



Tennessee Timber Consultants, LLC  
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January 22, 2026

## Lonon Timber Sale

Bids to be opened Thursday, March 5, 2026, at 11:00 a.m.

### Attn.: Buyers of Standing Timber,

Travis Lonon and Chuck Lonon have authorized Tennessee Timber Consultants to serve as their agent in the sale of certain hardwood sawtimber and pulpwood located on their property west of Mercer in Haywood County, Tennessee. This is the same property recorded in the Haywood County Courthouse on Map 107, Parcel 022.00. This timber was marked by Dr. David Mercker. He can be reached at the email or phone given above.

#### General Description of the Sale

This is a quality bottomland hardwood sawtimber and pulpwood sale on a property totaling approximately 667+/- acres. The actual woodland sale area is estimated at **205 acres** containing approximately **1,384,721 board feet (Doyle Scale) of hardwood sawtimber**. This sale features large and excellent quality oaks and cypress. Many ash and hickory trees are desirable too. All trees average **364 bf/tree**. The average volume is estimated at **6,755 bf/ac**.

There are multiple access points. See map and description that follows.

The Purchaser is **required** to carry General Liability Insurance and Worker's Compensation Insurance.

#### Location

The property is located off Mercer and Estanaula Roads, approximately 3 miles east of I-40 Exit 60, and 7 miles west of Mercer, Tn.  
GPS Coordinates: 35.5273378, -89.1321037

#### Sale Description

The sale includes the area shown on the attached map. Property lines are marked with pink flagging, with some lines recently surveyed with steel posts.

- Only trees marked by "Tennessee Timber Consultants" with **orange paint** are eligible for harvest, and include horizontal stripes, V's (for veneer), X's (culls), and slashes for understory pulpwood. A spot is painted on the stumps of all trees except pulpwood.
- Some trees have an orange painted "arrow" along with the stripes. This indicates trees with hollow butts. Good volume above the butt-off was included in the measurements.
- Loggers are encouraged to fell X's trees and pulpwood trees regardless if they intend to extract them.
- There are lanes throughout the tract (denoted on map). Use these for inspecting timber.

- Be sure to inspect all portions of the sale area. Best quality timber, in general, is located in the veneer areas (denoted with a “V”). Cypress is concentrated to the west-central.
- 35 veneer trees were identified, but others may qualify. Noted with a “V” on the attached map.
- A 20’ year-round access along field edges will be allowed.
- Three accesses have been identified. Two involve right-of-way (which have been obtained). See map for details.

**Access Comments – See map below**

Please park at the road and take an ATV back to the timber.

A1 = Owners will modify the bank on the s. side of creek to make it log-truck accessible.

A2 = Right-of-Way has been obtained; please park truck at A1 and then drive ATV back to woodland.

A3 = Right-of-Way has been obtained to access small field in the SW corner.

This is not a wet-weather tract. Purchaser must take precautions to prevent damage to residual trees. Excessive rutting and damage to residual timber will not be permitted. **BMP’s must be applied throughout the sale.**

**Terms of the Sale**

Sealed bids, submitted on a lump sum basis only, will be accepted until **11:00 A.M on March 5, 2026** at which time they will be opened. See item #2 under Terms and Conditions for payment structure. The bid opening will be held at **Latham’s Meat Company** at 3517 Highway 45 North in Jackson. Buyers are invited to attend the bid opening and join us for lunch. Bids also may be submitted by phone call or text (to: **Dr. David Mercker 731-234-6400**) on the attached or similar Bid Offer form, but offers not in-person must be received by us no later than 10:00 a.m. on the morning of the bid opening. The Seller reserves the right to refuse any and all bids.

The Purchaser shall provide the timber deed subject to the attached terms and conditions of the Seller, and assume all closing costs.

You are invited to inspect the tract at your convenience. Please feel free to contact Dr. David Mercker at 731-234-6400 or Austin Carroll at 731-608-2933 if you have any questions relative to this sale.

Sincerely,



David C. Mercker  
Tennessee Timber Consultants, LLC

# Lonon Brothers Timber Sale

## TIMBER VOLUME SUMMARY

The following timber volume estimates are provided for informational purposes only. Neither the Seller, nor Tennessee Timber Consultants guarantees the accuracy of this information, in whole or in part.

The summary of the marked timber includes:

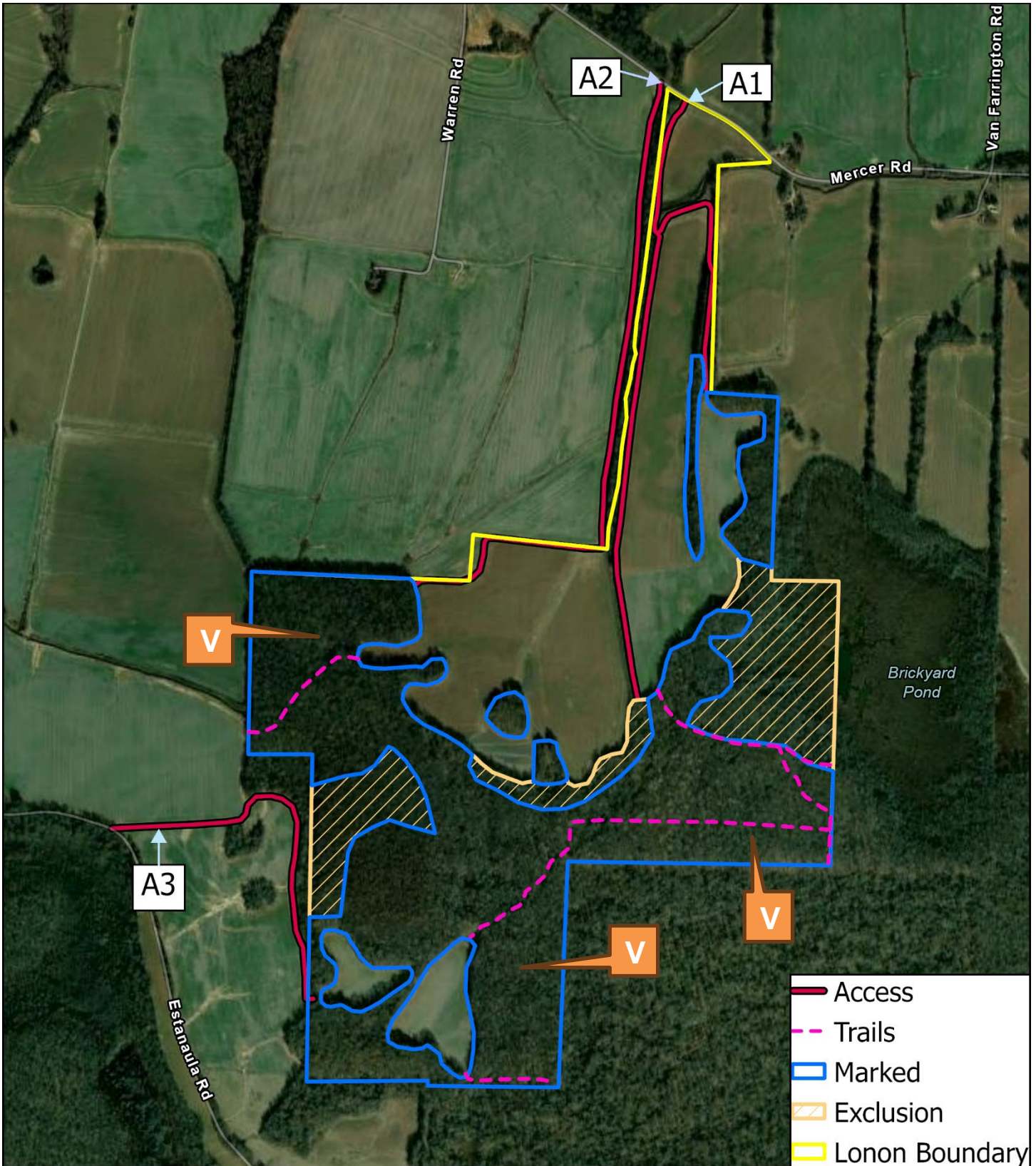
### Lonon Timber Sale Summary (Doyle Rule, FC 78)

<u>Species</u>	<u>#Trees</u>	<u>Volume (BF)</u>	<u>Ave./Tree</u>
Sweetgum	794	263,190	331
Other Red Oak***	577	247,470	429
Cherrybark Oak	493	207,290	420
Bald Cypress	354	161,005	455
Ash	505	133,295	264
Sycamore	259	111,230	429
Red Maple	206	52,710	256
Overcup Oak	130	47,280	364
Cow Oak**	102	41,105	403
Cottonwood	72	35,650	495
Hickory	110	32,655	297
Swamp Tupelo	96	19,515	203
White Oak**	36	13,496	375
Poplar	12	4,545	379
<u>Mix Wood*</u>	<u>63</u>	<u>14,285</u>	<u>227</u>
<b>Total</b>	<b>3,809</b>	<b>1,384,721</b>	<b>364</b>

\*Includes primarily elm, beech, locust, and box elder

\*\*Includes 35 veneer trees with an est. 7,486 BF veneer. Noted with a "V" on map below

\*\*\*Includes primarily willow oak, with some water and pin oaks  
There are also 463 culls marked with an "X."



- Access
- - - Trails
- Marked
- Exclusion
- Lonon Boundary

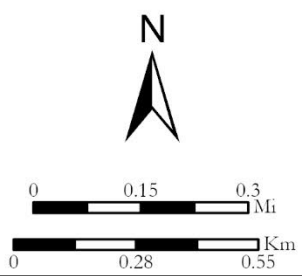


# Lonon Timber Sale

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

## 2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



## Sale Terms and Conditions

1. The Seller guarantees title to the timber sold, and grants to the Purchaser the right of ingress and egress upon the land for the purpose of harvesting and removing cut and severed trees. Securing the right to use any additional access points or access roads not on the property of the Seller (that are not already secured) is the sole responsibility of the Purchaser. The location of roads, loading decks and access points on the property of the Seller shall be agreed to in advance of logging activities.
2. **Payment by the purchaser will be 100% of the accepted bid price due at the time the contract or timber deed is signed.** The purchaser shall assume all closing costs associated with the purchase of the timber contained in this sale. Purchaser shall be required to place a **5%** performance bond, not to exceed \$10,000, in the escrow account of the Seller's Agent Tennessee Timber Consultants. At the conclusion of logging operations this money or portions thereof not necessary to be used to bring the Purchaser into contractual compliance, shall be refunded provided the terms of this sale are met. In the event that the contractual terms are not upheld by the purchaser then this performance bond shall not be construed as being the final limit of the Purchasers liability to the Seller.
3. The Purchaser shall have until **October 31, 2028** to cut and remove the timber. Should adverse weather conditions preclude the removal of any or all timber prior to this date, this agreement shall be extended for any additional time, not to exceed twelve months, required by the Purchaser to cut and remove such timber. The Seller reserves the right to halt logging operations in the event that the logging operations are not being conducted in a manner consistent with the following terms and conditions. Any time lost due to a cessation of logging for contract non-compliance will count against the time stated in these Sale Terms and Conditions and no extension shall be granted in such event except said event shall be due to weather as stated above.
4. This timber sale is on the 667+/- acre property of Travis and Chuck Lonon near Estanaula and Mercer Rds. in Haywood County, Tennessee. Within the sale areas totaling an estimated 205 acres, only those trees marked by Tennessee Timber Consultants with orange paint are eligible for harvest.
5. The Purchaser shall not assign or in any way transfer its rights, duties or obligations under this contract or interest in this contract to a third party without the prior written consent of the Seller. Such consent shall not be withheld provided the third party agrees in writing to be bound by all of the Seller's original terms and conditions stated in this agreement as a condition of the transaction.
6. **Purchaser will notify Tennessee Timber Consultants at least one week prior to the logging operation.** The Purchaser and logging supervisor will meet on site with a representative agent of Tennessee Timber Consultants, LLC to review all contract provisions and requirements before harvesting begins. It is understood and agreed that the Seller's agent Tennessee Timber Consultants speaks with the Seller's authority under these terms regarding logging activities and contractual issues regarding logging activities.
7. Purchaser will remove tops and logging debris from roads, fields, streams, and the land of adjacent property owners immediately upon felling. Furthermore, the Purchaser shall take precautions, as needed so as not to allow its trucks or equipment to create ruts on the property during wet weather or in moist soil conditions. Purchaser will leave all haul roads in as good or better condition as they were prior to logging. Purchaser shall scatter back into the woods all logging debris including but not limited to tops, butt-offs, shorts, abandoned logs, limbs and bark and smooth out loading areas, and subsequently disk in fescue or wildlife vegetation and fertilizer on all affected areas as needed.
8. All trash, including but not limited to bottles, cans, lunch boxes, bags, broken equipment, oil cans, fluid spills discarded by the loggers will be removed from the property of the Seller when logging is completed. All clean-up operations must be completed and all equipment removed from the property of the Seller within thirty days of completion of logging activities except in such case as other arrangements have been made with and agreed to in writing by the Seller.

9. Purchaser shall exercise reasonable care during the harvesting process to minimize damage to un-marked trees. The Sellers understand that significant damage will occur to un-marked, understory trees during the course of logging. However, merchantable trees that must be subsequently removed due to damage resulting from the ordinary course of logging will be paid for at their fair market value, while trees damaged due to recklessness or negligence, and all un-marked trees that are cut shall be paid for at twice their stumpage value as determined by the Sellers agent.
10. Purchaser shall be responsible for monitoring that all applicable state and federal laws and regulations regarding environmental issues are complied with relating to logging activities. Furthermore, the Purchaser shall take all actions required by State of Tennessee water quality best management practices (BMP's) to prevent and mitigate any environmental damage, and take such reasonable actions which may be requested by the Seller or their agent, Tennessee Timber Consultants.
11. Purchaser shall maintain in effect, general liability insurance coverage at a minimum rate of one million dollars per occurrence to cover any and all claims by Seller or others subject to the fulfillment and/or compliance with the terms and conditions of this agreement. This insurance coverage shall not be construed as being the final limit of the Purchasers liability to the Seller.
12. Purchaser shall indemnify and hold the Seller harmless from any liability arising out of the Purchaser's logging operations on the property or Purchaser's presence on the property, including without limitation any liability for injury or loss of life, damages to property of the Purchaser, streams, lessees, or adjoining property. The Purchaser further agrees that it shall have and show proof of worker's compensation insurance currently in effect and shall continue to carry said insurance in the full amount required by law for the entire period that it, or its employees, are on the property.
13. Both parties understand and agree the purchaser is an independent contractor and not an employee of the seller.
14. The sale contract shall be governed by the laws of the State of Tennessee.
15. Seller shall provide written documentation to the Purchaser that these terms and conditions have been met and showing that the Purchaser has no other contractual obligations to the Seller upon satisfactory completion of logging activities. Satisfactory completion shall be agreed to mean that all contractual obligations have been met and are in compliance with all terms and conditions, laws, regulations and other agreements made during the course of logging. Such written documentation shall not be unreasonably withheld.
16. In the event of dispute over the terms of this agreement, final decision will rest with an arbitration board of three persons, one to be selected by each party to this agreement, and a third to be selected by the first two members of the board. The cost of arbitration shall be shared equally by Purchaser and Seller. Notwithstanding the foregoing, or in addition to the foregoing, Purchaser and Seller may each bring action(s) in law or in equity to enforce their respective rights.
17. No additional access from a neighboring landowner. But if the Purchaser seeks such, then a separate written access agreement will be executed between the Purchaser and the neighboring landowner to access the timber at no cost to the Landowner.

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**Travis and Chuck Lonon Timber Sale  
Bid Offer**

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Date \_\_\_\_\_

For, and in accordance with the invitation to bid for certain timber offered for sale by Travis and Chuck Lonon in Haywood County, Tennessee, and subject to the terms and conditions required by the Seller, the undersigned agrees to purchase and pay the sum of \$ \_\_\_\_\_.

Company Name \_\_\_\_\_

Street or P.O. Address \_\_\_\_\_

City/State/ZIP \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_

(Mail, call, text, or email your bid as shown above. Please feel free to bring your bid to the opening at the time and place described above.)