

Brown Timber Sale

The following described standing timber, owned by the Brown Family, is for sale. The trees are marked and tallied by Cox Forestry LLC. The marked trees are in Grayson County, Kentucky.

Location: Brushy Lane Leitchfield, KY 42754

Google Maps Coordinates: 37.34502, -86.27415

Directions: From the Western Kentucky Parkway, take Exit 107 for KY-259. Travel south on KY-259 for 2.9 miles, then turn right onto Bear Creek Road (CR-1268). Continue 6 miles and take a slight left onto C. Scott Road. After 0.3 miles, turn left onto Brushy Lane and follow it to the end. Look for pink flagging on the right, veer right into the field, and follow the dirt road into the property. Use the map on the back of this sheet to navigate the property. For questions, call David Cox at (502) 802-6021.

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

Volume Analysis by Diameter Class		
DBH	Number of Trees	Est. Volume Bd. Ft.*
14	1	50
16	7	720
18	62	8,510
20	95	17,820
22	41	11,610
24	38	12,130
26	10	3,800
28	11	3,310
30	2	610
32	0	0
Total:	267	58,560

Volume Analysis by Species		
Species	Stem Count	Est. Volume Bd. Ft.*
white oak	194 (4 V.)	42,670 (966 V.)
red oak	19	4,500
yellow poplar	8	2,920
black oak	12	2,620
hickory	11	1,690
pin oak	7	1,230
sweetgum	3	760
black walnut	4 (1 V.)	670 (130 V.)
chinquapin oak	2	490
Misc. species	7	1,010
Total:	267	58,560

* Doyle Tree Scale

** Misc. Species Include: 2 American sycamore, 2 American beech, 2 sugar maple, and 1 post oak

Additional Information: Approximately 21 acres of marked timber are being offered for sale. Terms of the sale are 15% down, with the balance due prior to logging. The contract period shall extend for eighteen (18) months from the date of execution. The timber sale boundary is identified with pink flagging. Any suitable area within the fields may be used for log yarding and loading. 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 18 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) Thursday October 1st, 2026 (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
Email: CoxForestryConsulting@gmail.com

Brown Timber Map

