

# Timber Bid Invitation

## Location & Directions

You are invited to bid on the sale of oak timber on the Pellock property near Bennett Spring State Park. The property is in Section 2, Township 34 North, Range 18 West, Dallas County, MO.

The property is located west of Lebanon, MO. From Lebanon, take MO-64 west for 10.9 miles, then turn left into Bennett Spring State Park on MO-64 Alt W and continue for 1.4 miles. Turn left onto state Hwy OO and continue for 1.9 miles, then turn right onto Moon Valley Road. The property will be on the left in approximately one mile. The GPS coordinates for the property are 37.70180, -92.87642. See included maps for more detailed location information.

From Springfield, MO head east on I-44 for 37 miles. Take exit 118 and turn left onto Hwy A. Follow Hwy A and Hwy OO for 14.5 miles, then turn left onto Moon Valley Road. The property will be on the left after approximately 1 mile.

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 244 total acres of property in this tract, and timber is marked on about 120 acres of the property. The terrain is moderately to steeply sloping, so water bars will need to be installed in some locations. There are fences along the north, south, and east property boundaries, but the western boundary is not completely fenced.

## Description of Marked Timber

There are 1,190 trees marked with orange rings painted at eye level and orange dots near the ground. These trees have an estimated total volume of **141,794 board feet** using the **International** Log Rule for all except white oak stave (Doyle). There are also some 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 marked timber volume by species/grade and DBH. The average DBH of these trees is 17.0 inches. The average volume per tree is 119.2 bd. ft. International. Timber quality was average for the area. Some areas had noticeable past fire damage, while other hillsides had high quality timber.

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

| Species       | # Trees     | Avg. DBH (in.) | Avg. Merch Ht. (ft.) | Avg. Bd. Ft. (Intl*)/Tree | Bd. Ft. Intl. | Bd. Ft. Doyle |
|---------------|-------------|----------------|----------------------|---------------------------|---------------|---------------|
| black oak     | 747         | 17.4           | 16.0                 | 129.1                     | 96430         | 72472         |
| white oak     | 230         | 16.2           | 14.0                 | 99.8                      | 22960         | 16990         |
| post oak      | 128         | 16.0           | 12.9                 | 92.7                      | 11865         | 8643          |
| n. red oak    | 50          | 18.6           | 14.7                 | 144.0                     | 7201          | 5727          |
| hickory       | 26          | 15.4           | 14.5                 | 93.8                      | 2440          | 1701          |
| black cherry  | 7           | 14.9           | 21.7                 | 114.3                     | 800           | 503           |
| chinkapin oak | 2           | 14.0           | 8.0                  | 48.8                      | 98            | 68            |
| <b>Total</b>  | <b>1190</b> | <b>17.0</b>    | <b>15.2</b>          | <b>119.2</b>              | <b>141794</b> | <b>106104</b> |

**Table 2. Pellock Timber Sale Volume (Bd. Ft. International\*) by Species and DBH**

| Species/Grade   | Diameter at Breast Height (in.) |              |              |              |              |              |             |              |             |             |             |             | Total         |
|-----------------|---------------------------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|-------------|-------------|-------------|-------------|---------------|
|                 | 13                              | 14           | 15           | 16           | 17           | 18           | 19          | 20           | 21          | 22          | 23          | 24+         |               |
| red oak group   | 702                             | 8020         | 10686        | 15706        | 13243        | 9618         | 6107        | 8915         | 8826        | 9327        | 4116        | 8365        | <b>103631</b> |
| white oak saw   | 41                              | 3402         | 3843         | 4148         | 2903         | 1453         | 734         | 1123         | 691         | 476         | 377         | 1045        | <b>20236</b>  |
| white oak stave | 0                               | 157          | 283          | 679          | 614          | 221          | 170         | 194          | 220         | 0           | 186         | 0           | <b>2724</b>   |
| post oak        | 0                               | 2263         | 1879         | 2988         | 1415         | 853          | 1266        | 496          | 0           | 133         | 0           | 573         | <b>11866</b>  |
| hickory         | 0                               | 450          | 561          | 820          | 284          |              | 153         | 171          | 0           | 0           | 0           | 0           | <b>2439</b>   |
| black cherry    | 0                               | 157          | 463          | 180          | 0            | 0            | 0           | 0            | 0           | 0           | 0           | 0           | <b>800</b>    |
| chinkapin oak   | 0                               | 98           | 0            | 0            | 0            | 0            | 0           | 0            | 0           | 0           | 0           | 0           | <b>98</b>     |
| <b>Total</b>    | <b>743</b>                      | <b>14547</b> | <b>17715</b> | <b>24521</b> | <b>18459</b> | <b>12145</b> | <b>8430</b> | <b>10899</b> | <b>9737</b> | <b>9936</b> | <b>4679</b> | <b>9983</b> | <b>141794</b> |

\*White oak stave volumes are calculated with the Doyle Tree Scale. The rest are calculated with the International ¼ Inch Tree Scale.

**Landowner Expectations**

1. Bids are to be made on a single lump sum basis.
  - 1.1. Payment may be completed in 2-3 installments, each paid prior to cutting a designated portion of the timber.
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 May 31, 2025.
  - 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 is being done to the property due to wet conditions.

**Bid Instructions**

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

**Mail:** Yarnell Forestry Consulting

**Email:** eric@yarnellforestry.com

**Picture of Bid Sheet:** (417) 241-2827

PO Box 545

Marshfield, MO 65706

- Bid must be returned by **4:00 P.M. on May 7, 2024.**

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

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

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

\_\_\_\_\_




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

\_\_\_\_\_

Bidder names and amounts will be shared with all bidders.

There is another property about five miles south of this property with 31,509 board feet of oak timber marked and ready to be sold. Bids were solicited in the fall of 2023, but no satisfactory bids were received. More information about this timber sale is available upon request, but there is potential to harvest timber on both properties while working in the area.

# Pellock Timber Sale Map

-  Property Boundary
-  Timber Sale Area
-  Trails

1.5 MBF, 19 Trees

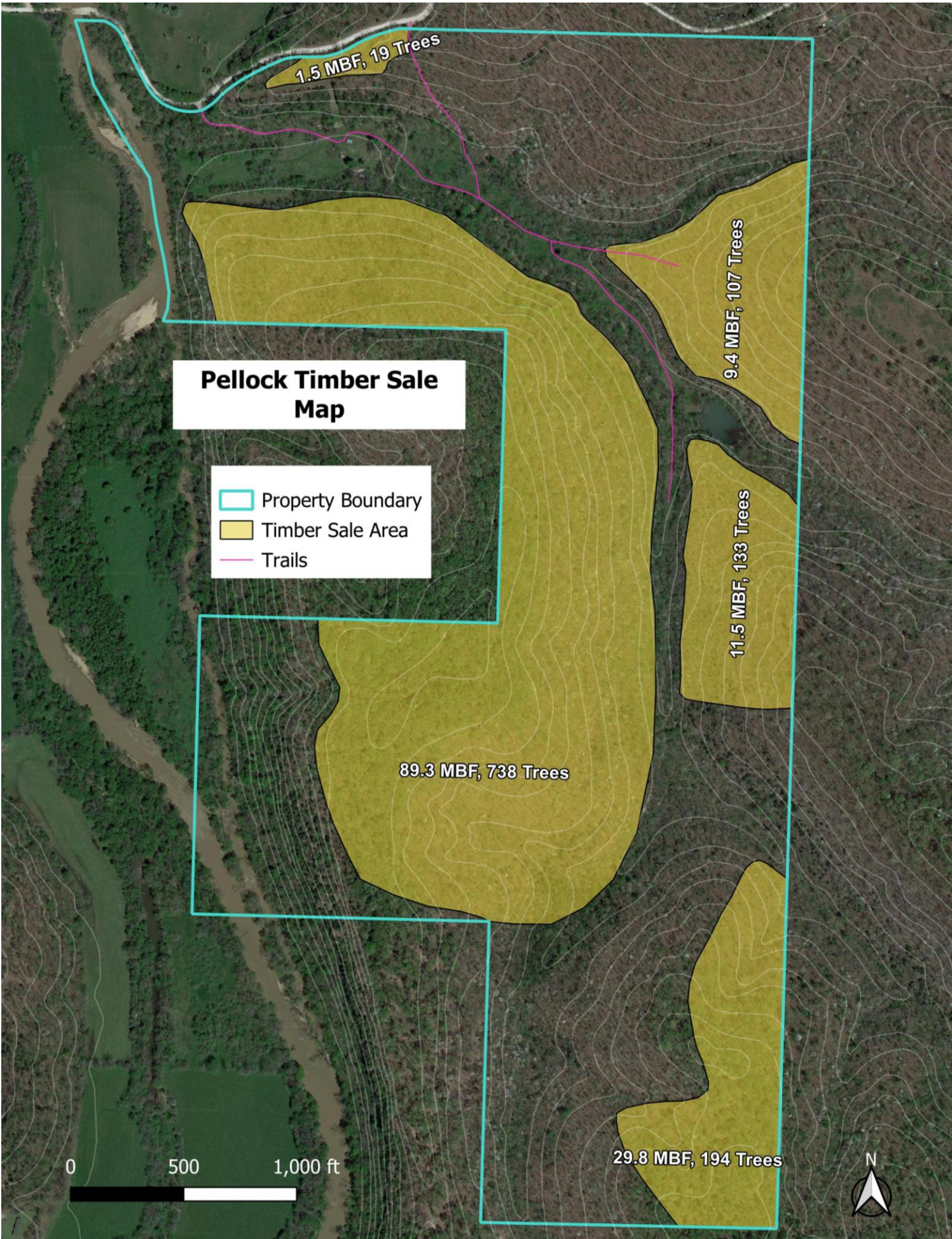
9.4 MBF, 107 Trees

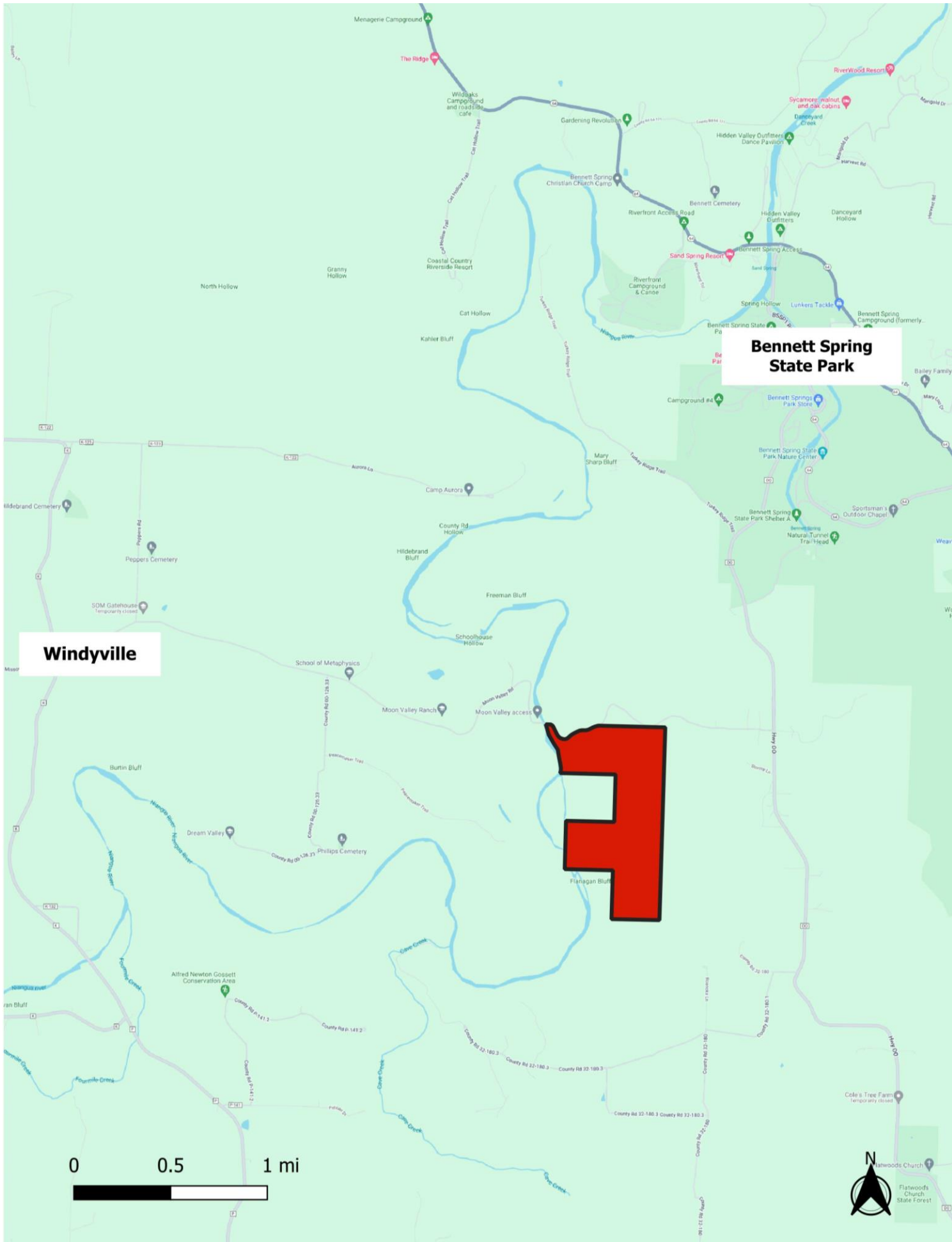
11.5 MBF, 133 Trees

89.3 MBF, 738 Trees

29.8 MBF, 194 Trees

0 500 1,000 ft





**Bennett Spring State Park**

**Windyville**

