



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

July 10, 2026

Richard Pearson Trust Timber Sale

Bids to be opened Thursday, August 13, 2026, at 11:00 a.m.

Attention Buyers of Standing Timber,

The Richard Pearson Trust has authorized Tennessee Timber Consultants, LLC to serve as agent in the sale of certain hardwood sawtimber and pulpwood located on properties near Bells, Tn. There are three tracts, identified as: Tract 1 (Map 075, Parcel 011.00), Tract 2 (Map 089, Parcel 022.00), and Tract 3 (Map 089, Parcel 028.02). **This timber was marked by David Mercker.**

General Description of the Sale

The timber is located on three properties containing approximately 396 acres. The actual woodland sale area is estimated at **83 acres** containing approximately **591,650 board feet (Doyle Tree Scale) of hardwood sawtimber**. The timber is located on both bottomland and upland sites. Throughout, the cherrybark oak trees are outstanding especially the southern stand of Tract 1, and in Tract 2. The overall tree size is large, averaging **359 bf/tree**. The average volume per acre is high, estimated at **7,128 bf/ac**.

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

Location and Access

Tract 1 (Warren Rd) - access is directly off Warren Rd, then south through farm lane. The south stand has extremely large cherrybark oak but it will require a portable bridge to access. Alternatively, a right-of-way through the east neighbor has been secured.

Tract 2 (Walnut Hill Church Rd) - *viewing* access is off Walnut Hill Church Rd. in the southeast corner (cable is not locked). *Logging* access is central to the property where an old farm access must be reopened. This Tract also has very fine cherrybark oak.

Tract 3 (Lower Jackson Rd) – Access 1: Truck access is off Lower Jackson Rd. At the northwest corner then following the creek edge back to the woodland.

Access 2: Truck access off Lower Jackson Rd is at one of two spots. Entering the field will be difficult due to the guard rails and poles. So, if needed, a right-of-way from the neighbor to the east has been secured. (See Map)

GPS coordinates:

Tract 1: 35.7609860, -89.0823667

Tract 2: 35.7058310, -89.0679316

Tract 3: 35.7063641, -89.0815753

Sale Description

The sale includes the area shown on the attached maps. Pink flagging was used to denote the property lines where needed. Only trees marked with **orange paint** at approximately head height and below the stump line are eligible for harvest.

- Trees marked with a horizontal stripe were considered sawtimber
- Trees marked with a slash were considered pulpwood. Pulpwood stumps were not marked
- 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. Excessive rutting and damage to residual timber 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 August 13, 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 also may be submitted by phone call or text (to: **David Mercker 731-234-6400, or Austin 731-608-2933**) on the attached or similar Bid Offer Form. 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 David 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>***

Richard Pearson Trust 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. Total volume across all Tracts is summarized here:

Species	Trees	BF Volume*	Avg/Tree
Sweetgum	709	258,865	365
Cherrybark Oak	237	104,835	442
Other Red Oak	232	97,955	422
Soft Maple	162	47,965	296
Cypress	63	23,145	367
Sycamore	67	21,500	321
Hickory	69	12,765	185
Ash	42	7,945	189
Overcup Oak	14	5,050	361
White Oak	13	4,210	324
Mixedwood**	39	7,415	190
Total	1,647	591,650	359

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

** Includes: elm, river birch, honey locust, poplar, cherry, tupelo, cedar, post oak

Volume Summary by Tracts

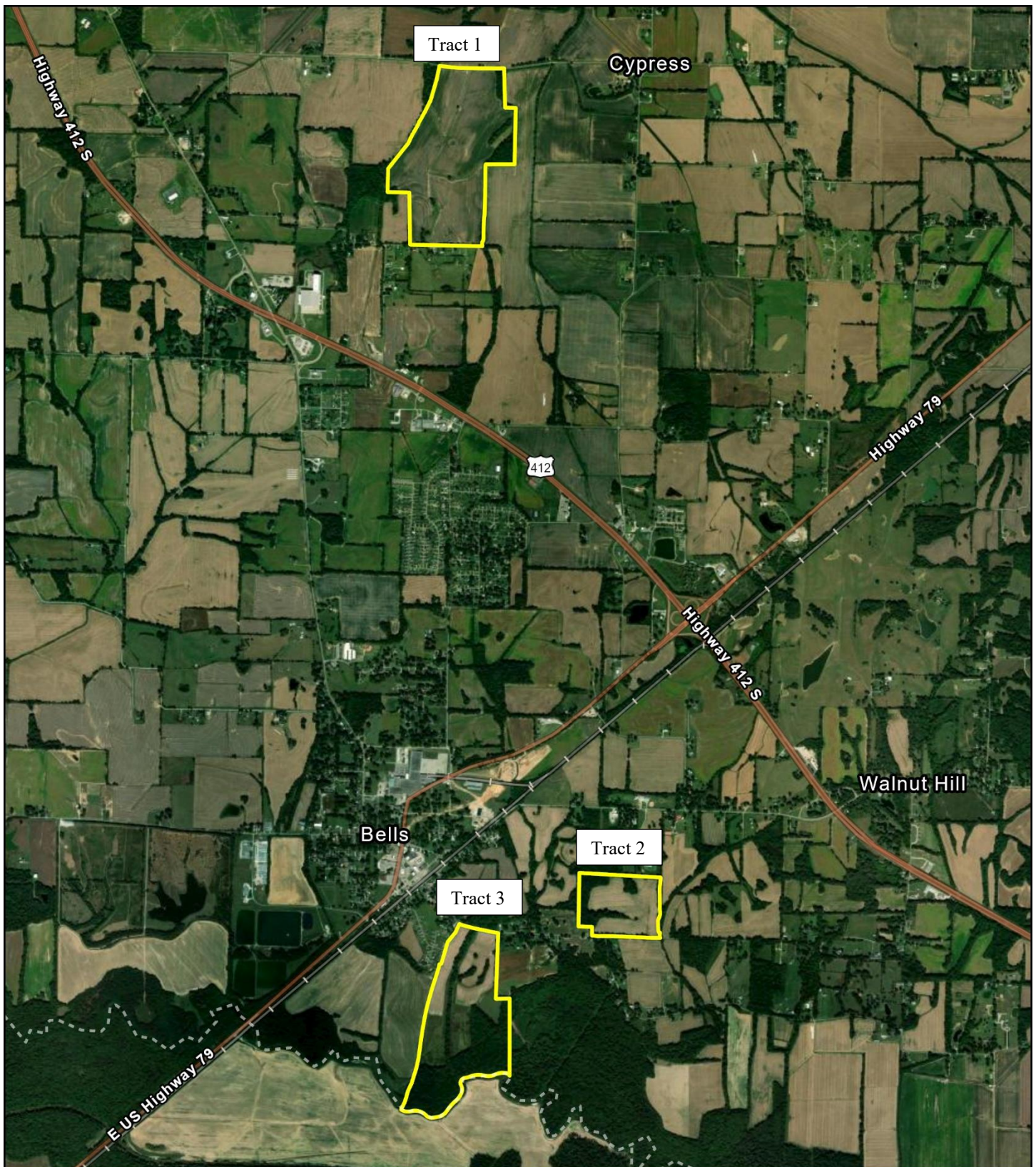
	Tract 1 - Warren Rd		Tract 2 - Walnut Hill Church Rd		Tract 3 - Lower Jackson Rd	
Species	Trees	BF Volume	Trees	BF Volume	Trees	BF Volume
Sweetgum	24	9,005	64	21,010	621	228,850
Cherrybark Oak	106	47,995	93	37,255	38	19,585
Other Red Oak	43	14,800	47	19,025	142	64,130
Soft Maple	0	0	0	0	162	47,965
Cypress	0	0	0	0	63	23,145
Sycamore	0	0	5	1,875	62	19,625
Hickory	52	8,380	17	4,385	0	0
Ash	4	620	19	3,485	19	3,840
Overcup Oak	0	0	0	0	14	5,050
White Oak	10	3,080	3	1,130	0	0
Mixedwood	3	295	19	4,900	17	2,220
Total	242	84,175	267	93,065	1,138	414,410

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 **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 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 396+/- acre properties of the Richard Pearson Trust located in Crockett County, Tennessee. Within the sale areas totaling an estimated 83 acres, only those trees designated for harvest by Tennessee Timber Consultants with orange paint at 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, 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.

Sale Terms and Conditions

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. Purchaser shall include The Richard Pearson Trust as an additional insured on their General Liability policy.
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.

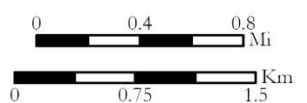


Pearson Timber Sale

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

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



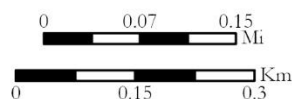


Tract 1 - Warren Rd

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

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



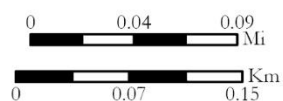


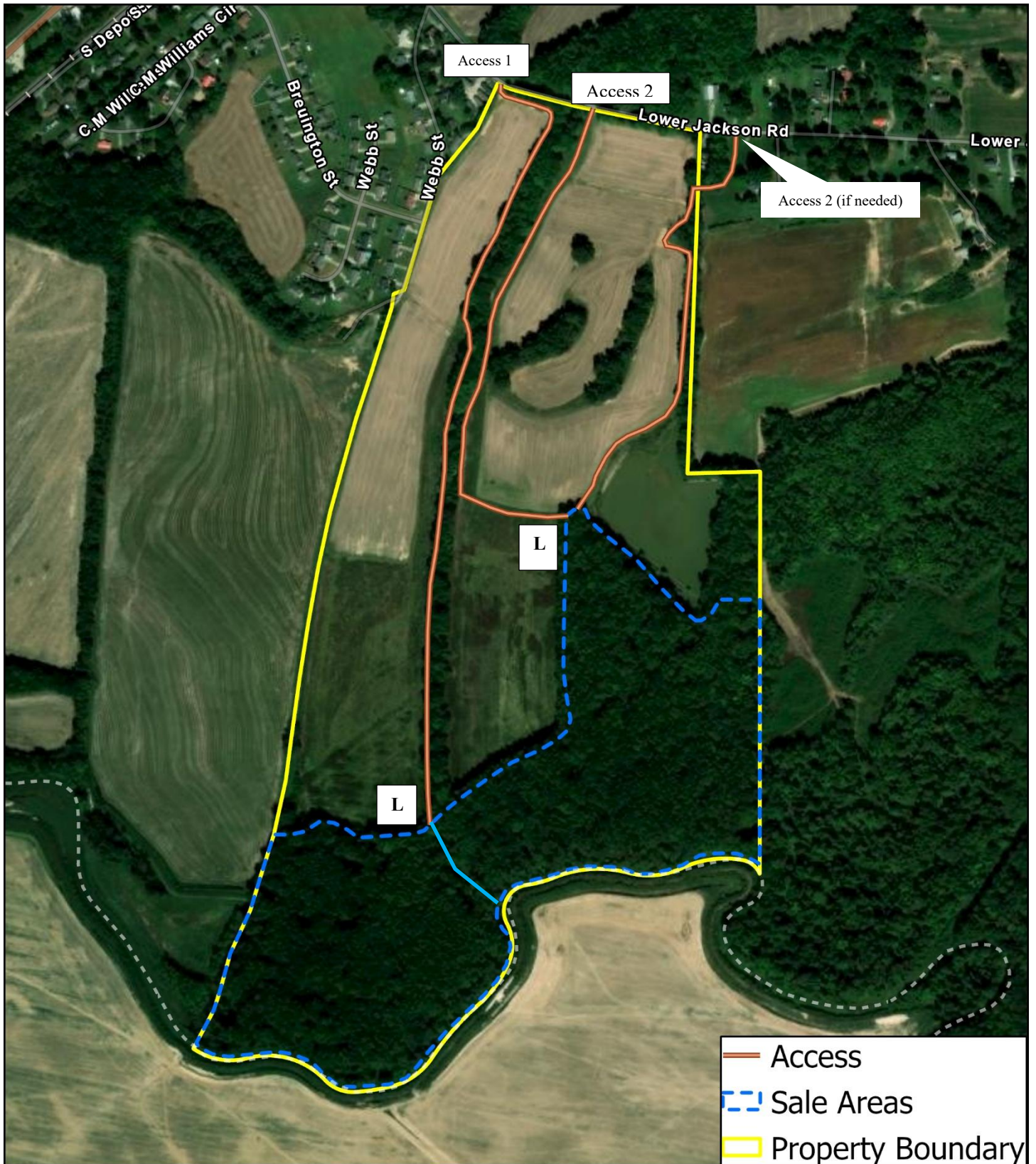
Tract 2 - Walnut Hill Church Rd

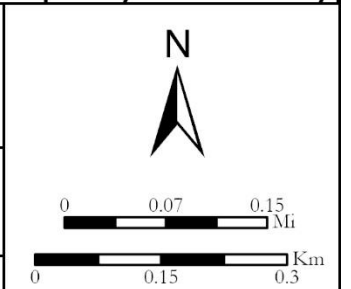
Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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	Tract 3 - Lower Jackson Rd		
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P.O. Box 10066
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David Mercker Cell: (731) 234-6400
Email: David@tennesseetimber.com

**Richard Pearson Trust Timber Sale
Bid Offer**

Sealed bids, submitted on a lump sum basis only, will be accepted until **11:00 A.M on August 13, 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 also may be submitted by phone call or text (to: **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 10:30 a.m. on the morning of the bid opening. Offers submitted after 10:30 are not guaranteed to be included. Bidders should confirm receipt of bids submitted by text or email. The Seller reserves the right to refuse any and all bids.

Date_____

For, and in accordance with the invitation to bid for certain timber offered for sale by Richard Pearson Trust in Crockett 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 _____

(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.)