

HERITAGE HABITAT & FORESTRY, LLC

330-419-1769 HeritageHabitatCo@gmail.com

TIMBER FOR SALE near Ripley, WV

TIMBER SALE CONTRACT #0017-0725-TSA

Bids to be opened on 07/28/2025 at 10am at 4061 Simmons Church Rd., Centerburg, OH 43011

OWNER AND/OR OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS

Timber Sale Summary

Owner: Joseph Dudgeon

Sale Address: Keiths Run Rd, Ripley, WV 25271

County: Jackson

Sale Acres: Approximately 45.81 acres

Parcel(s): 18-04-0003-0032-0000

Estimated Products: 556 hardwood (HW) sawtimber trees, 3 softwood (SW), 0 HW pulp trees, 93 HW cull trees 1 SW cull tree

Estimated Volumes: HW sawtimber: **122,893.57** Total Doyle BF / **161,516.3** Total Intl 1/4" BF

Volumes are not guaranteed but are final for this timber sale.

Heritage Habitat & Forestry, LLC, acting as Agent for Joseph Dudgeon (referred to as "Owner"), is offering for sale marked timber in the county, state, and parcel(s) listed above.

The successful bidder (referred to as "Purchaser") must execute a "Timber Sale Contract" with the Owner within 10 days of notice of bid award. Full payment will be made to Owner within 30 days of contract signing or prior to staging equipment/beginning harvest, whichever occurs first.

Purchaser must be a **Licensed Timber Operator/Licensed Certified Logger and/or contracting a Licensed Timber Operator/Licensed Certified Logger** in good standing. Exceptions only in limited circumstances with Forester and Owner approval in writing.

Contact Anthony Pappas of Heritage Habitat & Forestry for more information: 681-455-7741 or anthony.pappas@heritagehabitatco.com. **You must receive written (via email) permission to enter the property – reach out to Anthony Pappas first.**

Map appended.

If you no longer wish to receive bid packets from Heritage Habitat & Forestry, please contact us and we will remove you from our mailing list.

Timber Sale Volumes

Total Volume per Size Class

SAW Units Doyle

	Diameter at Breast Height												
Sawtimber	6-8"	10	12	14	16	18	20	22	24	26	28	30+	Total
Virginia Pine	0.00	0.00	0.00	0.00	74.12	207.48	0.00	0.00	0.00	0.00	0.00	0.00	281.59
Red Maple	0.00	0.00	372.85	742.05	520.51	376.41	0.00	364.47	317.00	0.00	0.00	0.00	2693.29
Sugar Maple	0.00	0.00	0.00	34.99	0.00	70.79	0.00	0.00	0.00	0.00	0.00	0.00	105.79
Pignut Hickory	0.00	0.00	338.56	571.68	1052.52	225.19	695.61	0.00	0.00	0.00	0.00	0.00	2883.56
Mockernut Hick	0.00	0.00	0.00	99.45	51.33	145.99	0.00	0.00	0.00	0.00	0.00	0.00	296.77
Yellow-Poplar	0.00	0.00	344.92	1413.47	2219.87	4149.60	3402.58	5266.23	4209.88	3650.36	1865.41	3164.54	29686.84
Blackgum	0.00	0.00	59.90	0.00	74.48	0.00	0.00	553.93	0.00	0.00	0.00	0.00	688.31
White Oak	0.00	0.00	133.40	222.05	1373.61	747.59	3603.73	3179.11	2964.58	2556.68	1957.12	2282.57	19020.45
Scarlet Oak	0.00	0.00	29.95	197.58	580.30	870.68	2222.25	3653.38	2021.04	4127.92	894.60	7001.14	21598.84
Chestnut Oak	0.00	0.00	70.67	770.29	1707.89	2887.59	2783.66	1513.71	1931.72	1040.66	327.72	0.00	13033.90
N. Red Oak	0.00	0.00	0.00	77.87	119.04	170.48	426.92	610.05	1161.28	904.34	0.00	0.00	3469.98
Post Oak	0.00	0.00	0.00	0.00	0.00	145.99	0.00	0.00	0.00	0.00	0.00	0.00	145.99
Black Oak	0.00	0.00	82.77	853.27	2528.09	3152.45	2890.58	3688.90	4903.06	1702.28	1928.89	7257.97	28988.24
Sawtimber Total	0.00	0.00	1433.01	4982.69	10301.76	13150.24	16025.33	18829.78	17508.55	13982.24	6973.72	19706.24	122893.57

Total Marked Trees by Size Class

	Diameter at Breast Height												
Species	6-8"	10	12	14	16	18	20	22	24	26	28	30+	Total
Virginia Pine	0.00	0.00	0.00	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Red Maple	13.00	29.00	16.00	13.00	6.00	2.00	0.00	1.00	1.00	0.00	0.00	0.00	102.00
Sugar Maple	2.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
Pignut Hickory	0.00	4.00	13.00	10.00	12.00	2.00	3.00	0.00	0.00	0.00	0.00	0.00	44.00
Mockernut Hick	0.00	2.00	0.00	2.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00
Yellow-Poplar	1.00	6.00	9.00	18.00	17.00	23.00	13.00	16.00	12.00	6.00	4.00	5.00	131.00
Blackgum	1.00	0.00	2.00	0.00	1.00	0.00	0.00	2.00	1.00	0.00	0.00	0.00	8.00
Sourwood	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
White Oak	0.00	0.00	5.00	4.00	14.00	5.00	16.00	12.00	8.00	7.00	4.00	2.00	77.00
Scarlet Oak	0.00	0.00	1.00	4.00	8.00	6.00	14.00	12.00	7.00	10.00	2.00	7.00	71.00
Chestnut Oak	0.00	1.00	2.00	12.00	16.00	17.00	12.00	5.00	5.00	2.00	1.00	0.00	73.00
N. Red Oak	0.00	0.00	0.00	1.00	1.00	1.00	2.00	3.00	3.00	2.00	0.00	0.00	13.00
Post Oak	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Black Oak	0.00	1.00	3.00	13.00	25.00	20.00	14.00	13.00	13.00	4.00	4.00	8.00	118.00
Total	17.00	43.00	52.00	78.00	103.00	81.00	74.00	64.00	50.00	31.00	15.00	22.00	653.00

Timber Sale Contract Specifications

The Timber Sale Contract will have an expiration date of 12/31/2025, pending any extensions granted for extraneous reasons.

This is a lump sum timber sale with 20% (twenty percent) of final purchase price due at signing of Timber Sale Contract within 30 days of bid acceptance, along with the remaining 80% (eighty percent) due prior to beginning any harvest operations (including equipment staging).

Purchaser is required to name Owner and Heritage Habitat & Forestry, LLC as additionally insured on Purchaser's General Liability Insurance Policy with minimum coverage of \$1,000,000 prior to the start and for the duration of harvesting operations. General Liability and Worker's Comp. are required upon finalization of Timber Sale Contract.

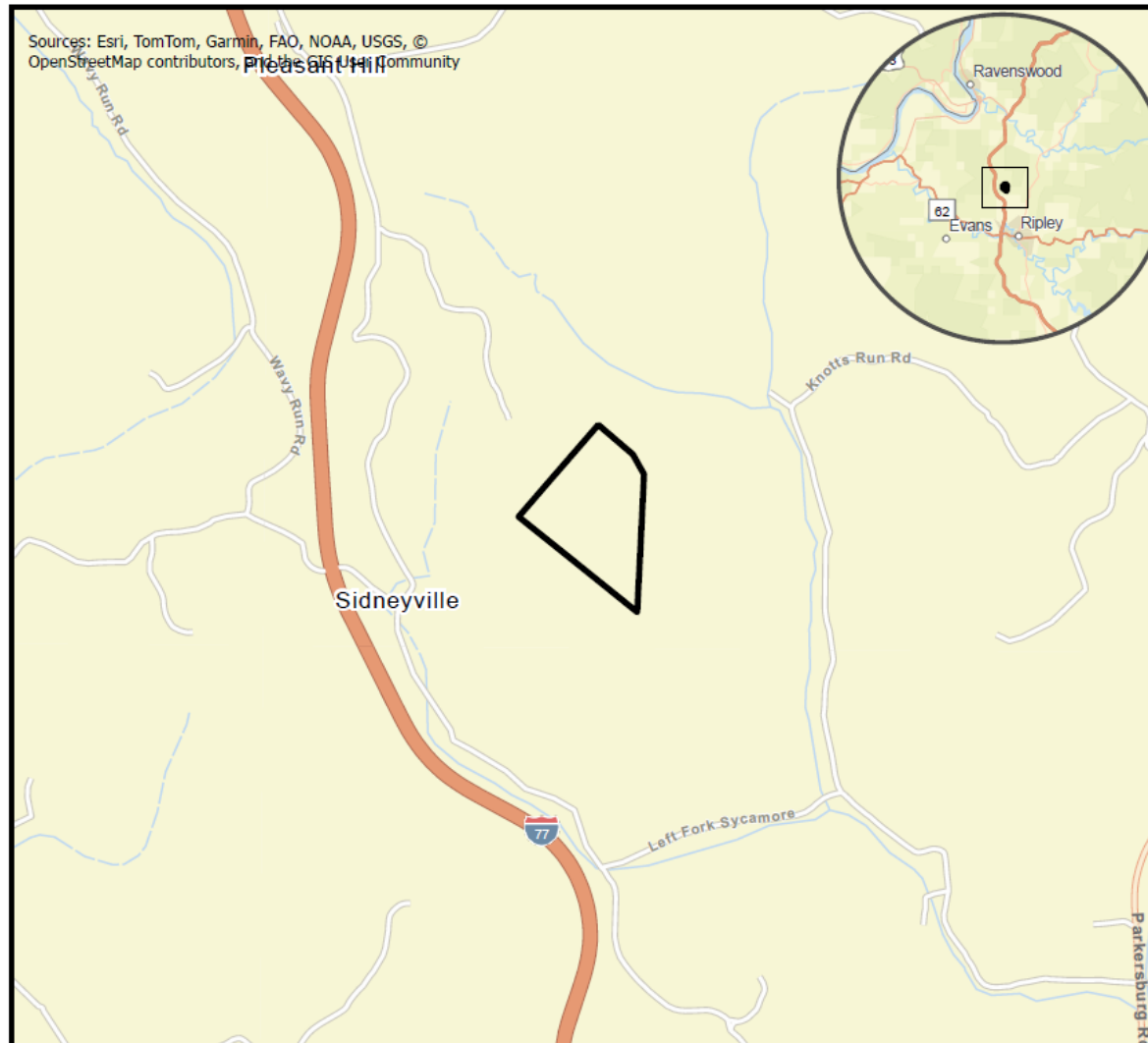
Upon award of successful bid, Purchaser shall be required to enter into a Timber Sale Contract with Owner within 10 days of notice of bid award. All terms and conditions of the Timber Sale Contract shall contain the final terms of sale.

Timber Sale Notes

- Timber is marked in blue paint at breast height and a stump dot in same color.
- Diameters measured with either d-tape or Biltmore stick and recorded to the nearest 2".
- Sawtimber heights measured to a 10" top, pulpwood heights in 5' sticks to a 4" top.
- Sawtimber estimated as at least 12" diameter at breast height (DBH) unless black walnut which will be measured from a 10" DBH for sawtimber, pulpwood estimated as any diameter not qualifying as sawtimber due to DBH, form, quality, etc.
- Cull trees are marked with a blue painted "X" and are to be either felled or girdled, regardless of if they are merchandized. These trees were not included in the volume calculations estimated.
- Timber sale boundary marked with pink flagging where necessary.
- Any bidder who intends to use a portable sawmill must declare that intention when bidding. All lumber debris and material will need removed from site unless other authorized in writing.
- Access to the property will be gained via an easement that is shared by a separate landowner's driveway. A new access road will need to be constructed along this easement to reach the timber sale area. This is the responsibility of the purchaser.
- Sample contract, volume tables, cruise data, and boundary shapefiles are available upon request.
- All trails and landings will be re-seeded.
- All Best Management Practices will be adhered to.

Dudgeon - Location Map

Location: Jackson, WV



Credits: Rachel Brock Heritage Habitat
& Forestry, LLC
(681) 455-7741
HeritageHabitatCo.com

Sole purpose use of Heritage Habitat &
Forestry and Client. Not to be used for
survey purposes.



1 inch equals 0.35 miles
Center: 81°43'35"W
38°52'8"N
0 0.2 0.4 0.8 1.2 1.6 Miles
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Spatial Reference
Name: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator

Dudgeon - Aerial Timber Sale Area Map

Location: Jackson, WV



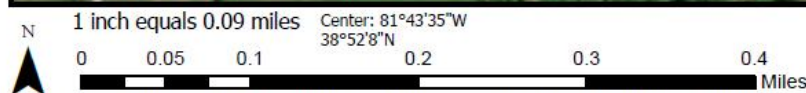
Legend

- Timber Sale Boundary
- Parcel

LOCATION OF THE TIMBER SALE ON
DUDGEON'S PARCEL, ACCESSIBLE VIA A
SOUTHWEST EASEMENT.

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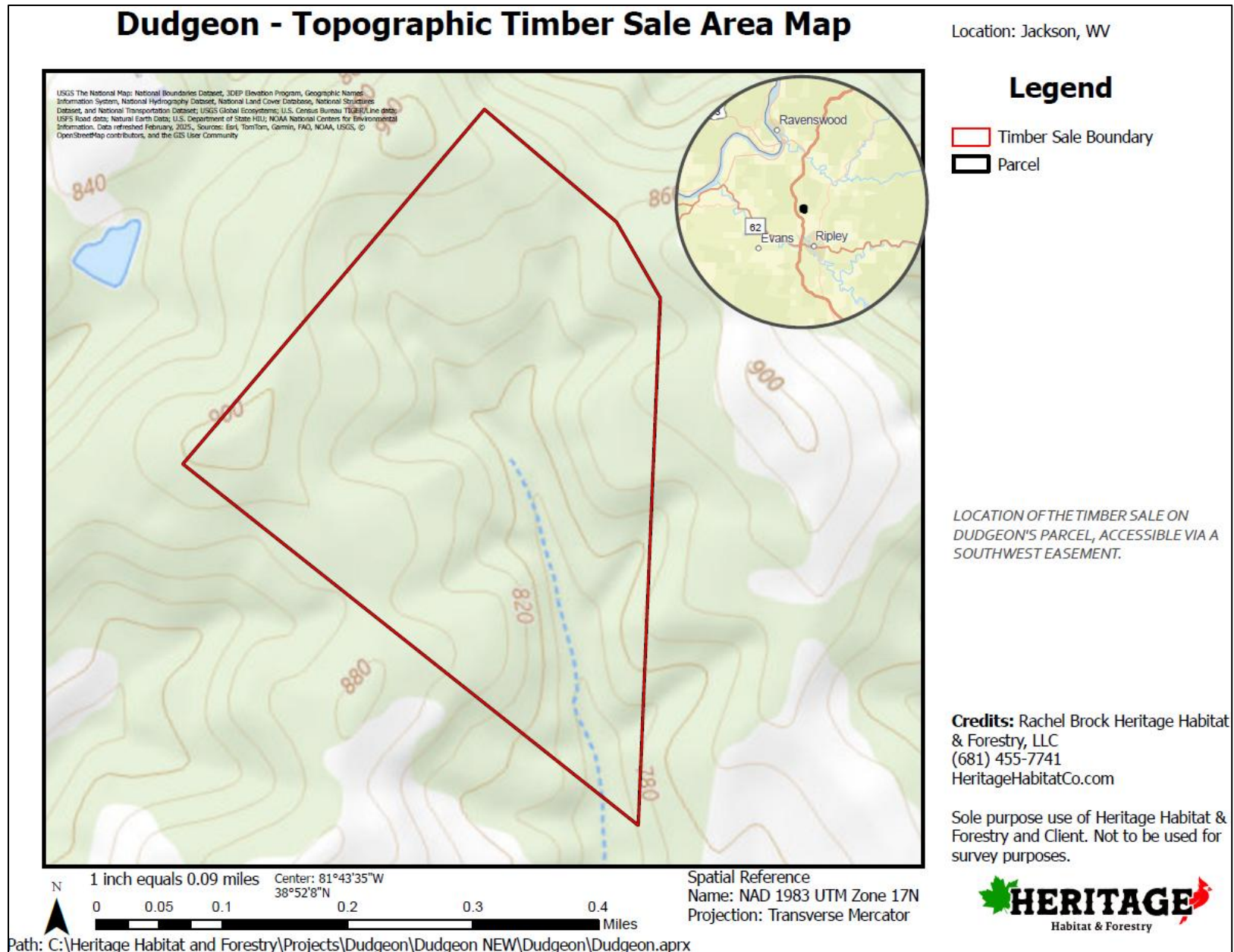
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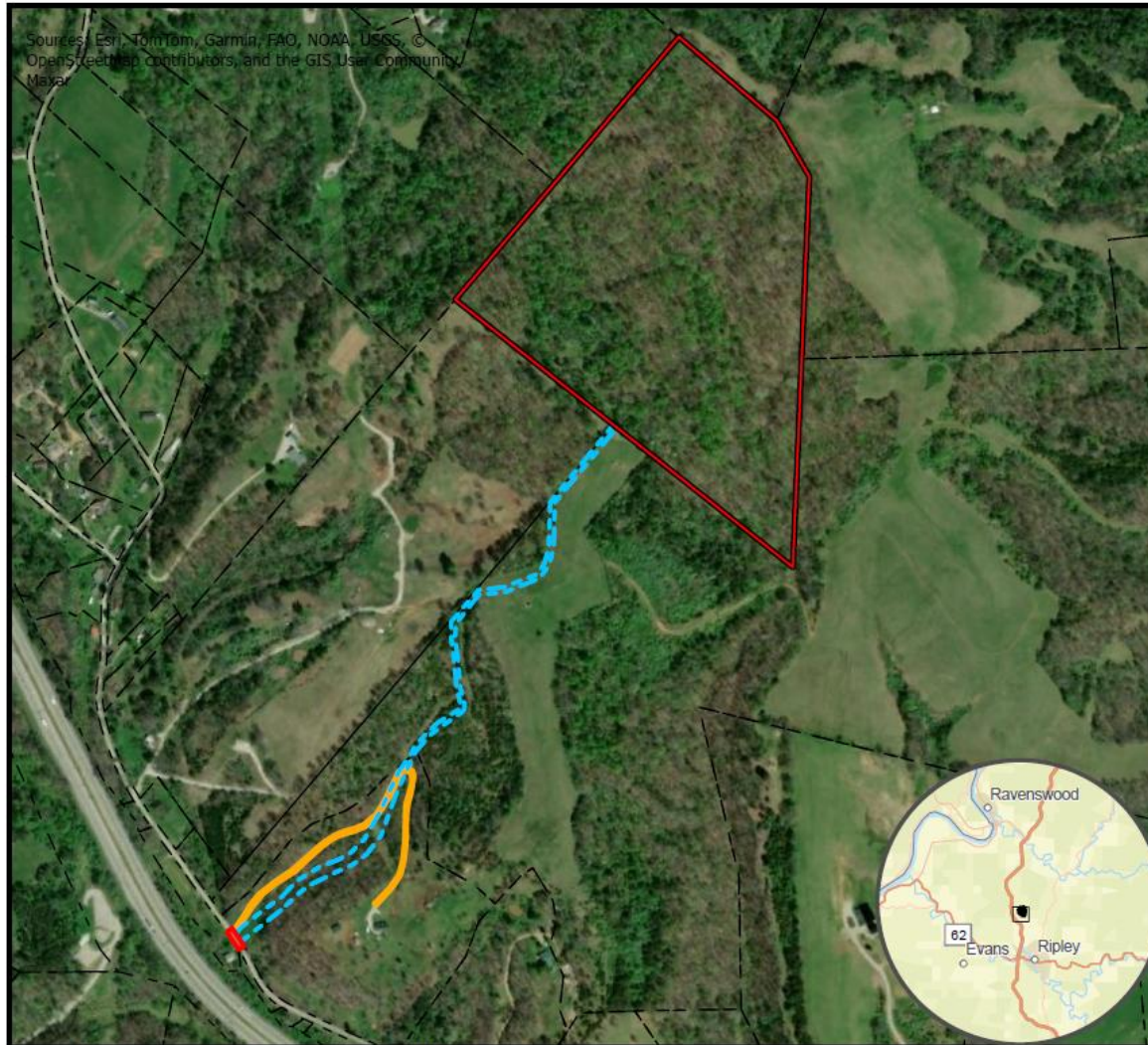


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Dudgeon - Right of Way Access

Location: Jackson, WV



Legend

- Dudgeon's Parcel
- Timber Sale Boundary
- R/W- Right of Way
- The Wilson's Gravel Driveway
- Neighboring Parcels
- Entrance

ACCESS TO THE DUDGEON PARCEL BEGINS OFF OF RAVENSWOOD PIKE, EITHER BY GRANTED ACCESS VIA THE WILSON'S DRIVEWAY OR BY A DESIGNATED RIGHT-OF-WAY.

AT THE JUNCTION OF THE WILSON'S DRIVEWAY AND THEIR PROPERTY EDGE, THE RIGHT OF WAY ACCESS ROUTE THEN PASSES THROUGH THE FRANCIS BROTHERS PROPERTIES LLC PARCEL. THERE IS NO ESTABLISHED ROAD HERE, AND THE RIGHT OF WAY ACCESS FOLLOWS THE PROPERTY BOUNDARY ALONG THE EDGE OF THE WOODED AREA AND ADJOINING FIELD AND ENTERS DUDGEON'S PROPERTY VIA SOUTHWEST.

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