



Ladies and Gentlemen,

Verdery Forest Management, Inc. is offering timber for sale on a portion of an 80-acre tract in Elbert County, Georgia, adjacent to Bond Drive. Tract is identified as Parcel 040B on Tax Map 49 of Elbert County Records. This timber is being sold as a clearcut unit as shown on the attached maps. The clearcut sale area was GPS'd and determined to be 59.4 acres. The clearcut unit is shown on the attached map. The boundary for the clearcut area is marked with blue paint. All harvesting will occur in the clearcut unit. No harvesting will occur within the SMZ. The road leading into the property has a locked gate. There is a combination lock on the gate. Please call 706-717-0430 for the combination.

Location: Location and tract maps are included.

Volumes: An approximate 10% cruise of all trees in the clearcut area was performed. Prospective bidders are encouraged to call or email VFM to obtain the cruised volume table. The volumes are believed to be true and accurate, but they are not guaranteed. Bidders are encouraged to make their own volume determinations.

Terms of Sale: The Sellers and Verdery Forest Management, Inc. reserve the right to reject any and all bids. The successful bidder will have 30 days to close the contract and twelve (12) months to cut and remove the timber. A \$3500 performance bond is required at closing. All road construction and loading dock placement will be coordinated with Verdery Forest Management, Inc. All existing roads will be left in as good or better condition as when the harvest begins, and newly constructed roads will be left in good and passable condition upon completion of harvest. Any earth moved for loading docks will be returned and spread over the docks when completed. No logging slash or tops will be left in creeks, fields, roads, or lands of adjoining landowners. Purchaser will cut and remove the trees for sale from the sale area in a proper, customary, and workmanlike manner, doing as little damage as possible to trees not being conveyed. No piles or pine tops will be left within 100 feet of the property lines or cutting unit boundaries or hunting camp. The Sellers and Verdery Forest Management, Inc. reserve the right to suspend logging operations in the event any provision of the contract is violated. It will be at the discretion of the Sellers and Verdery Forest Management, Inc. to suspend logging operations due to weather conditions. Purchaser agrees to notify and receive acknowledgement from Verdery Forest Management, Inc. two days prior to entering the sale area with harvesting equipment. This contract may not be assigned without the consent of the Sellers and Verdery Forest Management, Inc. Purchaser will adhere to all BMP's for the State of Georgia.

Bids: Lump sum, sealed bids will be opened at the Verdery Forest Management, Inc. office at 10:00 a.m., Tuesday, November 6, 2018 for the above described wood. Envelopes should be marked "Bid Mitchell Tract" in the lower left corner. Bids may be mailed or emailed to the above address. Telephone bids will be accepted.

Respectfully,

David Verdery, R.F.
706-717-0430