



Tennessee Timber Consultants, LLC
P.O. Box 10066
Jackson, Tennessee 38308
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June 8, 2026

Tamm Heirs Timber Sale

Bids to be opened Thursday, July 9, 2026, at 11:00 a.m.

Attn.: Buyers of Standing Timber,

Fred Silverstein, Yoel Cahn, and Ingrid Tamm have authorized Tennessee Timber Consultants, LLC to serve as their agent in the sale of certain hardwood sawtimber and pulpwood located on their property southwest of Brownsville in Haywood County, Tennessee. This is the same property recorded in the Haywood County Courthouse in Deed Book 260 Page 748; Map 102, Parcel 002.00.

General Description of the Sale

This is a quality timber sale on a tract totaling approximately 156+/- acres. The actual woodland sale area is estimated at **80 acres** containing approximately **415,316 boardfeet of hardwood and cypress sawtimber**. This sale features an **estimated 36% red oak** and 17% white oak species. All trees average **308 bf/tree**.

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

Location

Inspection and logging access will be via Cannon Ln and River Bend Loop. From Bond Ferry Rd, follow Cannon Ln south to the property. Access from here will be limited to ATV or by foot.

Additional inspection and logging access will be via River Bend Lp, which borders the southeastern property line.

GPS coordinates:

Northern Access 35.5294562, -89.3638097

Southern Access 35.5180386, -89.3603189

Sale Description

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

Only trees marked with **blue 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 horizontal stripe along with a spot indicate a deduction for defect
- Trees marked with a slash were considered pulpwood
- Trees marked with an "X" were considered culls

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 trees will not be permitted. SMZ's have not been marked. **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 July 9, 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

Tamm Heirs Timber Sale

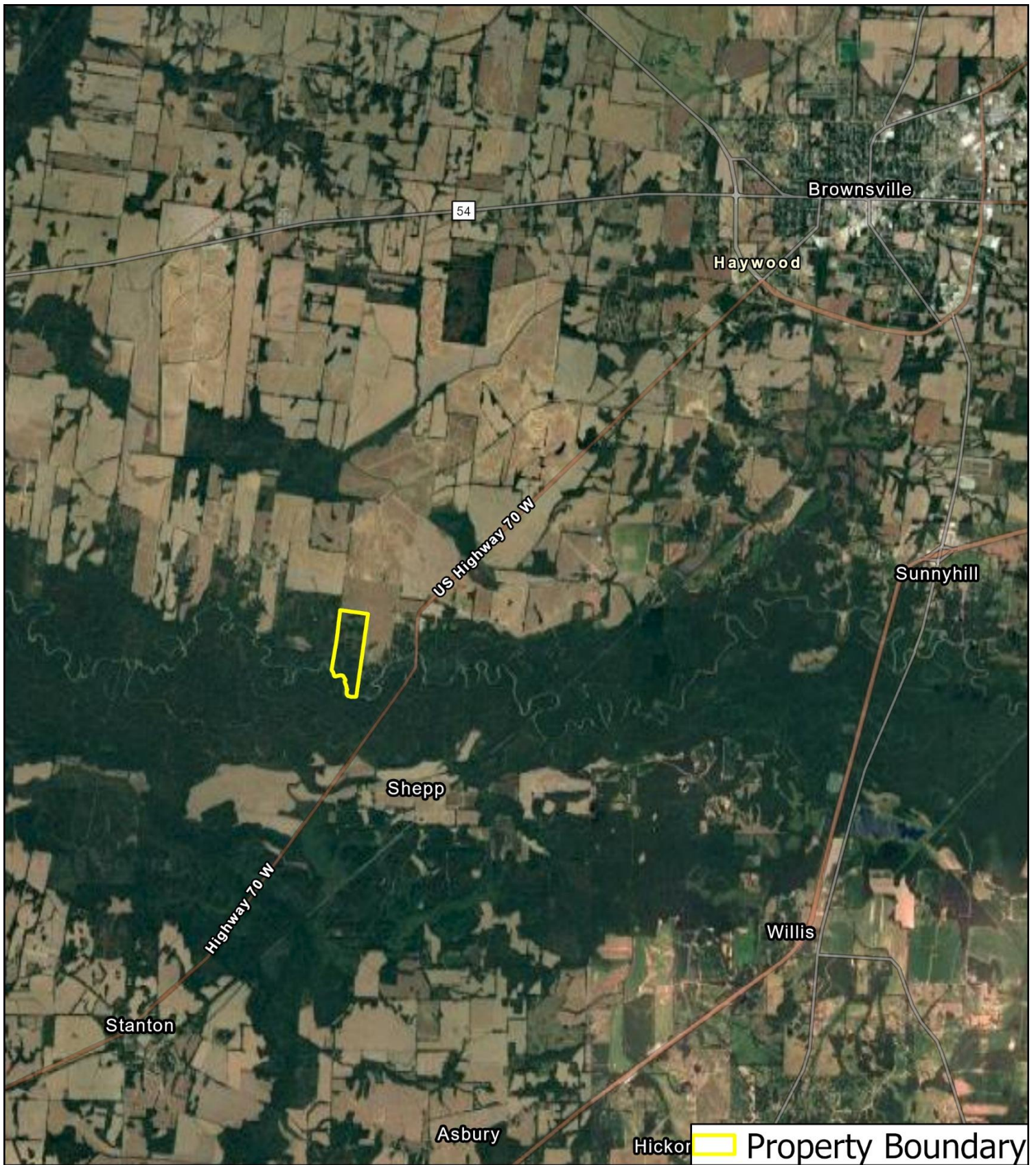
TIMBER VOLUME SUMMARY

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.

| Species | Trees | Boardfeet | Avg/tree |
|--------------|--------------|----------------|------------|
| Red Oak | 402 | 148,897 | 370 |
| Sweetgum | 348 | 91,825 | 264 |
| Overcup Oak | 110 | 43,930 | 399 |
| Cow Oak | 53 | 21,742 | 410 |
| Ash | 94 | 19,044 | 203 |
| Red Maple | 101 | 18,595 | 184 |
| Sycamore | 57 | 16,336 | 287 |
| Cypress | 36 | 15,323 | 426 |
| Hickory | 45 | 13,766 | 306 |
| Mixedwood | 64 | 10,915 | 171 |
| Poplar | 16 | 6,789 | 424 |
| White Oak | 19 | 6,455 | 340 |
| Cottonwood | 5 | 1,697 | 339 |
| Total | 1,350 | 415,316 | 308 |

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

**Mixedwood includes river birch, willow, elm, blackgum

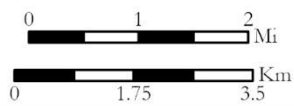


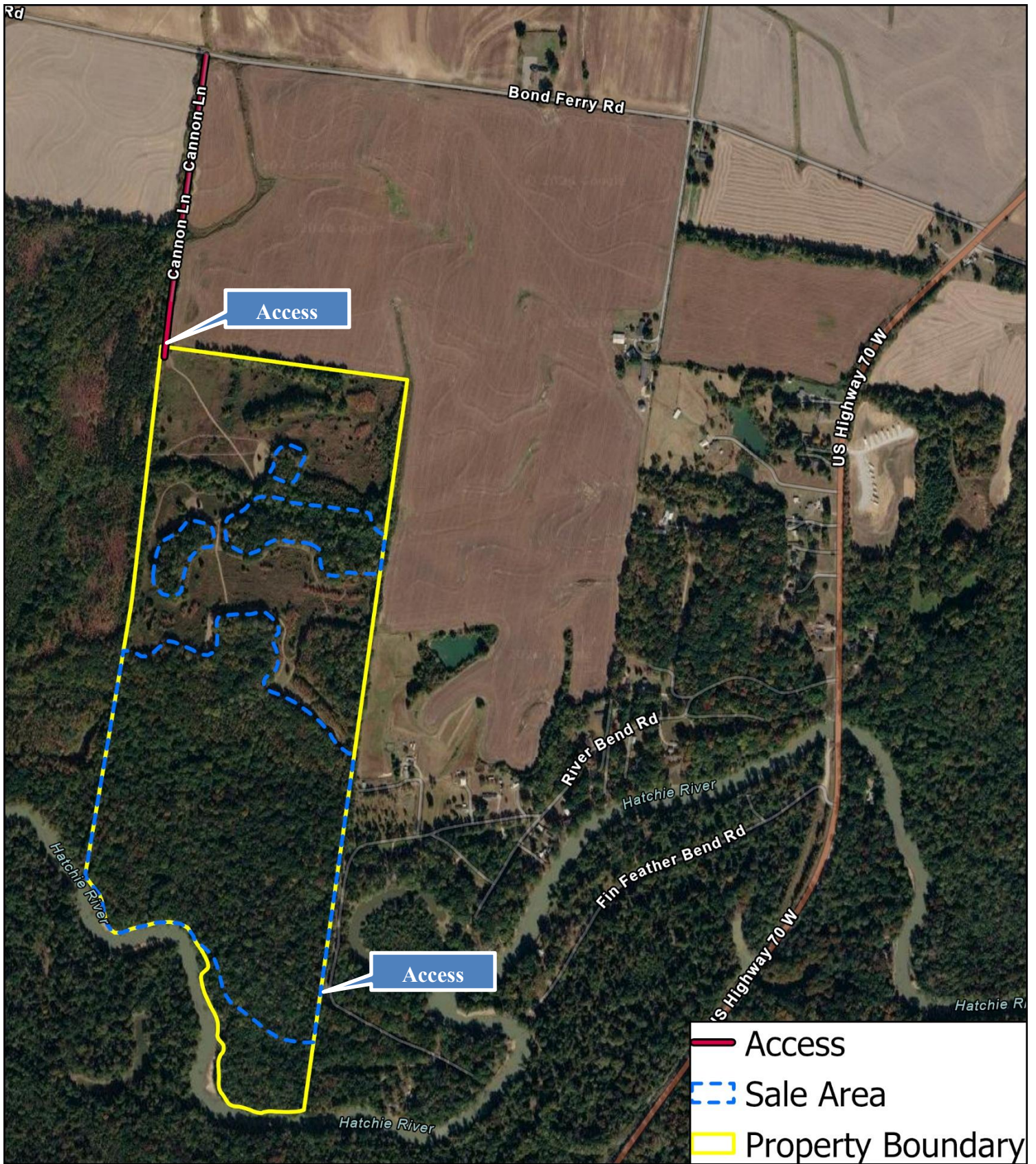
Tamm Heirs Timber Sale

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

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



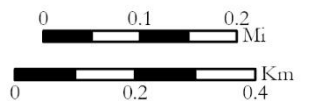


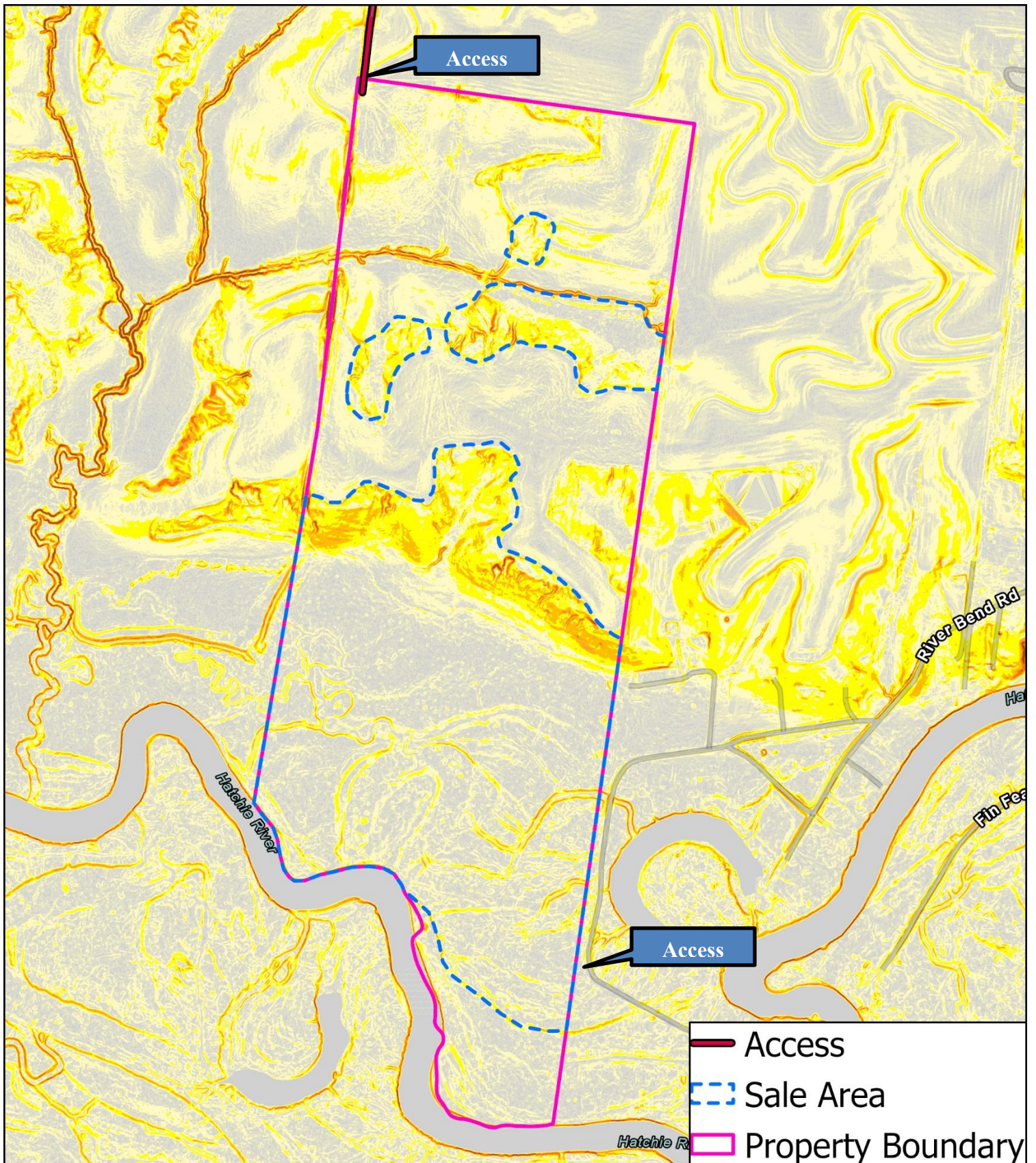
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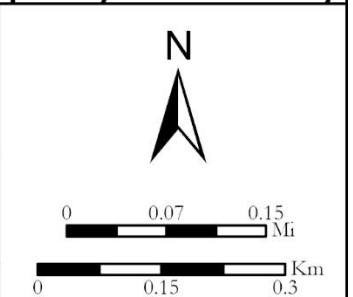


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Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Google

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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 156+/- acre property of Fred Silverstein, Yoel Cahn, and Ingrid Tamm along or near Cannon Lp and River Bend Lp in Haywood County, Tennessee (Map 102, Parcels 002.00). Within the entirety of the tract, only trees marked by Tennessee Timber Consultants with blue paint above 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.

Sale Terms and Conditions

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. Purchaser shall include Fred Silverstein, Yoel Cahn, and Ingrid Tamm as an additional insured on their General Liability policy.
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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Bid Offer

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Date _____

For, and in accordance with the invitation to bid for certain timber offered for sale by Fred Silverstein, Yoel Cahn, and Ingrid Tamm 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.)