

Whelan Timber Sale

The following described standing timber, owned by Charles and Mary Whelan, is for sale. The trees are marked and tallied by Cox Forestry LLC. The marked trees are in Crawford County, Indiana.

Location: 13894 S Brooks Road Leavenworth, IN 47137

Google Maps Coordinates: 38.14118, -86.44889

Directions: The address above will direct you to the property's driveway. A white oak marked with pink flagging on Brooks Road identifies the entrance to the property.

Upon entering the property, you will immediately see marked timber on both the left and right sides of the driveway. This area comprises the southern stand. A second marked stand is located on the north end of the property. Please refer to the attached map for navigation between the two stands. Please contact David Cox at (502) 802-6021 to inform him of when you’re going to view the timber.

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

Volume Analysis by
Diameter Class

DBH	Number of Trees	Est. Volume Bd. Ft.*
14	0	0
16	2	170
18	10	1,530
20	42	8,870
22	52	14,140
24	43	14,030
26	47	18,940
28	35	16,310
30	16	8,550
32	15	9,330
Total:	262	91,870

Volume Analysis by Species

Species	Stem Count	Est. Volume Bd. Ft.*
white oak	128 (12 veneer)	43,610 (3,744 veneer)
black oak	98	37,960
red oak	7	3,360
pin oak	6	1,790
post oak	6	1,390
hickory	7	1,800
chinquapin oak	5	960
Misc. Species	5	1,000
Total:	262	91,870

* Doyle Tree Scale

** Misc. Species Include: 2 scarlet oak, 2 American beech, 1 black cherry

Additional Information: This sale offers a large volume of large-diameter white oak, much of which exhibits potential veneer quality. Terms of sale are 15% down with the remaining balance due prior to logging, and an 18-month contract from the date of signing. Truck and logging access are considered excellent, and the sale boundary is clearly marked with pink flagging. If the timber is harvested in 2026 it must be after the crops are out unless otherwise agreed upon. This is a call-in, text-in, or email-in bid sale only.

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 12 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 Indiana 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 July 28th, 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

Whelan Timber Map

