

**TIMBER FOR SALE**  
**Hubbard Tract, Lunenburg County, Va.**

Forest Resources Management, as agent for the landowner, offers for sale by sealed bid all merchantable timber on approximately 38 acres. The timber for sale is for a portion of the Hubbard Tract located in Lunenburg County on Traffic Road, approximately .3 miles north of the South Meherrin River, as shown on the attached sketch.

**TERMS OF SALE:**

1. Timber is offered for sale by single payment sealed bid. Bids will be opened at **10:00 a.m.** on **Thursday April 4th, 2024, at the office of Forest Resource Management.** Mail bids will be accepted but must be received prior to bid date. Mail bids should be marked: SEALED BID – Hubbard Tract and mailed to FRM, Inc., 7840 Richmond Tappahannock Hwy, Aylett, VA 23009.
2. Purchaser to have 18 months from date of contract closing.
3. No seed trees to be left.
4. Seller reserves the right to accept or reject any and all bids.
5. The purchase price shall be payable in full upon receipt of a Timber Sale Contract within 30 days after acceptance of the successful bid.
6. Purchaser must submit evidence of liability and workmen's compensation insurance prior to commencing harvest of the timber. Minimum liability coverage shall be \$1,000,000.
7. Buyer must comply with Virginia Best Management Practices (BMP's) for timber harvesting.. Timber may be harvested from the Streamside Management Zone (SMZ) in accordance with BMP's, but no closer than 25 feet from channel.
8. A \$1000 escrow deposit will be required from the buyer.
9. Submission of a bid constitutes acceptance of the terms and conditions of the client's Timber Cutting Agreement. This Agreement is specifically designed to meet the various legal requirements of the owner. If you wish to review a copy of the Timber Cutting Agreement for this sale please contact our office.

Prospective buyers are invited to inspect the timber at any time. The lock combination is 2-0-0-0. Any questions regarding the location or terms of sale should be directed to Bill Pownall, F R M, Inc., 7840 Richmond Tappahannock Hwy, Aylett, VA 23009, Telephone 804-690-3234, FAX 804-769-0853. A timber cruise is included for your information. However, no guarantee is expressed or implied as to the actual volume of timber that may be harvested from the sale area.