

August 23, 2024
TIMBER SALE PROSPECTUS
ORIDB Area 7 Timber Sale

American Forest Management, Inc. (AFM), a forest resource consulting firm acting as the agent for the property owner, Oak Ridge Industrial Development Board (hereinafter referred to as Grantor) is soliciting prices to purchase timber located on Map: 014, Parcel 039.00, in Roane County, TN. The timber designated for harvest is as described below.

Timber Sale Name: ORIDB Area 7 – Timber Sale

Owner: Oak Ridge Industrial Development Board

Deadline: Offers must be submitted on or before **September 6th, 2024**

Location: Map: 014, Parcels 039.00 – Roane County, Tennessee. (See attached maps.)

Agent for Grantor:
American Forest Management, Inc. (AFM)
1000 Waterford Place, Suite 300
Kingston, Tennessee 37763
Phone: 865-567-4583
neil.owens@afmforest.com

Offers to purchase may be mailed to the office or emailed. The words, “ORIDB Area 7” should appear on the header of the offer from. Please contact AFM if submitting offer by email. The attached offer form should be used when submitting an offer to purchase.

Offers to purchase will be pay-as-cut by the ton. Pay-as-cut pricing will be by-the-ton for pulpwood and CnS if the buyer wishes to sort CnS. Any offer price will be considered using a per ton price combining CnS and pulpwood with the pulpwood price, referred to as “blended price”. Pay as cut contract will require a \$5,000.00 advance payment at closing. If cutting has not started within 1 months of effective date of the required cutting timeframe, then another \$5,000.00 advance will be due.

The Grantor reserves the right to reject any and all offers for any reason at its sole discretion. Any offer made subject to conditions contrary to those contained in this notice may be rejected. Phone or verbal offers will not be accepted.

Estimated Acreage/Timber Description: 30+/- acres total within a larger tract. The timber sale area is marked by orange paint in inverted T shape and pink flagging. The timber for sale is a clearcut. All Pine within the boundary is to be cut. Hardwood within the boundary may be cut ONLY if a price for the product is included on the official offer form.

Estimated Volume The buyer to determine volume

Showing: AFM is available to show timber by appointment

Access: Access is via gravel road off Renovare Blvd within the Horizon Center Technology Park. The road is gated with a lock and the buyer will be provided a key.

Terms: The successful buyer, or Grantee, shall have 21 calendar days from the offer acceptance to close the sale by signing a Timber Cutting Agreement. The Cutting Agreement term is eighteen (18) months, with extensions granted for wet weather.

Harvest Period: All offers to purchase are agreeing to the “Harvest Operation Period” of October 1st – March 31st as approved by the US Fish and Wildlife Service.

Performance Bond: Grantee shall deposit \$5,000 with the Grantor when logging starts to be held in escrow to assure fulfillment of the Grantee’s obligations. All or any portion of the bond may be applied by Grantor’s agent toward repairs necessitated by damage by Grantee. The bond shall be in the form of a *check payable to AFM Timber Escrow* and is due when logging begins.

A SAMPLE COPY OF THE TIMBER CUTTING AGREEMENT CAN BE OBTAINED BY CALLING AFM AT 865-567-4583