

# Timber Bid Invitation

## Location & Directions

You are invited to bid on the sale of walnut timber on the property belonging to Jay W. Carlson in Republic, MO. The property is located in the NE ¼ of the SW ¼ of Section 14, Township 28 North, Range 23 West, Greene County, Missouri. The property boundaries are marked with fences.

From Springfield, take James River Freeway to Hwy. 60/413 Republic exit and follow southwest for about 7 miles. Turn left on Republic Rd./Hwy. M. In about 0.5 mile turn right on Hwy. ZZ/Wilson's Creek Blvd. In another 0.5 mile (just south of Republic High School, turn left into the driveway. The address is 4736 Wilson's Creek Blvd, Republic, MO. See the maps below for more information.

For additional information or to set up an appointment to view the timber, contact **Eric Yarnell** of Yarnell Forestry Consulting at **(417) 241-2827**.

## Description of Property & Access

There are approximately 26 total acres of property in this tract, and timber is marked on about 5 acres of the property. The terrain is relatively flat. Most of the marked trees are in a yard-type setting. It is estimated that 11 of the marked trees are close enough to the house that they will likely require the use of a bucket truck or comparable equipment to top the trees prior to felling. The blacktop driveway is off-limits for large equipment, but it is acceptable to drive in the grass beside the drive. There is also access from ZZ into the field south of the driveway if that is preferred.

## Description of Marked Timber

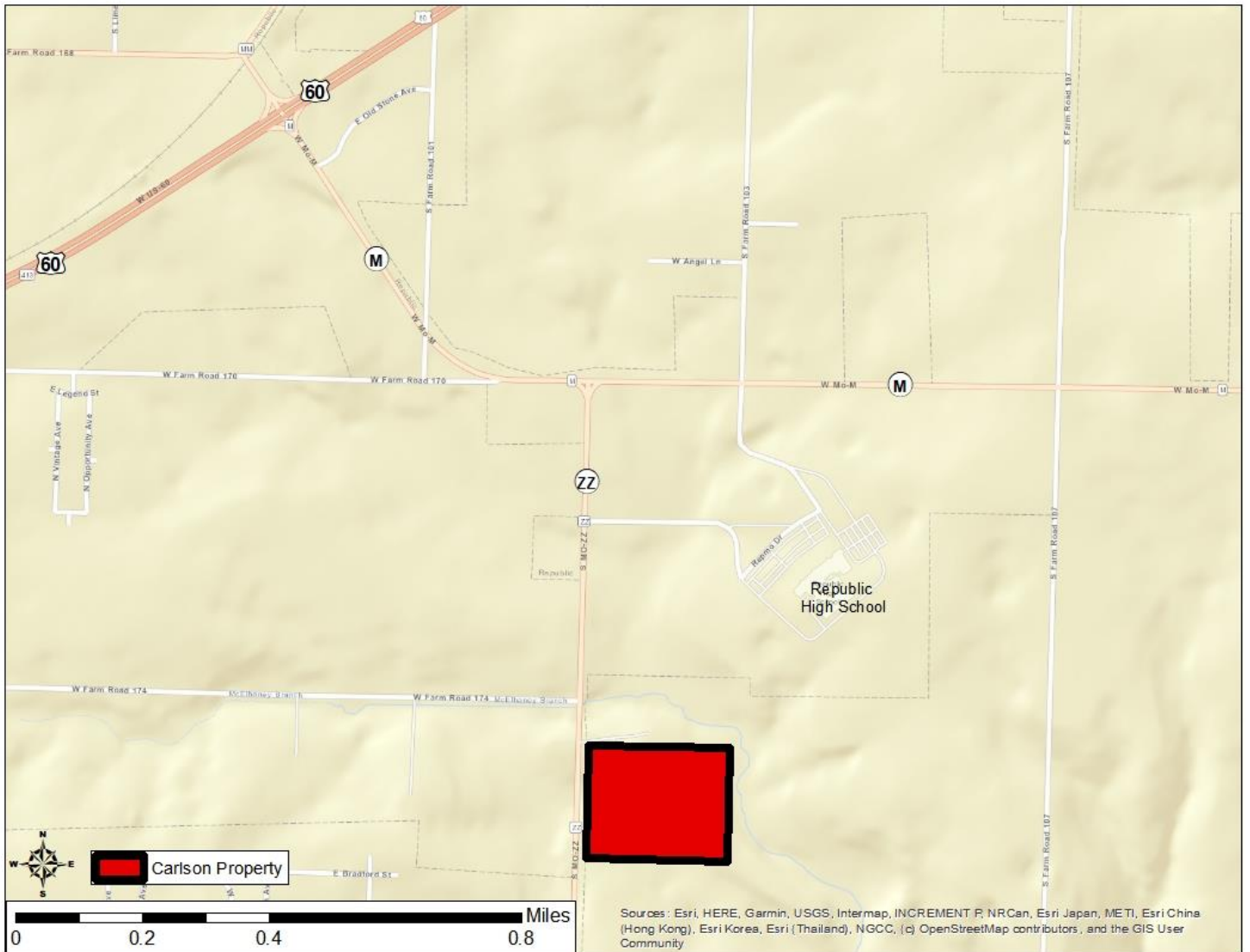
There are 33 walnut trees marked with pink painted numbers (1-33) at eye level and pink dots near the ground. These trees have an estimated total volume of **6,827** using the **Doyle** Log Rule. There were three trees noted to have metal of some kind in them and a few trees with other types of defects. An attempt was made to take these defects into account during volume calculations, though bidders should make their own timber volume and quality determinations prior to bidding. Table 1 shows marked timber volume by grade. Table 2 summarizes the timber data by DBH. The average DBH of these trees is 21.6 inches. The average volume per tree is 200.8 bf Doyle. The quality of the timber is mostly average for the area.

**Table 1. Walnut Timber Volume by Grade**

| Grade  | Volume (bd. ft. Doyle) |
|--------|------------------------|
| Veneer | 140                    |
| Lumber | 6687                   |

**Table 2. Marked Tree Summary Data**

| Species       | DBH (in.)   | # Trees   | Volume (bd. ft. Doyle) | Avg Merch Ht. (ft.) | Avg. Vol./Tree |
|---------------|-------------|-----------|------------------------|---------------------|----------------|
| black walnut  | 16          | 2         | 147                    | 12.0                | 73.4           |
|               | 17          | 3         | 305                    | 20.0                | 101.8          |
|               | 18          | 1         | 94                     | 10.0                | 94.0           |
|               | 19          | 3         | 558                    | 30.0                | 185.9          |
|               | 20          | 6         | 1143                   | 24.7                | 190.5          |
|               | 21          | 8         | 1561                   | 26.3                | 195.1          |
|               | 22          | 5         | 1069                   | 22.4                | 213.8          |
|               | 24          | 2         | 425                    | 12.0                | 212.6          |
|               | 25          | 1         | 235                    | 12.0                | 235.1          |
|               | 26          | 1         | 265                    | 16.0                | 265.0          |
|               | 29          | 1         | 691                    | 38.0                | 691.3          |
| 30            | 1           | 334       | 10.0                   | 333.5               |                |
| <b>Totals</b> | <b>21.6</b> | <b>34</b> | <b>6827</b>            | <b>22.2</b>         | <b>200.8</b>   |



**Landowner Expectations**

1. Bids are to be made on a single lump sum basis.
2. Only trees marked with pink paint may be cut.
3. Liability insurance will be required for the successful bidder.
4. All logging activity on the property must be completed by March 31, 2021.
  - 4.1. A written extension may be granted by the seller upon request of the purchaser, if deemed necessary by the seller.
5. Tree tops and other logging residues must be piled for trees in yard areas and left where they fall in wooded areas.
6. No heavy equipment such as log trucks, skidders, or dozers will be allowed on the blacktop driveway.
7. No logging activity will be permitted when the landowner determines conditions are too wet or if excessive damage being done to the property due to wet conditions.

**Bid Instructions**

Please complete the form below and return it by either of the methods below:

**Mail:** Yarnell Forestry Consulting  
PO Box 545  
Marshfield, MO 65706

**Email:** eric@yarnellforestry.com

- **Mark envelope with "Carlson timber bid"**
- **Bid must be returned by 4:00 P.M. on January 19, 2021.**

Telephone: \_\_\_\_\_ Address: \_\_\_\_\_

Bid Amount: \_\_\_\_\_

Signature: \_\_\_\_\_

Bidder names and amounts will be shared with any and all bidders.