



Tennessee Timber Consultants, LLC
P.O. Box 10066
Jackson, Tennessee 38308
Cell: (731) 234-6400
David@tennesseetimber.com

March 13, 2026

Ward Timber Sale

Bids to be opened Thursday, April 23, 2026, at 11:00 a.m.

Attn.: Buyers of Standing Timber,

Dennis and Dale Ward have authorized Tennessee Timber Consultants, LLC to serve as their agent in the sale of certain hardwood sawtimber and pulpwood located on their property south of Beech Bluff in Madison County, Tennessee. This is the same property recorded in the Madison County Courthouse in Deed Book 513 Page 190 and Deed Book 716 Page 1621; Map 125, Parcel 010.00 and Parcel 010.08.

General Description of the Sale

This is an exceptional quality timber sale on two tracts totaling approximately 59+/- acres. The actual woodland sale area is estimated at **24 acres** containing approximately **251,615 boardfeet of hardwood sawtimber**. Approximately 18 acres is a clearcut, with the balance select cut. This sale features an **estimated 63% white oak**, including an **estimated 115 white oak veneer logs**. All trees average **319 bf/tree**. The average volume is estimated at **over 10,000 bf/ac**.

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

Location

Inspection and logging access is directly off Sells Rd, located 325 yards south of the intersection with Saint Rd. Park at the entrance and walk or take an ATV down the trail that leads through the young pine stand back to the timber.

GPS coordinates: 35.5446386, -88.6446158

Logging access will be via Sells Rd.

Sale Description

The sale includes the area shown on the attached map. Property lines are marked with pink flagging.

Two potential log landing areas have been identified (see maps). One is adjacent to Sells Rd and will require clearing younger pine. The other possibility is further back into the harvest site. If adjacent to the road, the log deck should be within the pine stand west of the powerline ROW, leaving a buffer of pine between the log deck and the pine. Loggers may widen and improve the ATV trail to the extent necessary for access.

Clearcut ~18 acres:

All sawtimber-sized trees were measured, graded, and marked with **blue paint**. However, all trees are eligible for harvest. The clearcut is bounded by pink flagging along the north, west, and southern boundaries. The clearcut is separated from the marked harvest by purple flagging. Note, this is a silvicultural clearcut; all trees taller than 10 feet must be felled.

- Trees marked with a horizontal stripe were considered sawtimber
- Unmarked trees were considered pulpwood or culls
- White oaks marked with a "V" were considered to have butt-logs and/or 2nd cuts exhibiting Prime or 3-face veneer characteristics

Marked Harvest ~6 acres:

Only trees marked with **orange paint** at approximately head height and below the stump line (except pulpwood) are eligible for harvest.

- Trees marked with a horizontal stripe were considered sawtimber
- Trees marked with a slash were considered pulpwood
- White oaks marked with a "V" were considered to have butt-logs and/or 2nd cuts exhibiting Prime or 3-face veneer characteristics
- Trees marked with an "X" were considered culls
- There is one small drainage near the west side of the haul/skid trail. Either a portable bridge or stone may be placed for this crossing.

This is not a wet-weather tract. Purchaser must take precautions to prevent damage to residual trees within the Marked Harvest and adjacent pine stand. 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 April 23, 2026** at which time they will be opened. 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 may also be submitted by phone call or text message on the attached or similar Bid Offer form. The Seller reserves the right to refuse any and all bids.

The Purchaser shall be required to make payment in full upon execution of the timber deed/contract. The Purchaser shall provide the timber contract 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 David at 731-234-6400, or Austin Carroll at 731-608-2933 if you have any questions relative to this sale.

Sincerely,



David C. Mercker, Ph.D., CF
Tennessee Timber Consultants, LLC

For access to a PDF copy of this sale prospectus and other available sales, visit
<https://tennesseetimber.com/timber-sales>

Ward 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 the information provided, in whole or in part.

Clearcut: ~18 acres			
Species	Trees	Volume (bf)*	Avg/tree
Hickory	114	19,095	168
Mixedwood**	36	6,149	171
Pine	25	4,580	183
Poplar	15	5,993	400
Post Oak	75	12,650	169
Red Oak	94	29,226	311
White Oak	361	131,220	363
Total	720	208,914	290

*Doyle Tree Scale FC78 for all species except FC80 for poplar

**Includes sweetgum, red maple, beech, and ash

Marked SMZ: ~6 acres			
Species	Trees	Volume (bf)*	Avg/tree
Ash	8	2,645	331
Hickory	2	960	480
Mixedwood	11	3,955	360
Poplar	17	14,235	837
Red oak	3	1,560	520
Sweetgum	19	14,570	767
White oak	8	4,777	597
Total	68	42,702	628

*Doyle Tree Scale FC78 for all species except FC80 for poplar

Of the total white oak volumes in the tables above, the following table shows the estimated volume of veneer quality buttlogs and 2nd cuts.

Veneer			
White oak	Logs	Volume (bf)*	Avg/log
Prime	55	11,715	211
3-face	43	8,169	186
2nd's	17	2,778	163
Total	115	22,662	197

*Doyle Log Scale



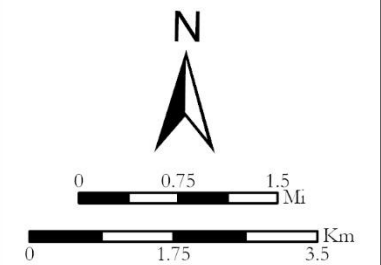
 Property Boundary



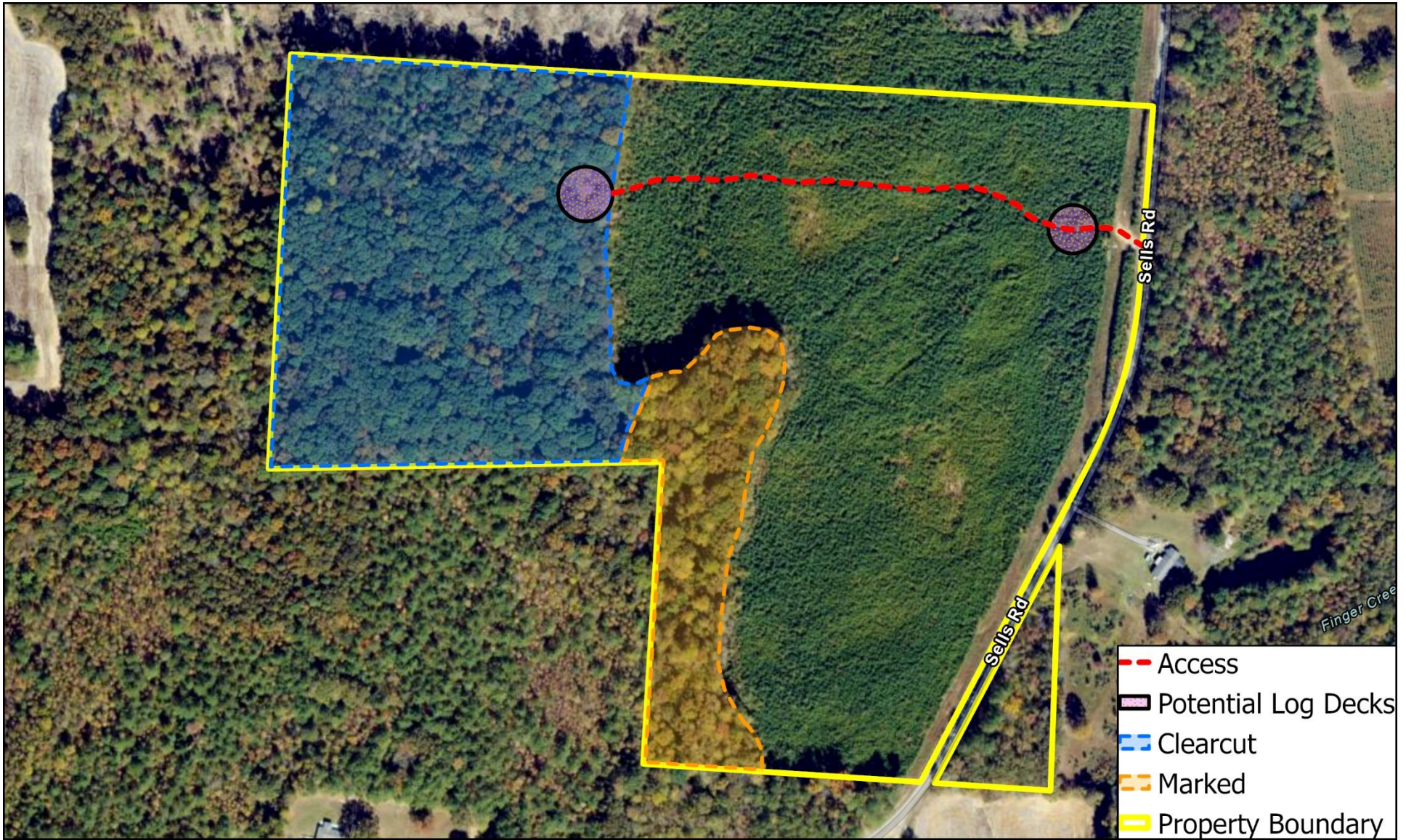
Ward Timber Sale

Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

2026



Coordinate System: NAD 1983 UTM Zone 16N



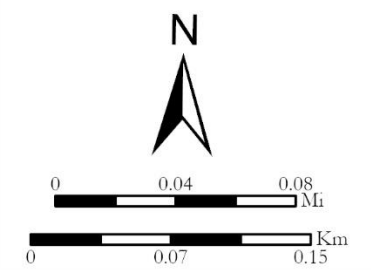
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Esri, Vantor, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, USDA FSA

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- - - Access
- Potential Log Decks
- Clearcut
- Marked
- Property Boundary



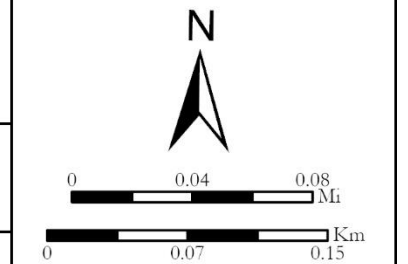


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2026

Coordinate System: NAD 1983 UTM Zone 16N



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 access points or access roads not on the property of the Seller 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. Purchaser will pay for the timber in full at the time the contract or timber deed is signed and 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 **November 30, 2027** 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 four 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 59+/- acre property of Dennis Earl and Dale D. Ward along or near Sells Rd in Madison County, Tennessee (Map 125, Parcels 010.00 and 010.08). Within the clearcut area totaling an estimated 18 acres, all trees taller than 10 feet are required to be felled. Within the marked harvest totaling an estimated 6 acres, only trees marked by Tennessee Timber Consultants with orange paint at approximately head height and below the stump line 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. Areas at risk of erosion, purchaser shall sow grass seed and fertilizer 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 within the marked sale area. 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 that 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.

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**Ward 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 Dennis and Dale Ward in Chester 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.)