and then turn left onto Hagan Dennis Lane (when you come up hill on Hagan Dennis veer left to stay on gravel road Hagan Dennis Ln). Once you’re on Hagan Dennis Lane drive back until you see “end of county line maintenance” sign. This is the gate to the property marked with blue paint and pink flagging. Feel free to bring an ATV to help you assess the job faster. Use the map on the back of this sheet to navigate the property and call David Cox for questions at (502) 802-6021.

See map on the back, or visit CoxForestry.com and click on the “Witt Tract #1 Timber Sale” tab.

Volume Analysis by Diameter Class		
DBH	Number of Trees	Est. Volume Bd. Ft.*
14	1	50
16	13	1,360
18	112	16,630
20	168	33,530
22	113	30,460
24	103	36,440
26	43	19,600
28	39	18,560
30	8	4,500
32	4	2,500
Total:	604	163,630

Volume Analysis by Species		
Species	Stem Count	Est. Volume Bd. Ft. *
Tulip Poplar	313	95,300
Red Oak	38	13,590
White Oak	51 (4 V.)	11,960 (814 V.)
Hickory	56	11,370
Black Oak	32	10,220
Sugar Maple	41	5,390
Ash	18	4,000
American Beech	16	3,630
Black Walnut	15 (6 V.)	2,910 (1,205 V.)
Chinquapin oak	8	1,700
Sassafras	6	1,010
Black Cherry	2	330
Misc. Species	8	2,220
Total:	604	163,630

* Doyle Tree Scale

** Misc. Species Include: red maple, scarlet oak, pin oak, and sycamore

Additional Information: Approximately 57 acres of marked timber are being offered for sale. Any unmarked ash is available for salvage harvest on shares if the purchaser desires. Truck access for logging is considered good. Terms of the sale are 20% down, with the balance due prior to logging. The contract period shall extend for 18 months from the date of execution. The sale boundary is clearly identified with pink flagging and blue paint, with corners marked by orange flagging and blue paint. A yarding area may be established anywhere on the property that the purchaser desires. 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 **blue** paint on the trunk and 1 spot below stump height. Only the trees so marked are for sale. Veneer trees are double dotted.
2. In addition to the above, there are 31 trees marked with an ‘X’ in **blue** paint. These trees are considered culls, and their volumes are not included above. The buyer may cut and remove them if he 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 **18 months** 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) Night of Tuesday November 25th, 2025 (time) 9:00pm EST

For further information, or to call in/email a bid, contact:
David M Cox
1318 Cherokee Road
Louisville, KY 40204
Cell: (502) 802-6021

