

**Matre Forestry Consulting, Inc.**

2549 Lafayette Plaza Dr

Suite 204

Albany GA 31707

Office (229) 639 4973 Fax (229) 255 2910

[www.matreforestry.com](http://www.matreforestry.com)



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5/16/2018

**Re: Timber Sale Re-Bid Prospectus**

Dear Timber Buyers,

Please see the following timber sale prospectus we sent out last year. We are now re-bidding the same sale, with all terms of the offering remaining the same except for the bid opening date. The advertised bid volumes are as of last year, and have not been updated for one summer of growth. **We will open bids on site at 10 AM on Tuesday, June 19th, 2018.** Bids will also be accepted by email, text, fax, mail, or call. If you can not attend the bid opening in person, please confirm receipt of your bid.

The seller fully intends to sell if the high bidder represents a fair market timber sale, in our opinion. The high bidder last year was short of our minimum. We attribute last years no sale mostly to:

- A hot prescribed burn on +-25 acres located generally in the center of the sale area. After an inspection last week, it was determined there was no out of the ordinary pine mortality in the burn area. So, that area should no longer be a concern to bidders.
- Last years sale was during a period with significant salvage wood on the market from both prolonged drought related pine mortality and significant tornado damage. Now, there is not a glut of salvage wood on the market, and lumber prices are high.

We are confident that under present market and sale area conditions with good wood and a lot of it with a long contract on a good wet weather site, we will receive an acceptable bid. Our minimum recommended bid will be sealed and opened with the bids. The sale has clean cruising and logging conditions.

We appreciate your interest in the sale. Please let us know if you have any questions, and please put the bid opening date in your calendar.

Sincerely,

Mike Matre, ALC, ACF, RF

*President*, Matre Forestry Consulting, Inc.

Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)

Georgia & Alabama Licensed Real Estate Broker

Mobile (229) 869-1111

[mike@matreforestry.com](mailto:mike@matreforestry.com)

SEE ORIGINAL BID PROSPECTUS BELOW. ALL OFFERING TERMS REMAIN THE SAME, EXCEPT FOR THE BID OPENING IS NOW **on site at 10 AM on Tuesday, June 19th, 2018.**

# ORIGINAL BID PROSPECTUS

## Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr

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Albany GA 31707

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3/11/2017

## Re: Timber Sale Bid Prospectus

Dear Interested Parties,

On behalf of *Apache Timberlands LLC*, we are pleased to invite you to bid on the following +-191 acre timber sale in Peach County GA (see sale map for parcel and other information):

- **Sale Type:** Lump Sum Clearcut with an 18 month contract. +-191 total sale acres of 1986 Planted Loblolly (majority of trees were pruned after first thinning by Weyerhaeuser) on sandy and sandy loam old-field site. Of the +-191 acre sale, +-156 acres is a seed tree harvest (leave red marked trees, only leaving +-1.3 square feet of basal area) and +-34 acres is 2nd thinning (cut the blue marked trees, leaving +-63.0 square feet of basal area). Sale boundaries are marked with double blue marks (triple marks on known line trees). 6 month wet weather clause. Good wet weather tract.
- **Location/Access:** Peach County GA on paved Buckeye Rd, sand and sandy loam soils, and rocked roads (see maps). Good wet weather tract.
- **Volume Estimates:** Please see attached timber sale volume estimates. *Disclaimer: The volume and acreage estimates are not guaranteed. It is understood that the bidders rely on their own estimates and inspections for the computation of the bid price.*
- **Showing:** You may cruise or inspect the timber at your convenience. Please contact us with any questions.
- **Contract:** We are offering a standard contract with a n 18 month cutting period and a 6 month wet weather clause. Closing to take place within 2 weeks of bid acceptance, assuming clear title and agreeable contract. A \$3000 performance bond will be due at closing. Our standard contract is available upon request. *The owner reserves the right to reject any and all bids. A minimum "recommended" bid will be sealed and opened with the bids.*
- **Bid Instructions:** Submit a lump sum sealed bid labeled "Apache Sale".
- **Bid opening time and location:** 10:00 AM on Thursday April 6th, 2017 at the Matre Forestry office located at or new office: **2549 Lafayette Plaza Suite 204 Albany GA 31707**. If you can not attend the bid opening you can mail, email, text, fax or call your bid in before the sale. Please verify that we received your bid prior to the sale.

**\*NEW BID OPENING IS ON SITE 10 am TUESDAY, JUNE 19TH, 2018**

### Special Stipulations:

1. Please notify the seller, Keith Roughton, before cruising or inspecting by calling and/or texting ahead of time 478-951-6793. If you call and get voicemail, please leave a message.
2. No ramping in Stand 2. No ramping or skidding in food plots or old ramps (make new ramps).
3. Stand 1 has seed trees marked with red paint to leave. Stand 2 has cut/harvest trees marked with blue paint. The division line between the two is mostly a woods road, and on the far east end an

- ephemeral creek channel. The road and the channel are flagged with pink flagging.
4. Sale boundaries are marked with double blue stripes where needed (known line trees are marked with three blue stripes).
  5. There are some small persimmon and other wildlife trees marked with red paint to be left. Logger agrees to take special precaution to avoid damage to hardwood wildlife trees such as persimmon and oak. The seller will flag what he can with pink flagging to assist.
  6. There are some planted sawtooth oaks in openings and near openings. Logger agrees to take special precaution to avoid damage to the sawtooth oak. The seller will flag what he can with pink flagging to assist.
  7. The sale is a pine sale. Do not harvest hardwood. Within the sale areas, there is practically no merchantable hardwood anyway.

We appreciate your interest in the sale. Please contact us if you have any questions. We hope to see you at the bid opening, but if you can not make it, please submit your bid via email, fax, text, or call.

Sincerely,

Mike Matre, ALC, ACF, RF  
*President*, Matre Forestry Consulting, Inc.  
Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)  
Georgia & Alabama Licensed Real Estate Broker  
Mobile (229) 869-1111  
[mike@matreforestry.com](mailto:mike@matreforestry.com)



*Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.*

Enclosures:

1. Stand Table Cruise Report estimates for trees being sold.
2. Summary Cruise Report estimates for leave trees (trees not being sold).
3. Maps (location map, aerial sale map, topo sale map, and soils sale map).

**CUT TREES (TREES BEING SOLD)**  
**Summary Product By DBH Report**

<b>Tract:</b> Apache -CUT (TREES BEING SOLD) <b>Cruiser:</b> AB & MM <b>Location:</b> Peach Co. GA <b>Owner:</b> Apache	<b>Matre Forestry Consulting, Inc.</b> 201 Baldwin Drive Albany,GA 31707 <b>Phone:</b> 229-639-4973 <b>Fax:</b> 229-255-2910 <b>E-Mail:</b> mike@matreforestry.com	<b>Total Acres:</b> 191 <b>Number of Plots:</b> 122 <b>Cruise Method:</b> Point <b>BAF:</b> 10  <b>Cruise Date:</b> 03/11/2017
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**Pine**

<b>Planted Pine</b>			<b>Total Tract</b>				<b>Average Acre</b>					<b>Average Tree</b>	
<b>Sawtimber</b>	<b>DBH</b>	<b># Trees</b>	<b>Tons</b>	<b>SMBF</b>	<b>Cu.Ft.</b>	<b>BA</b>	<b># Trees</b>	<b>Tons</b>	<b>SMBF</b>	<b>Cu.Ft.</b>	<b>SL CF/Ft</b>	<b>MerchHt</b>	
	12	2,785	1,383	181	37,627	11.5	15	7	0.949	197	0.51	26.3	
	14	4,823	3,936	569	109,192	27.0	25	21	2.983	573	0.66	34.1	
	16	1,857	2,044	317	57,251	13.6	10	11	1.662	300	0.87	35.6	
	18	398	508	83	14,297	3.7	2	3	0.438	75	1.14	31.4	
	20	79	133	23	3,777	0.9	0	1	0.118	20	1.37	34.9	
	22	6	11	2	316	0.1	0	0	0.009	2	1.67	32.0	
<b>Sawtimber Total</b>		<b>9,948</b>	<b>8,016</b>	<b>1,174</b>	<b>222,461</b>	<b>56.8</b>	<b>52</b>	<b>42</b>	<b>6.160</b>	<b>1,167</b>	<b>0.70</b>	<b>32.1</b>	

<b>Chip-N-Saw</b>	<b>DBH</b>	<b># Trees</b>	<b>Tons</b>	<b>SMBF</b>	<b>Cu.Ft.</b>	<b>BA</b>	<b># Trees</b>	<b>Tons</b>	<b>SMBF</b>	<b>Cu.Ft.</b>	<b>SL CF/Ft</b>	<b>MerchHt</b>
	10	1,318	539	52	14,542	3.8	7	3	0.274	76	0.31	36.0
	12	199	111	14	3,030	0.8	1	1	0.073	16	0.47	32.2
<b>Chip-N-Saw Total</b>		<b>1,517</b>	<b>650</b>	<b>66</b>	<b>17,572</b>	<b>4.6</b>	<b>8</b>	<b>3</b>	<b>0.347</b>	<b>92</b>	<b>0.33</b>	<b>35.5</b>

<b>Pulpwood</b>	<b>DBH</b>	<b># Trees</b>	<b>Tons</b>	<b>SMBF</b>	<b>Cu.Ft.</b>	<b>BA</b>	<b># Trees</b>	<b>Tons</b>	<b>SMBF</b>	<b>Cu.Ft.</b>	<b>SL CF/Ft</b>	<b>MerchHt</b>
	6	159	15		386	0.2	1	0		2	0.00	23.8
	8	582	119		3,184	1.1	3	1		17	0.00	33.0
	12	139	102		2,803	0.6	1	1		15	0.00	57.7
	14	161	161		4,486	0.9	1	1		24	0.00	59.7
	18	9	16		455	0.1	0	0		2	0.00	67.1
	20	7	17		488	0.1	0	0		3	0.00	72.2
<b>Pulpwood Total</b>		<b>1,057</b>	<b>430</b>	<b>0</b>	<b>11,803</b>	<b>2.9</b>	<b>6</b>	<b>2</b>	<b>0.000</b>	<b>62</b>	<b>0.00</b>	<b>39.5</b>

<b>Planted Pine Total</b>		<b>12,521</b>	<b>9,096</b>	<b>1,240</b>	<b>251,836</b>	<b>64.3</b>	<b>66</b>	<b>48</b>	<b>6.507</b>	<b>1,321</b>	<b>0.64</b>	<b>33.1</b>
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PINE TOPWOOD NEXT PAGE (2929 TONS PINE TOPWOOD)

CUT TREES (TREES BEING SOLD)  
*Product By DBH Report*

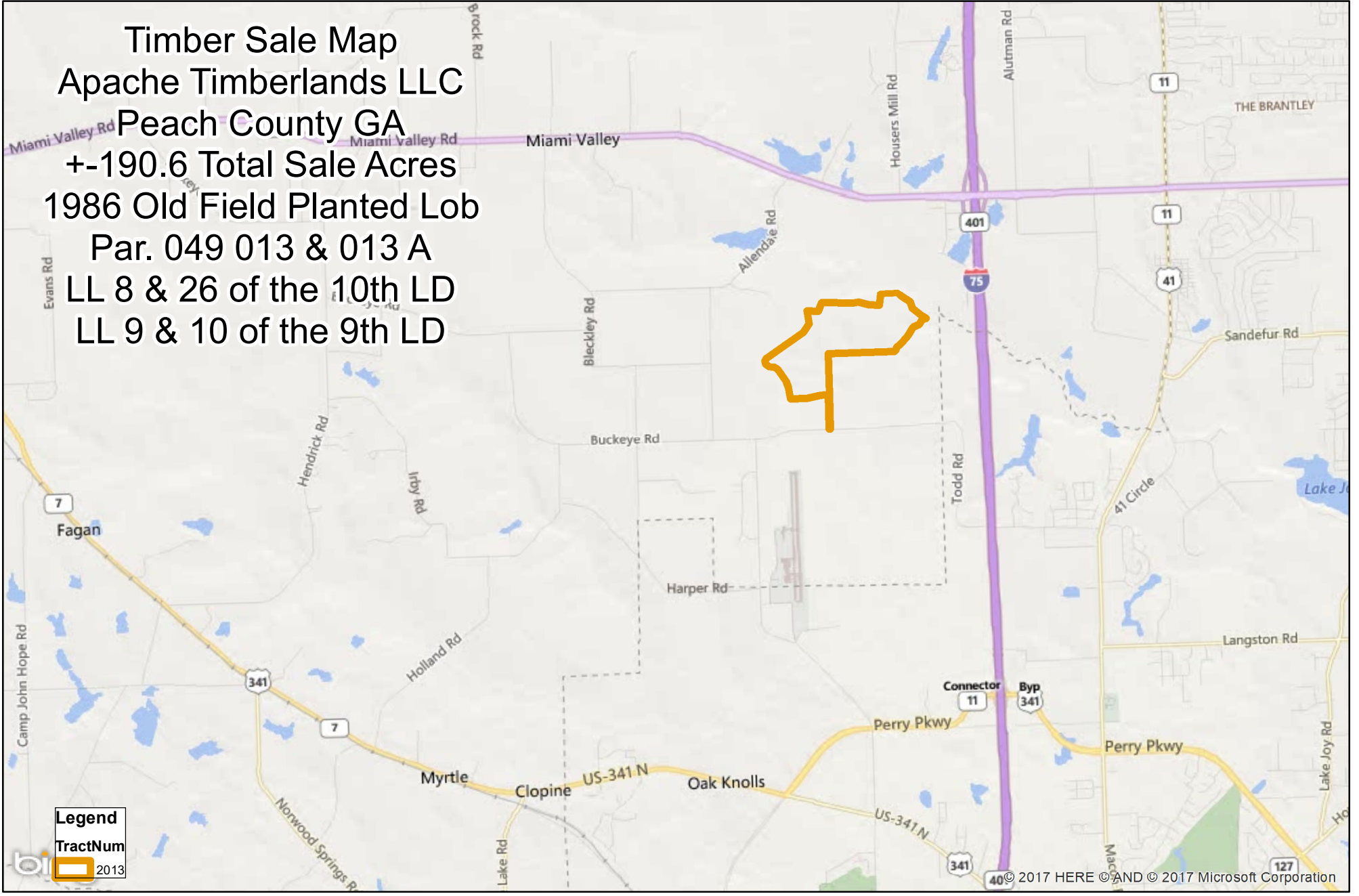
**Pine Topwood**

Topwood	2,929				15						
<b>Pine Total</b>	<b>12,521</b>	<b>12,025</b>	<b>1,240</b>	<b>251,836</b>	<b>64.3</b>	<b>66</b>	<b>63</b>	<b>6.507</b>	<b>1,321</b>	<b>0.64</b>	<b>33.1</b>
<b>Grand Total</b>	<b>12,521</b>		<b>1,240</b>	<b>251,836</b>	<b>64.3</b>	<b>66</b>		<b>6.507</b>	<b>1,321</b>	<b>0.64</b>	<b>33.1</b>

SEE PREVIOUS PAGE FOR SAWTIMBER, CHIP-N-SAW, AND PULPWOOD



**Timber Sale Map**  
**Apache Timberlands LLC**  
**Peach County GA**  
**+190.6 Total Sale Acres**  
**1986 Old Field Planted Lob**  
**Par. 049 013 & 013 A**  
**LL 8 & 26 of the 10th LD**  
**LL 9 & 10 of the 9th LD**



Stratum 1 Shaded in Red = +-156.3 Acres. Seed Tree  
 Leave the red marked trees.  
 Stratum 2 Shaded in Blue = +-34.3 Acres. 2nd Thinning  
 Harvest the blue marked trees.  
 Sale boundaries marked with double blue stripes as needed  
 (triple blue stripes on known line trees).  
 Sale is 1986 Planted Lob mostly on old field site and pruned.  
 Ramp in woods, not existing openings. Rocked roads.



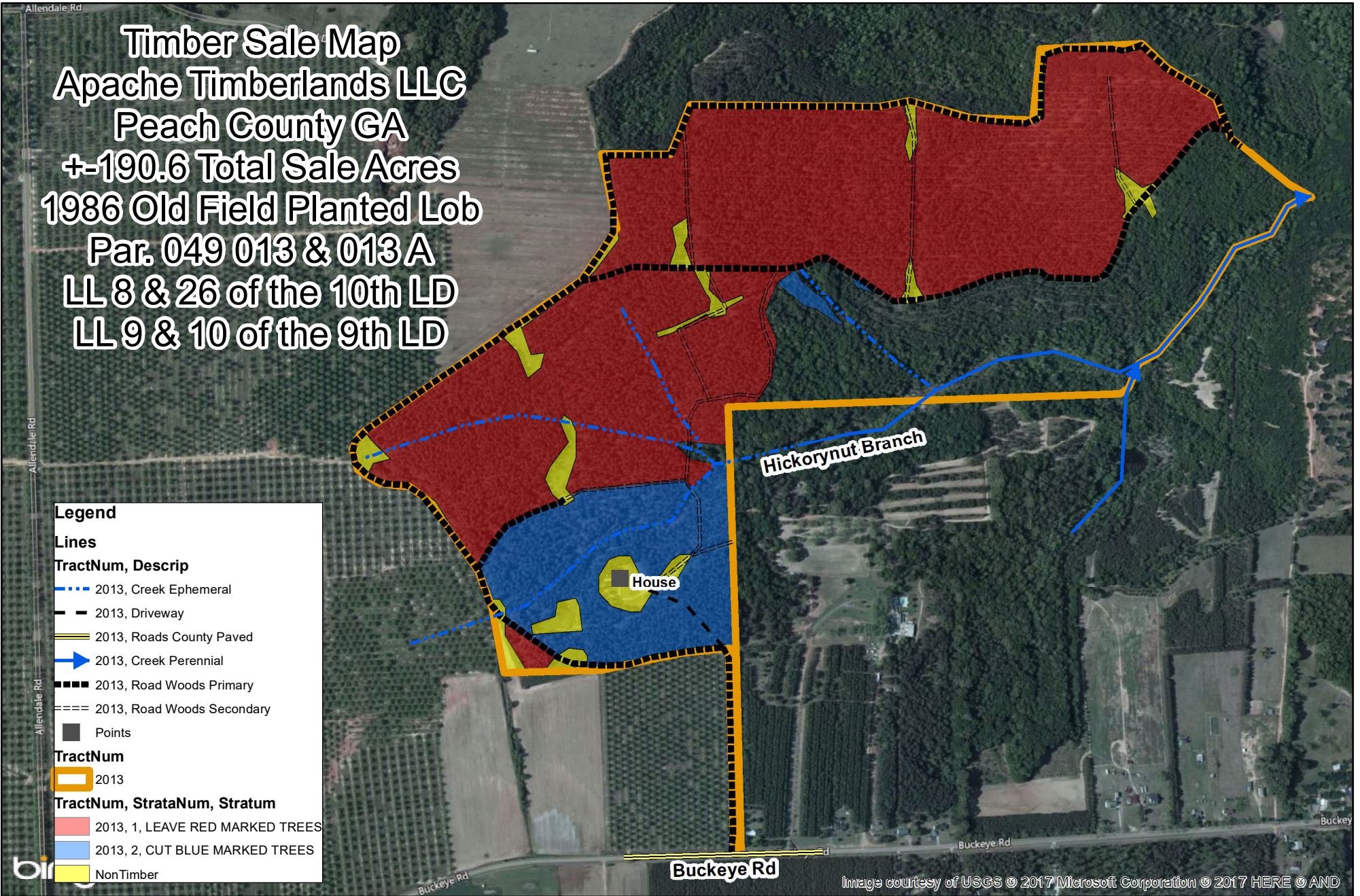
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 229-639-4973

Date: 3/10/2017  
 Mapped by Mike Matre in ArcGIS.  
 Disclaimer: Map information is not  
 guaranteed.

3300 Feet

1 inch equals 0.96 miles  
 1 in = 5,044 ft  
 1:60,534

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**Legend**

**Lines**

**TractNum, Descrip**

- 2013, Creek Ephemeral
- 2013, Driveway
- 2013, Roads County Paved
- 2013, Creek Perennial
- 2013, Road Woods Primary
- 2013, Road Woods Secondary
- Points

**TractNum**

- 2013

**TractNum, StrataNum, Stratum**

- 2013, 1, LEAVE RED MARKED TREES
- 2013, 2, CUT BLUE MARKED TREES
- NonTimber

Stratum 1 Shaded in Red = +-156.3 Acres. Seed Tree  
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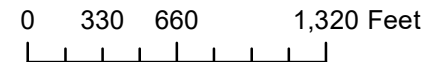
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1 inch equals 0.16 miles

1 in = 850 ft

1:10,200

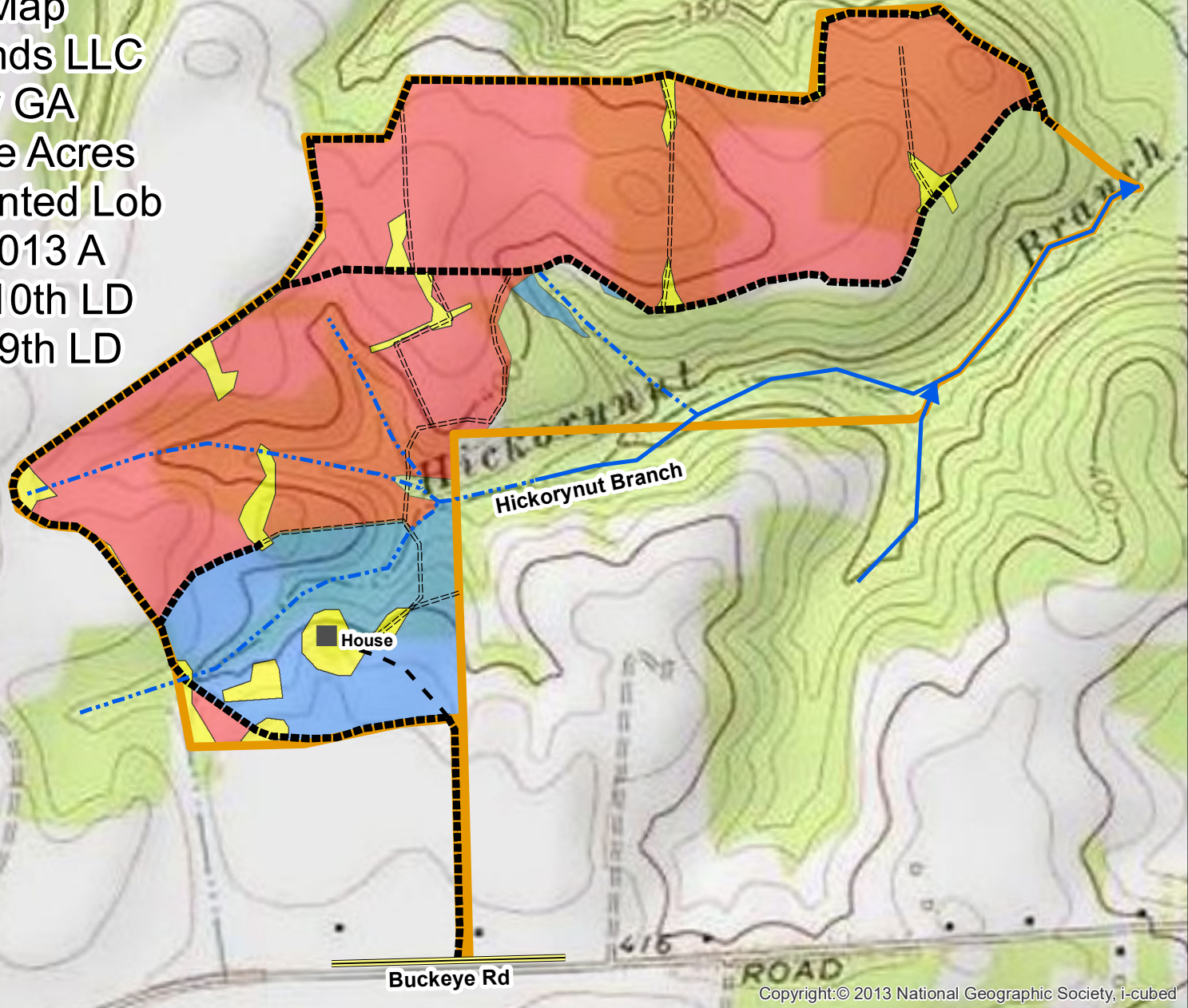
Image courtesy of USGS © 2017 Microsoft Corporation © 2017 HERE © AND



445  
435

# Timber Sale Map

Apache Timberlands LLC  
Peach County GA  
+-190.6 Total Sale Acres  
1986 Old Field Planted Lob  
Par. 049 013 & 013 A  
LL 8 & 26 of the 10th LD  
LL 9 & 10 of the 9th LD



440

### Legend

#### Lines

#### TractNum, Descrip

- - - 2013, Creek Ephemeral
- 2013, Driveway
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- ▶ 2013, Creek Perennial
- 2013, Road Woods Primary
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#### TractNum

- 2013

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Copyright:© 2013 National Geographic Society, i-cubed

Stratum 1 Shaded in Red = +-156.3 Acres. Seed Tree  
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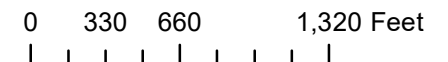
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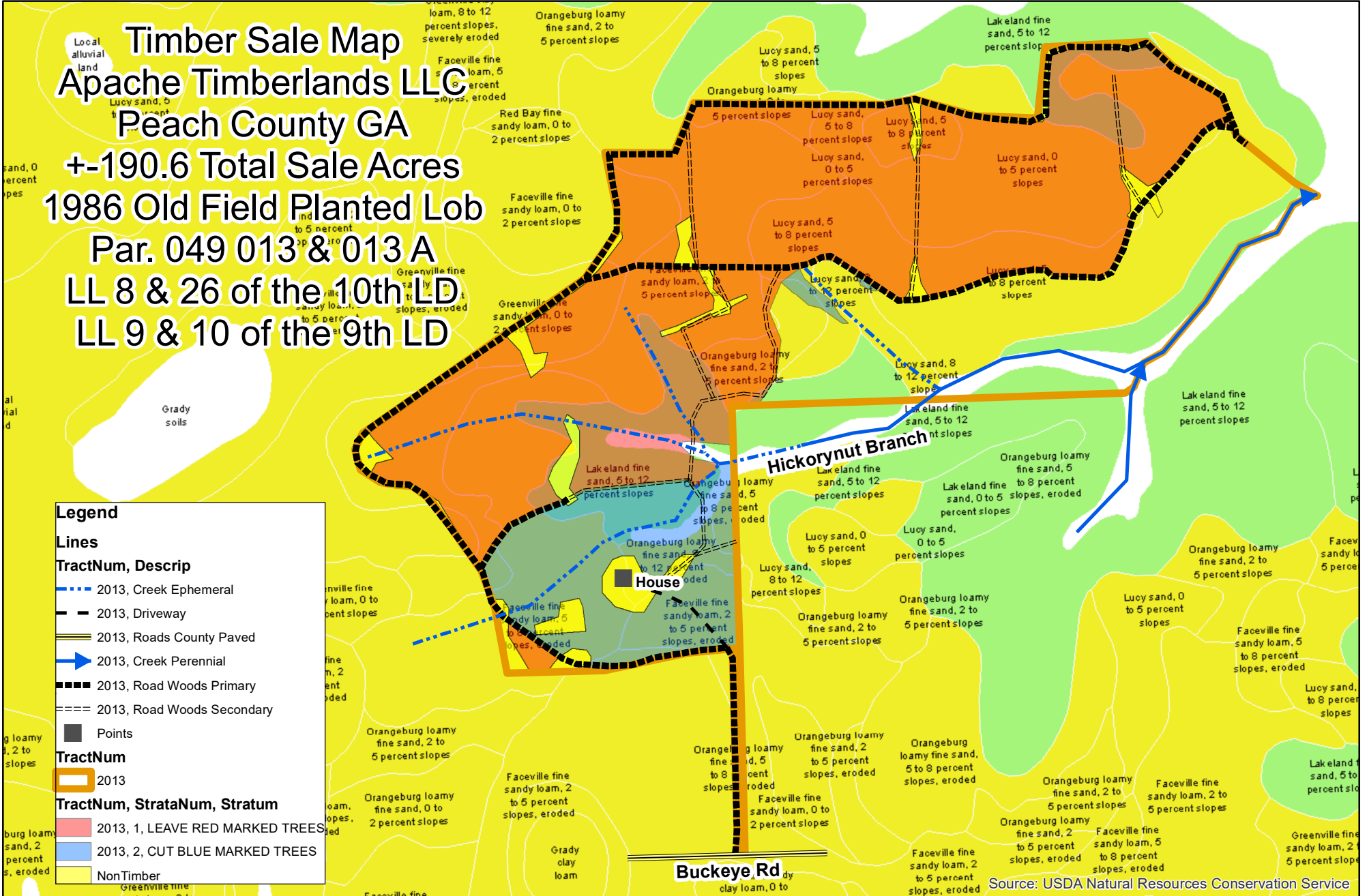
1:10,200

# Timber Sale Map

## Apache Timberlands LLC

### Peach County GA

**+ -190.6 Total Sale Acres**  
**1986 Old Field Planted Lob**  
**Par. 049 013 & 013 A**  
**LL 8 & 26 of the 10th LD**  
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**Legend**

**Lines**

- 2013, Creek Ephemeral
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**Points**

- 2013

**TractNum**

- 2013

**TractNum, StrataNum, Stratum**

- 2013, 1, LEAVE RED MARKED TREES
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- NonTimber

Source: USDA Natural Resources Conservation Service

Stratum 1 Shaded in Red = +-156.3 Acres. Seed Tree Leave the red marked trees.  
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