

Knollwood Farms Timber Sale

The following described standing timber, owned by John Mayer of Knollwood Farms, is for sale. The trees are marked and tallied by Cox Forestry LLC. The marked trees are in Nelson County, Kentucky.

Location: 37.9064864, -85.5559687 (google maps coordinates to the access road)

Directions: From Exit 112 on I-65 (KY-245 toward Clermont/Bardstown), take KY-245 S for 8.8 miles and then turn left onto State Hwy 523/Deatsville Rd. After .8 miles turn right to stay on State Hwy 523 and then continue for .7 miles until you see orange flagging at a gravel entrance on the right-hand side of the road. This gravel road is the access road to the property. Follow it back over the dam and then continue to follow orange flagging. 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 “Knollwood Farms Timber Sale” tab.

Volume Analysis by Diameter Class		
DBH	Number of Trees	Est. Volume Bd. Ft.*
14	85	4,750
16	138	13,150
18	260	33,970
20	214	39,720
22	84	23,050
24	62	19,600
26	24	9,590
28	9	3,670
30	3	1,880
32	1	440
Total:	880	149,820

Volume Analysis by Species		
Species	Stem Count	Est. Volume Bd. Ft.*
white oak	287	48,840
hickory	180	24,410
red oak	91	22,150
pin oak	90	19,950
black oak	50	13,190
post oak	110	12,600
chinquapin oak	20	2,240
sugar maple	23	2,110
black walnut	8	780
yellow poplar	2	740
Bur oak	3	420
Misc. Species	16	2,390
Total:	880	149,820

* Doyle Tree Scale

** Misc. Species Include: 11 shortleaf pine, 4 red maple, and 1 ash

Additional Information: There are approximately 45 acres of marked timber. Truck access for logging is excellent, and the terrain is relatively flat, making this an easy job. The terms are 15% down with the balance due prior to logging. The contract length is for 2 years. The boundary is marked with blue paint, and the corners with 3 horizontal blue paint stripes. This is a call-in, mail-in, or email bid sale.

CONDITIONS OF THE SALE

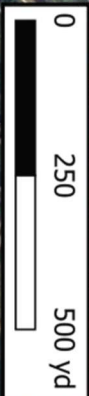
1. Trees to be harvested are marked with 3 spots of **blue** paint on the trunk and 1 spot below stump height. Only the trees so marked are for sale.
2. In addition to the above, there are 66 trees marked with an ‘X’ in **blue** paint. These trees are considered culls, and their volumes are not included 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 **2 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 June 17th, 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
Email: CoxForestryConsulting@gmail.com

Knollwood Farms Timber Map

access point off of
Hwy 523 (marked
with orange flagging)



Legend

- Property Boundary
- Access Road
- Marked Timber
- yarding area