

**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)



4/4/2018

Re: Timber Sale Bid Prospectus

Dear Timber Buyers,

On behalf of *Stephen and Janice Nicholson Family Trust, Stephen D. Nicholson and Janice E. Nicholson as Trustees*, we are pleased to invite you to bid on the following timber sale:

- Location/Access: West of Cuthbert in Randolph and Clay County GA, off of Randolph County Rd 11 (Morris Station Rd), just north of Cotton Hill Rd. See location and sale maps.
- Sale Description and Volume: Lump Sum Planted and Natural Pine Clearcut with an 18 month contract, on a good wet weather site. +-202.8 acre sale area. Volume estimates are attached. Also included in the sale is upland sweetgum, on a per ton basis. Sale boundaries are marked with blue paint (double mark on or near property lines, single mark elsewhere). In addition to the blue paint, most of the the property lines also have old or new fencing, and the westernmost property line also has yellow paint.
- Property Legal Information: Randolph County Tax Parcel 001 025 Land Lots 83 & 84 Land District 7; Clay County Tax Parcel 030 004 Land Lot 118 Land District 7 (source: tax card, not guaranteed).
- 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 and property at your convenience. THE SELLERS LIVE ON THE PROPERTY, SO PLEASE GIVE THEM A COURTESY CALL PRIOR TO INSPECTING OR CRUISING, AT 229-732-5283 OR 407-506-2369.
- Contract: We are offering a standard contract with a 18 month cutting period. Closing to take place within 3 weeks of bid acceptance, assuming clear title and an agreeable contract. A \$2000 performance bond will be due at closing. Our standard contract is available upon request.
- Bid Instructions: Submit a sealed bid labeled "Nicholson Sale". Submit a lump sum bid for all pine within sale area, and a per ton bid for the sweetgum. *The owner reserves the right to reject any and all bids. Matre Forestry will have a sealed "recommended" minimum bid to accept.*
- Bid opening time and location: 10:00 AM on Tuesday May 1, 2018 at the Matre Forestry office located at: 2549 Lafayette Plaza Suite 204 Albany GA 31707. If you can not attend the bid opening you can email, text, fax, call, or mail your bid in prior to the sale. Please verify that we received your bid prior to the bid opening.

*Continued next page*

NOTE: Please make sure you are on our Timber Buyer email list by visiting <http://www.matreforestry.com/> and clicking on "Subscribe to the Matre Forestry Newsletter". Be sure and check the "Timber Buyer".

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 get your bid to us prior to the bid opening.

Sincerely,

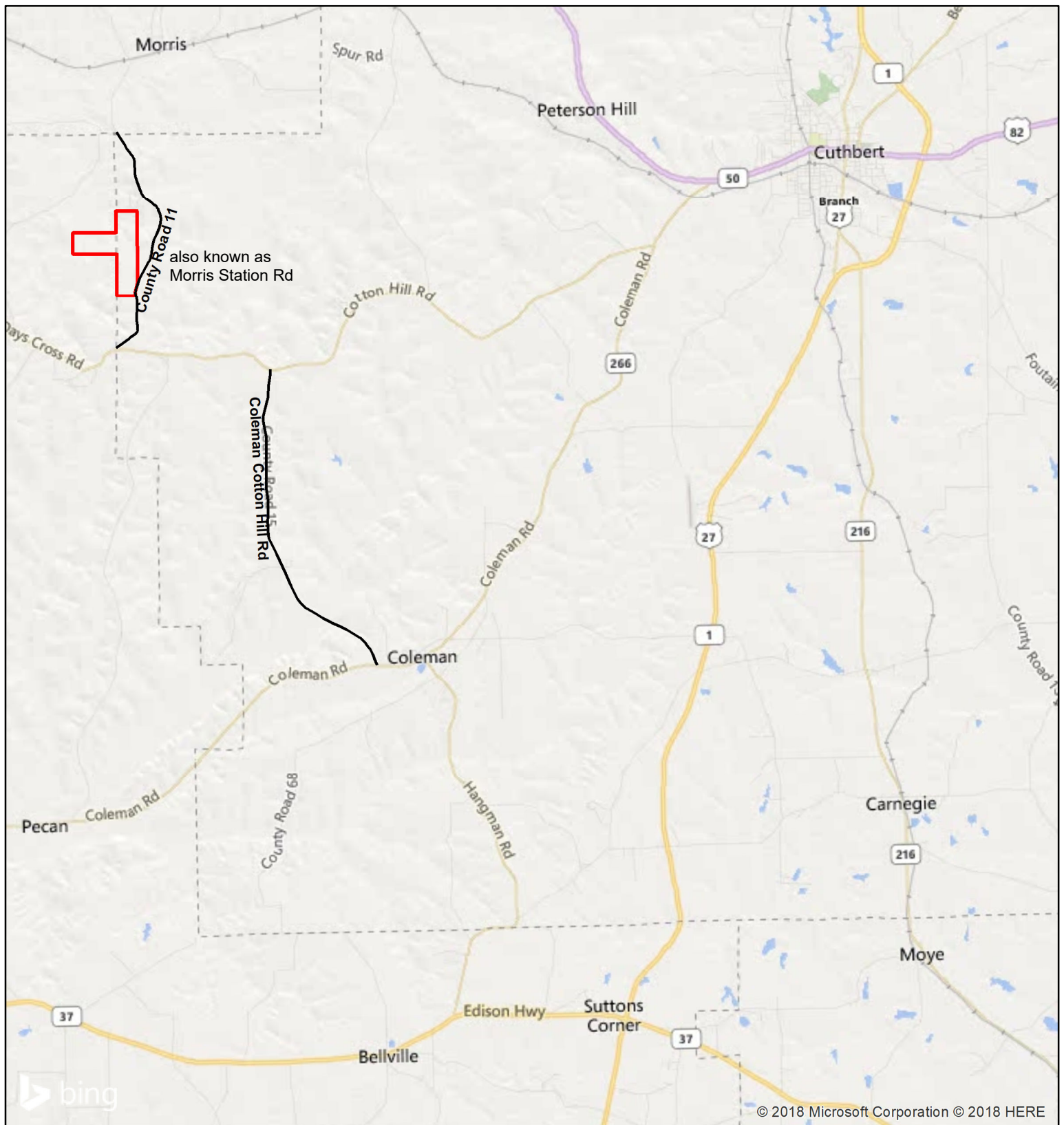
Mike Matre, ALC, ACF, RF  
President, Matre Forestry Consulting, Inc.  
Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)  
Georgia & Alabama Licensed Real Estate Broker  
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[mike@matreforestry.com](mailto:mike@matreforestry.com)



*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. Summary Cruise Report
2. Dbh Stand Table Cruise Report
3. Timber Sale Map
4. Location Map



## Nicholson Timber Sale Map Randolph & Clay Counties

Sale Area: +-202.8 Acres (outlined in yellow)  
Pine clearcut. Sweetgum in uplands is included  
in sale. Sale boundary is marked with blue paint.  
Property lines are also evidenced by fence, and  
the far west line has yellow paint, as well as blue paint.  
See bid prospectus for details. Acres+- are labeled.

Date: 4/2/2018

1 inch equals 1.8 miles

1:114,147

1 inch = 9,512 feet

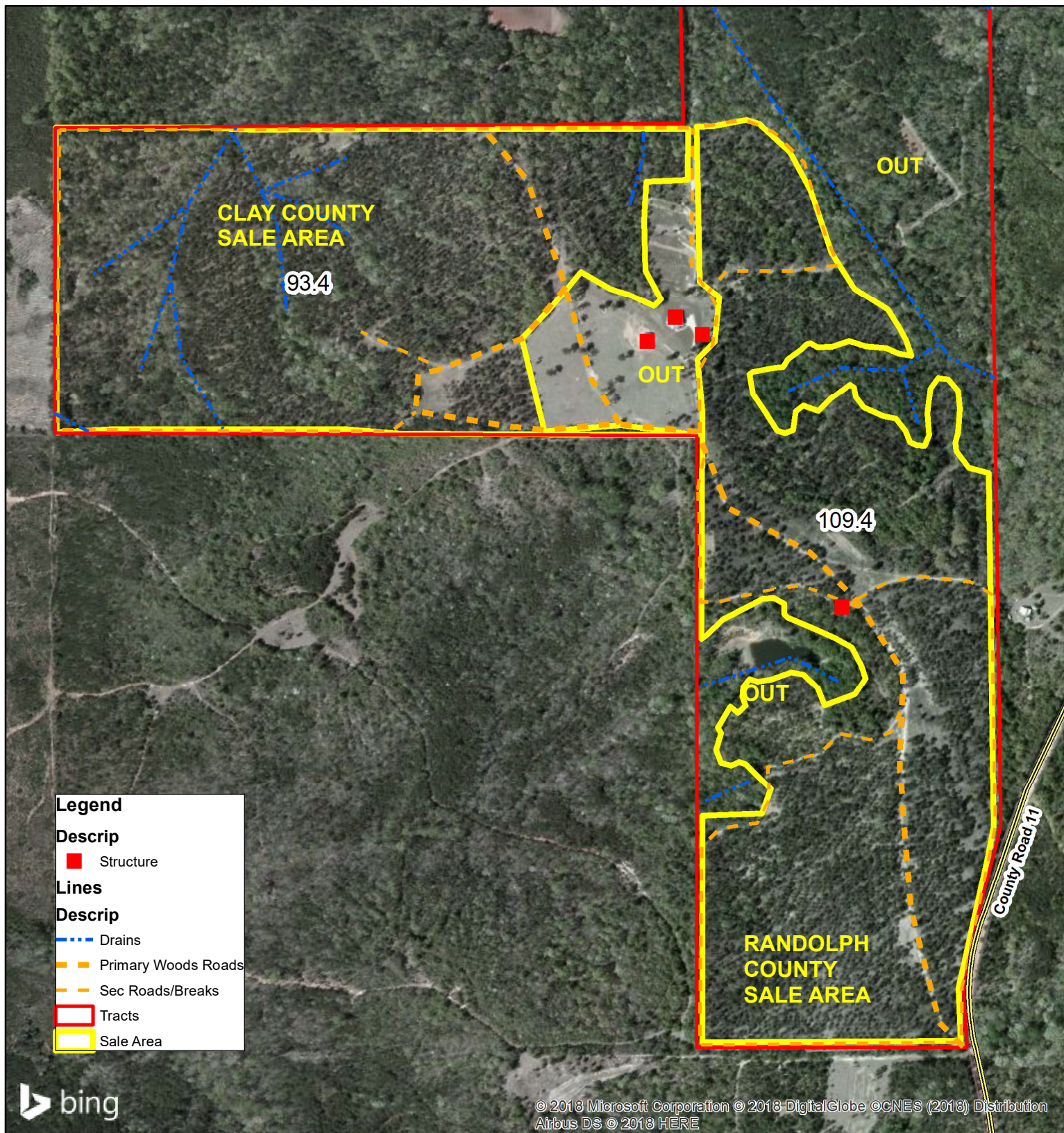
Disclaimer: Map info is not guaranteed.  
[www.matreforestry.com](http://www.matreforestry.com)  
229-639-4973



300 Feet







## Nicholson Timber Sale Map Randolph & Clay Counties



SELLER LIVES ON PROPERTY SO PLEASE GIVE COURTESY CALL TO LANDOWNER PRIOR TO INSPECTING OR CRUISING. STEVE AND JAN 229-732-5283 OR 407-506-2369.

0 330 660 1,320 Feet

1 inch equals 0.13 miles

1:7,920

1 inch = 660 feet

Sale Area: +-202.8 Acres (outlined in yellow)  
Pine clearcut. Sweetgum in uplands is included in sale. Sale boundary is marked with blue paint. Property lines are also evidenced by fence, and the far west line has yellow paint, as well as blue paint. See bid prospectus for details. Acres+- are labeled.

Cr Rd 11 also known as Morris Station Rd

Date: 4/3/2018

Disclaimer: Map info is not guaranteed.  
www.matreforestry.com  
229-639-4973

## Summary Report By Class/Product

<b>Tract:</b> Nicholson	<b>Matre Forestry Consulting, Inc.</b> <b>2549 Lafayette Plaza Dr</b> <b>Albany, GA 31707</b> <b>Phone: 229-639-4973 Fax: 229-255-2910</b> <b>E-Mail: mike@matreforestry.com</b>	<b>Total Acres:</b> 202.8 <b>Number of Plots:</b> 100 <b>Cruise Method:</b> Point <b>BAF:</b> 10  <b>Cruise Date:</b> 04/02/2018
<b>Cruiser:</b> Burgess and Matre <b>Location:</b> Randolph/Clay Co. GA  <b>Owner:</b> Nicholson		

### Pine

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	Cords	SMBF	BA	Trees	Tons	Cords	SMBF	DBH	MerchHt
Sawtimber	4,915	3,217	1,205	504	26.4	24	16	5.9	2.486	14.0	27.8
Large Pole	76	68	25	11	0.4	0	0	0.1	0.055	14.0	41.7
Small Pole	100	49	18	6	0.3	0	0	0.1	0.028	10.5	43.0
Chip-N-Saw	2,406	1,132	424	130	7.6	12	6	2.1	0.641	10.8	39.9
Pulpwood	2,644	827	310		6.0	13	4	1.5		8.7	38.8
Topwood		1,422	533				7	2.6			
<b>Total</b>	<b>10,141</b>	<b>6,715</b>	<b>2,515</b>	<b>651</b>	<b>40.7</b>	<b>50</b>	<b>33</b>	<b>12.4</b>	<b>3.210</b>	<b>11.8</b>	<b>33.8</b>

### Hardwood

Total Tract					Average Acre					Average Tree	
Product	Trees	Tons	Cords	SMBF	BA	Trees	Tons	Cords	SMBF	DBH	MerchHt
Sawtimber	15	9	3	1	0.1	0	0	0.0	0.005	16.0	16.0
Pallet	26	9	3	1	0.1	0	0	0.0	0.005	12.0	16.0
Pulpwood	595	170	59		1.2	3	1	0.3		8.3	30.2
Topwood		14	5				0	0.0			
<b>Total</b>	<b>636</b>	<b>202</b>	<b>70</b>	<b>2</b>	<b>1.4</b>	<b>3</b>	<b>1</b>	<b>0.3</b>	<b>0.010</b>	<b>8.6</b>	<b>29.3</b>
<b>Grand Total</b>	<b>10,777</b>	<b>6,917</b>	<b>2,585</b>	<b>653</b>	<b>42.1</b>	<b>53</b>	<b>34</b>	<b>12.7</b>	<b>3.220</b>	<b>11.6</b>	<b>33.6</b>



## Summary Product By DBH Report

<b>Tract:</b> Nicholson	<b>Matre Forestry Consulting, Inc.</b>	<b>Total Acres:</b> 203
<b>Cruiser:</b> Burgess and Matre	<b>2549 Lafayette Plaza Dr</b>	<b>Number of Plots:</b> 100
<b>Location:</b> Randolph/Clay Co. GA	<b>Albany,GA 31707</b>	<b>Cruise Method:</b> Point
<b>Owner:</b> Nicholson	<b>Phone: 229-639-4973      Fax: 229-255-2910</b>	<b>BAF:</b> 10
	<b>E-Mail:      mike@matreforestry.com</b>	
<b>Cruise Date:</b> 04/02/2018		

### Pine

Natural Pine							Average Acre						Average Tree	
Sawtimber	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	12	129	64	24	10	1,947	0.5	1	0	0	0.047	10	0.52	28.9
	14	436	304	114	49	9,337	2.3	2	1	1	0.243	46	0.70	30.8
	16	73	69	26	12	2,144	0.5	0	0	0	0.060	11	0.92	32.0
	18	23	27	10	5	842	0.2	0	0	0	0.024	4	1.15	32.0
	20	19	34	13	6	1,067	0.2	0	0	0	0.031	5	1.30	44.0
	26	6	18	7	3	557	0.1	0	0	0	0.016	3	2.11	48.0
<b>Sawtimber Total</b>		<b>685</b>	<b>516</b>	<b>193</b>	<b>86</b>	<b>15,894</b>	<b>3.8</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>0.422</b>	<b>78</b>	<b>0.75</b>	<b>31.1</b>

Chip-N-Saw	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	10	223	97	36	11	2,899	0.6	1	0	0	0.055	14	0.31	41.8
	12	103	66	25	9	2,004	0.4	1	0	0	0.044	10	0.43	45.1
<b>Chip-N-Saw Total</b>		<b>326</b>	<b>163</b>	<b>61</b>	<b>20</b>	<b>4,902</b>	<b>1.0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0.098</b>	<b>24</b>	<b>0.35</b>	<b>42.8</b>

Pulpwood	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	6	413	52	19		1,489	0.4	2	0	0		7	0.00	36.2
	8	174	46	17		1,364	0.3	1	0	0		7	0.00	47.3
	10	149	56	21		1,668	0.4	1	0	0		8	0.00	43.8
	12	52	27	10		823	0.2	0	0	0		4	0.00	43.4
	14	38	29	11		898	0.2	0	0	0		4	0.00	47.7
<b>Pulpwood Total</b>		<b>826</b>	<b>210</b>	<b>79</b>	<b>0</b>	<b>6,243</b>	<b>1.5</b>	<b>4</b>	<b>1</b>	<b>0</b>		<b>31</b>	<b>0.00</b>	<b>40.9</b>

<b>Natural Pine Total</b>		<b>1,837</b>	<b>888</b>	<b>333</b>	<b>106</b>	<b>27,039</b>	<b>6.3</b>	<b>9</b>	<b>4</b>	<b>2</b>	<b>0.521</b>	<b>133</b>	<b>0.59</b>	<b>37.6</b>
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## Product By DBH Report

Pine Poles		Total Tract					Average Acre						Average Tree			
Large Pole	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht
	14	76	68	25	11	2,072	0.4	0	0	0	0.055	10		0.65		41.7
Large Pole Total		76	68	25	11	2,072	0.4	0	0	0	0.055	10		0.65		41.7

Small Pole	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht		
	10	74	32	12	4	959	0.2	0	0	0	0.018	5		0.31		42.1		
	12	26	16	6	2	491	0.1	0	0	0	0.010	2		0.42		45.6		
Small Pole Total		100	49	18	6	1,450	0.3	0	0	0	0.028	7		0.34		43.0		

Pine Poles Total		176	116	44	17	3,522	0.7	1	1	0	0.082	17		0.47		42.4		
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Planted Pine		Total Tract					Average Acre						Average Tree	
Sawtimber	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	12	1,084	461	173	65	13,687	4.2	5	2	1	0.320	67	0.52	24.3
	14	2,220	1,425	534	218	43,019	11.7	11	7	3	1.077	212	0.68	28.3
	16	770	654	245	107	19,945	5.3	4	3	1	0.530	98	0.90	28.8
	18	138	146	55	25	4,473	1.2	1	1	0	0.124	22	1.16	28.0
	20	19	16	6	3	491	0.2	0	0	0	0.014	2	1.65	16.0
Sawtimber Total		4,230	2,702	1,012	419	81,615	22.6	21	13	5	2.064	402	0.71	27.3

Chip-N-Saw	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht		
	10	1,227	466	175	49	13,769	3.3	6	2	1	0.242	68		0.30		36.8		
	12	852	503	188	61	15,145	3.3	4	2	1	0.301	75		0.41		43.3		
Chip-N-Saw Total		2,079	969	363	110	28,913	6.6	10	5	2	0.543	143		0.35		39.5		

Pulpwood	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL	CF/Ft	Merch	Ht		
	6	620	60	23		1,686	0.6	3	0	0		8		0.00		27.2		
	8	465	92	34		2,692	0.8	2	0	0		13		0.00		34.8		
	10	297	108	40		3,184	0.8	1	1	0		16		0.00		43.4		
	12	155	87	33		2,617	0.6	1	0	0		13		0.00		48.7		
	14	190	154	58		4,697	1.0	1	1	0		23		0.00		53.2		
	16	73	83	31		2,542	0.5	0	0	0		13		0.00		58.1		
	18	11	16	6		491	0.1	0	0	0		2		0.00		56.6		
	22	8	17	6		522	0.1	0	0	0		3		0.00		60.9		
Pulpwood Total		1,818	617	231	0	18,431	4.5	9	3	1		91		0.00		37.9		

Planted Pine Total		8,128	4,288	1,606	529	128,960	33.7	40	21	8	2.607	636		0.56		32.8		
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## Product By DBH Report

### Pine Topwood

Topwood		1,422	533					7	2.6				
<b>Pine Total</b>	<b>10,141</b>	<b>6,715</b>	<b>2,515</b>	<b>651</b>	<b>159,522</b>	<b>40.7</b>	<b>50</b>	<b>33</b>	<b>12</b>	<b>3.210</b>	<b>787</b>	<b>0.56</b>	<b>33.8</b>

### Hardwood

### Sweetgum

Total Tract							Average Acre						Average Tree	
Sawtimber	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	16	15	9	3	1	251	0.1	0	0	0	0.005	1	1.08	16.0
<b>Sawtimber Total</b>		<b>15</b>	<b>9</b>	<b>3</b>	<b>1</b>	<b>251</b>	<b>0.1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.005</b>	<b>1</b>	<b>1.08</b>	<b>16.0</b>

Pallet	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	12	26	9	3	1	247	0.1	0	0	0	0.005	1	0.60	16.0
<b>Pallet Total</b>		<b>26</b>	<b>9</b>	<b>3</b>	<b>1</b>	<b>247</b>	<b>0.1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.005</b>	<b>1</b>	<b>0.60</b>	<b>16.0</b>

Pulpwood	DBH	# Trees	Tons	Cords	SMBF	Cu.Ft.	BA	# Trees	Tons	Cords	SMBF	Cu.Ft.	SL CF/Ft	MerchHt
	6	207	18	6		448	0.2	1	0	0		2	0.00	17.8
	8	232	54	19		1,370	0.4	1	0	0		7	0.00	32.9
	10	112	42	14		1,096	0.3	1	0	0		5	0.00	37.0
	14	19	17	6		467	0.1	0	0	0		2	0.00	51.6
	16	15	19	7		525	0.1	0	0	0		3	0.00	59.5
	18	11	19	6		513	0.1	0	0	0		3	0.00	59.5
<b>Pulpwood Total</b>		<b>595</b>	<b>170</b>	<b>59</b>	<b>0</b>	<b>4,419</b>	<b>1.2</b>	<b>3</b>	<b>1</b>	<b>0</b>		<b>22</b>	<b>0.00</b>	<b>30.2</b>

<b>Sweetgum Total</b>		<b>636</b>	<b>188</b>	<b>65</b>	<b>2</b>	<b>4,917</b>	<b>1.4</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0.010</b>	<b>24</b>	<b>0.77</b>	<b>29.3</b>
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### Hardwood Topwood

Topwood	14	5					0	0.0					
Hardwood Total	636	202	70	2	4,917	1.4	3	1	0	0.010	24	0.77	29.3

<b>Grand Total</b>	<b>10,777</b>	<b>6,917</b>	<b>2,585</b>	<b>653</b>	<b>164,439</b>	<b>42.1</b>	<b>53</b>	<b>34</b>	<b>13</b>	<b>3.220</b>	<b>811</b>	<b>0.56</b>	<b>33.6</b>
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