

# Timber Bid Invitation

## Location & Directions

You are invited to bid on the sale of oak timber on Michael Downs' property near Nixa, MO. The property is located in Section 4 in Township 26 North, Range 22 West in Stone County, Missouri. The eastern property boundary has a fence, but the rest of the boundaries are marked with fluorescent orange paint and/or steel posts.

The property is located southwest of Nixa, MO. From Nixa, take Hwy. 14 west to Hwy. M. Turn south on M and drive for 4.7 miles. Turn left onto Riverdale Dr. and follow for 0.3 miles. The driveway will be on the left (northeast) side of the road. There is a **locked gate** at the end of the driveway. The GPS coordinates for the property are 36.981833, -93.344250. See included maps for more detailed location 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 48 total acres of property in this tract, and timber is marked on about 30 acres of the property. The terrain is gently to moderately sloping, so few water bars will need to be installed in some locations. There is a potential alternate access from the southeast corner of the property that borders Riverdale Dr., though some clearing would be required.

## Description of Marked Timber

There are 304 trees marked with orange rings painted at eye level and orange dots near the ground. These trees have an estimated total volume of **54,805 board feet** using the **International** Log Rule (walnut is in Doyle). There are also a few trees painted with orange Xs that may be harvested but are assumed to have no merchantable volume. Table 1 summarizes the marked timber by species. Table 2 breaks down the volume and tree counts by species/product and DBH of the marked timber. The average DBH of these trees is 19.7 inches. The average volume per tree is 180.3 bd. ft. International. The quality of the timber is mostly average for the area.

**Table 1. Downs Timber Sale Summary by Species**

Species	# Trees	Avg. DBH (in.)	Avg. Merch. Ht. (ft.)	Avg. Bd. Ft.*/Tree	Bd. Ft. (Intl.*)
black oak	232	20.3	18.9	198.2	45972.8
post oak	51	16.6	12.7	95.0	4846.0
n. red oak	12	19.3	14.0	147.4	1769.0
black walnut	7	21.4	25.1	279.5	1956.5
white oak	1	18.0	16.0	136.4	136.4
hickory	1	15.0	24.0	123.9	123.9
<b>Total</b>	<b>304</b>	<b>19.7</b>	<b>17.8</b>	<b>180.3</b>	<b>54804.7</b>

\*Black walnut volume is in bd. ft. Doyle while all other volume figures use International.

## Landowner Expectations

1. Bids are to be made on a single lump sum basis.
2. Only trees marked with orange paint may be cut.
  - 2.1. Trees marked with an orange X may be cut, but are not included in tree counts or volume figures.
3. All logging activity on the property must be completed by September 30, 2022.
  - 3.1. A written extension may be granted by the seller upon request of the purchaser, if deemed necessary by the seller.
4. 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.
5. Removal of 29 trees on three building sites on the property (see map) must be coordinated with building contractor and may require tall stumps to be left so that the stumps can be pushed out of the ground.

**Table 2. Downs Timber Volume by Species/Product and DBH**

Product	Species	Data	DBH (inches)													Total
			14	15	16	17	18	19	20	21	22	23	24	25	26+	
sawlog (bd. ft.)	black oak	# Trees	15	21	25	27	17	13	23	25	22	8	6	4	26	<b>232</b>
		Volume	1145	2074	2958	3371	3203	2543	4492	5174	5242	2275	2080	1203	10213	<b>45973</b>
	black walnut	# Trees						1	3	1			1	1		<b>7*</b>
		Volume						153	718	120			272	379		<b>1643</b>
	hickory	# Trees		1												<b>1</b>
		Volume		124												<b>124</b>
	n. red oak	# Trees	2		1	3			1	1	1	2	1			<b>12</b>
		Volume	128		66	362			171	120	210	461	252			<b>1769</b>
	post oak	# Trees	9	9	16	5	3	4	2	2				1		<b>51</b>
		Volume	529	850	1451	513	308	500	279	241				175		<b>4846</b>
	white oak	# Trees					1									<b>1</b>
		Volume					136									<b>136</b>
	vener (bd. ft.)	black walnut	# Trees							1				1		<b>2*</b>
			Volume							97				217		<b>314</b>

\*Trees that have both veneer and sawlog volume are counted twice in this table.

**Bid Instructions**

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

**Mail:** Yarnell Forestry Consulting                      **Email:** eric@yarnellforestry.com

PO Box 545

Marshfield, MO 65706

- Bid must be returned by **4:00 P.M. on December 14, 2021.**

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

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

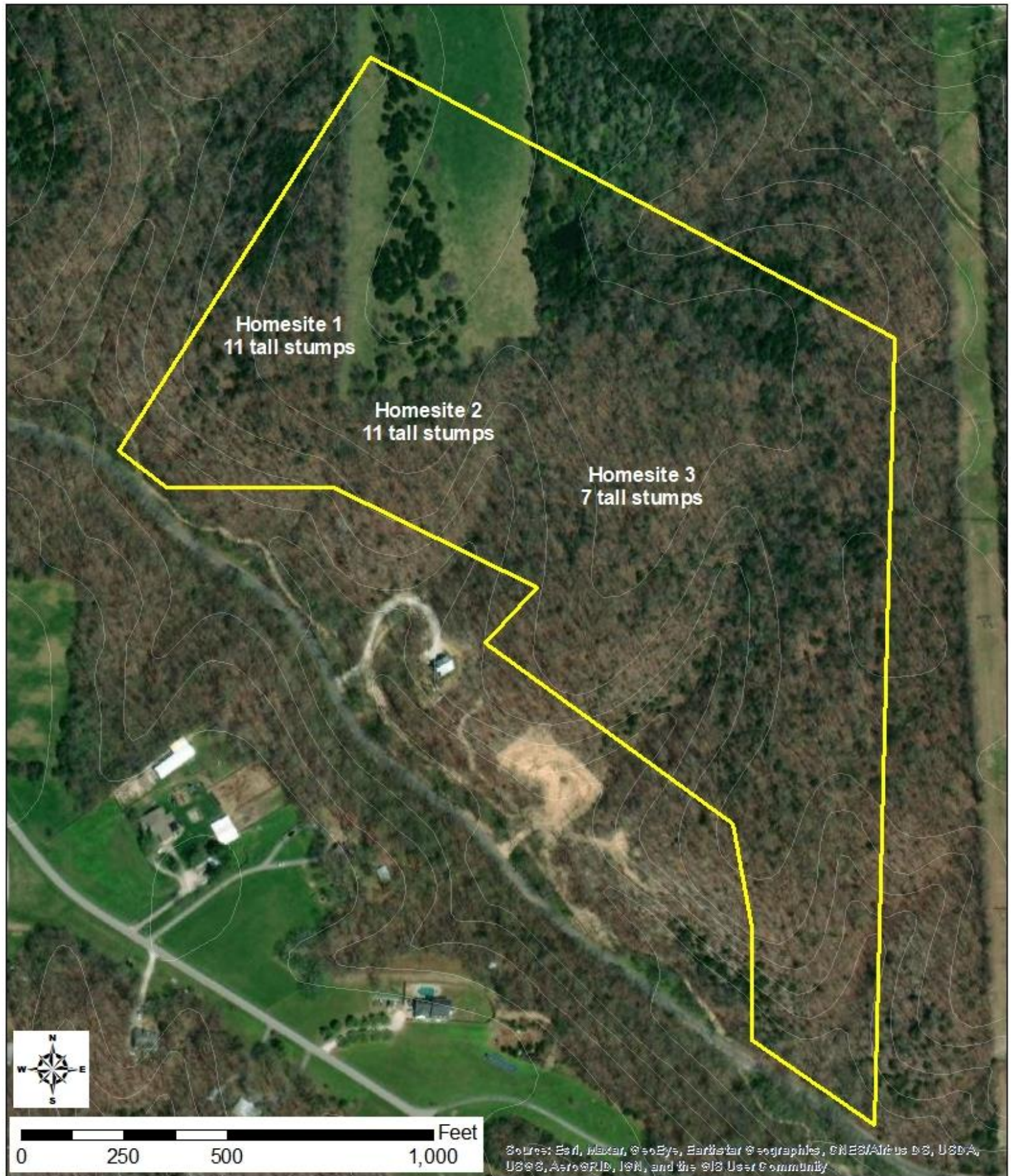
Bid Amount: \_\_\_\_\_

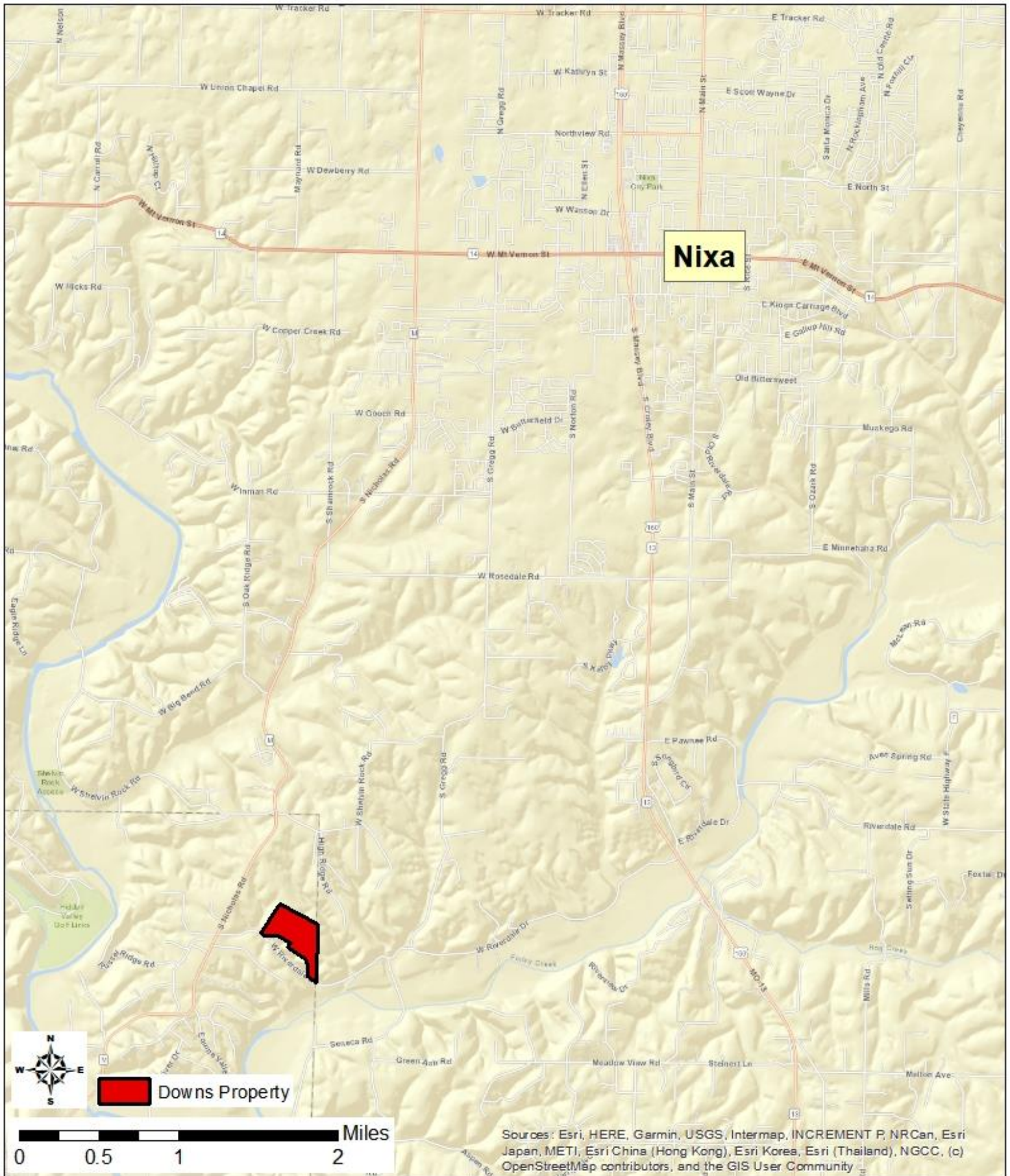
\_\_\_\_\_

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

\_\_\_\_\_

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





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community