

**HERITAGE HABITAT & FORESTRY, LLC**

**681-455-7741 HeritageHabitatCo@gmail.com**

**TIMBER FOR SALE near Calcutta, WV**

**TIMBER SALE CONTRACT #0018-0725-TSA**

Bid Opening: 9am **09/05/2025** at 4061 Simmons Church Rd., Centerburg, OH 43011 (need not be present)

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

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**Timber Sale Summary**

Owner: Donna Reiss Carter, Trustee of the Carter Family Trust

Sale Address: Mt. Dewey Rd., Calcutta, WV 26170

County: Pleasants

Sale Acres: Approximately 18 acres; 1 acre powerline edge thinning along SW edge, 8 acres thinning between NW powerline edge and gasline, 5 acres "patches" between gasline and NW property corner, and 5 acres thinning in NW corner.

Parcel(s): 37-08-0009-0002-0000

**Estimated Products:** 599 hardwood (HW) sawtimber trees, 93 HW pulp trees, 18 HW cull trees

**Estimated Volumes:** HW sawtimber: 77,178 Total Doyle BF; 36% BF white oak family (chestnut oak and *Quercus alba*)

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

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Heritage Habitat & Forestry, LLC, acting as Agent for Donna Carter (referred to as "Owner"), is offering for sale marked timber in the county, state, and parcel 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](mailto:anthony.pappas@heritagehabitatco.com).

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**

Marked Trees													
Diameter at Breast Height													
Species	6-8"	10	12	14	16	18	20	22	24	26	28	30+	Total
Red Maple	3.00	8.00	8.00	11.00	13.00	8.00	6.00	0.00	2.00	0.00	0.00	0.00	59.00
Sugar Maple	26.00	34.00	44.00	59.00	53.00	48.00	23.00	10.00	2.00	1.00	0.00	0.00	301.00
Yellow Buckeye	0.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00
Bitternut Hick	0.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	4.00
Pignut Hickory	1.00	0.00	6.00	8.00	6.00	15.00	8.00	3.00	2.00	1.00	0.00	0.00	50.00
Shagbark Hick	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Mockernut Hick	2.00	8.00	6.00	13.00	10.00	8.00	2.00	1.00	0.00	0.00	0.00	0.00	50.00
American Beech	1.00	0.00	1.00	2.00	1.00	1.00	6.00	0.00	1.00	0.00	0.00	0.00	13.00
Yellow-Poplar	0.00	1.00	3.00	6.00	7.00	5.00	3.00	1.00	0.00	0.00	0.00	0.00	27.00
White Oak	0.00	0.00	1.00	1.00	2.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	5.00
Chestnut Oak	2.00	2.00	3.00	23.00	36.00	34.00	42.00	11.00	5.00	2.00	0.00	0.00	160.00
N. Red Oak	0.00	0.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	4.00
Black Oak	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
Am Basswood	0.00	0.00	0.00	3.00	1.00	0.00	2.00	1.00	0.00	0.00	0.00	0.00	7.00
American Elm	0.00	2.00	2.00	0.00	2.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	8.00
<b>Total</b>	<b>35.00</b>	<b>56.00</b>	<b>75.00</b>	<b>129.00</b>	<b>134.00</b>	<b>120.00</b>	<b>93.00</b>	<b>31.00</b>	<b>12.00</b>	<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>692.00</b>

Doyle Total Volume													
SAW Units Doyle													
Diameter at Breast Height													
Sawtimber	6-8"	10	12	14	16	18	20	22	24	26	28	30+	Total
Red Maple	0.00	0.00	128.96	560.62	1103.86	1193.32	845.43	0.00	760.98	0.00	0.00	0.00	4593.17
Sugar Maple	0.00	0.00	345.64	2920.75	5386.61	7558.42	4828.54	2354.56	697.49	469.05	0.00	0.00	24561.06
Yellow Buckeye	0.00	0.00	0.00	0.00	103.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.55
Bitternut Hick	0.00	0.00	0.00	68.67	103.55	0.00	0.00	301.21	0.00	0.00	0.00	0.00	473.43
Pignut Hickory	0.00	0.00	29.95	470.91	552.01	3044.19	2067.69	855.14	927.57	469.05	0.00	0.00	8416.51
Shagbark Hick	0.00	0.00	0.00	49.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.72
Mockernut Hick	0.00	0.00	89.85	614.56	1162.42	1374.82	462.42	252.72	0.00	0.00	0.00	0.00	3956.78
American Beech	0.00	0.00	0.00	155.73	103.55	104.22	1060.77	0.00	380.49	0.00	0.00	0.00	1804.77
Yellow-Poplar	0.00	0.00	0.00	397.39	940.85	633.95	838.67	364.47	0.00	0.00	0.00	0.00	3175.34
White Oak	0.00	0.00	0.00	49.72	193.52	0.00	0.00	252.72	0.00	0.00	0.00	0.00	495.96
Chestnut Oak	0.00	0.00	0.00	822.94	3780.27	5894.89	9871.64	3581.14	2281.76	661.61	0.00	0.00	26894.25
N. Red Oak	0.00	0.00	0.00	49.72	51.33	170.48	0.00	301.21	0.00	0.00	0.00	0.00	572.75
Black Oak	0.00	0.00	0.00	0.00	0.00	0.00	231.21	0.00	0.00	0.00	0.00	0.00	231.21
Am Basswood	0.00	0.00	0.00	68.67	150.50	0.00	510.77	178.67	0.00	0.00	0.00	0.00	908.60
American Elm	0.00	0.00	21.78	0.00	148.96	0.00	0.00	301.21	0.00	469.05	0.00	0.00	940.99
<b>Sawtimber Total</b>	<b>0.00</b>	<b>0.00</b>	<b>616.18</b>	<b>6229.40</b>	<b>13781.00</b>	<b>19974.29</b>	<b>20717.14</b>	<b>8743.05</b>	<b>5048.29</b>	<b>2068.75</b>	<b>0.00</b>	<b>0.00</b>	<b>77178.10</b>

## **Timber Sale Contract Specifications**

The Timber Sale Contract will have an expiration date of 09/01/2027, pending any extensions granted for extraneous reasons.

This is a lump sum timber sale with 40% (twenty percent) of final purchase price due at signing of Timber Sale Contract within 30 days of bid acceptance, along with the remaining 60% (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.

## **Sealed Bid Information**

- Sealed bids will be accepted until 5 minutes prior to bid opening at 9am on **09/05/2025**.
- Bid opening will take place at 4061 Simmons Church Rd., Centerburg, OH 43011
- Bids may be emailed, mailed, or texted to Anthony Pappas of Heritage Habitat & Forestry at:
  - 330-419-1769
  - [anthony.pappas@heritagehabitatco.com](mailto:anthony.pappas@heritagehabitatco.com)
  - 4061 Simmons Church Rd., Centerburg, OH 43011
    - Include company name, person responsible and title, and signature
- Late bids received within 15 minutes prior to bid opening or later will not be accepted
- Bids delayed in mail will not be accepted if not received within 5 minutes prior to bid opening
- It is Contractor's responsibility to ensure their bid was received by Heritage Habitat & Forestry via either mail, email, or other means
- Heritage Habitat & Forestry will not be held liable for any missing, delayed, or otherwise disqualified bid

## **Timber Sale Notes**

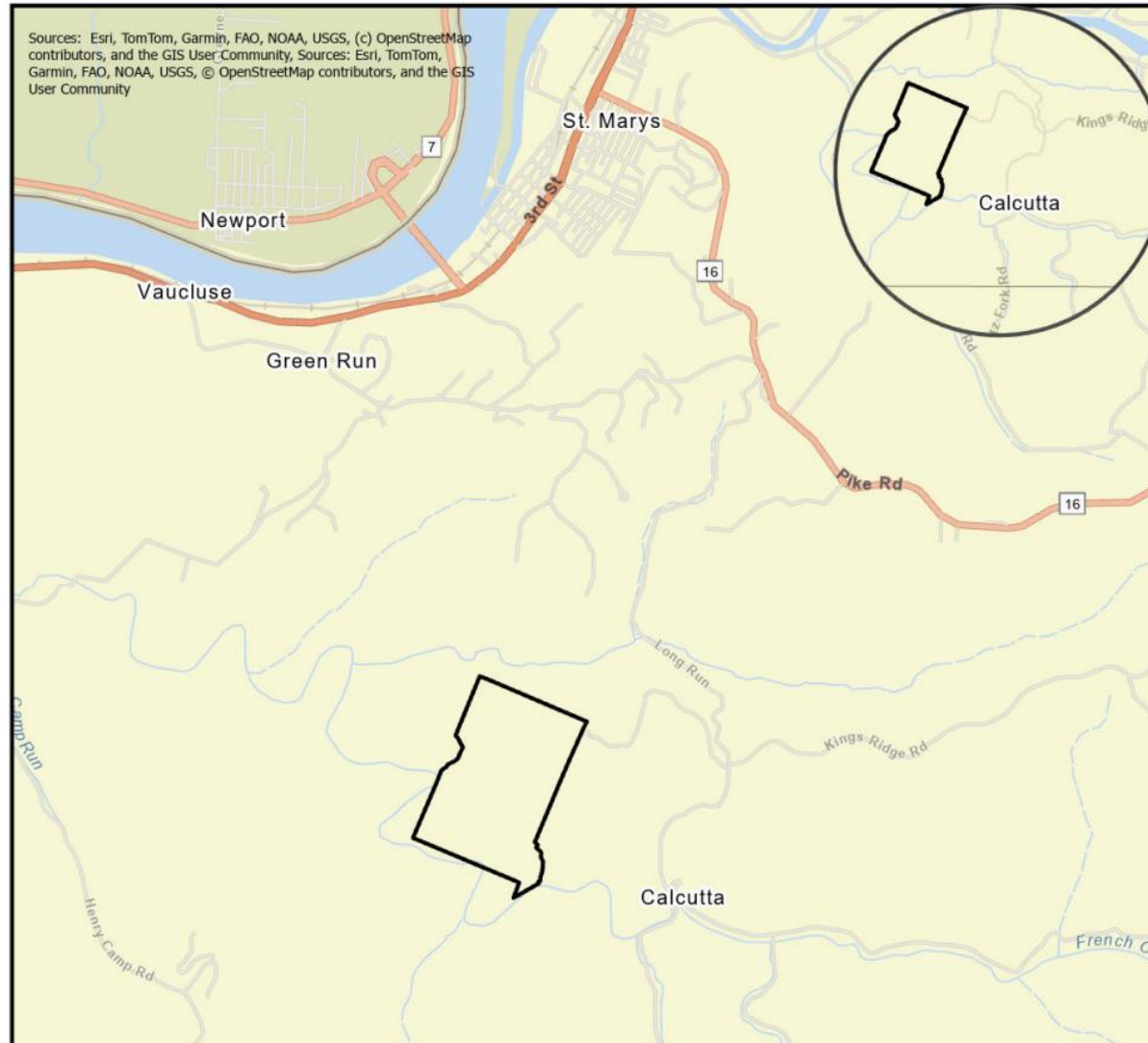
- Timber is marked in blue paint at breast height and a stump dot in same color.
- Diameters measured with either d-tape or Biltmore stick and recorded to the nearest 1".
- Sawtimber heights measured to a 10" top, pulpwood heights in 5' sticks to a 4" top.
- Sawtimber estimated as at least 12" diameter 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.
- Property inaccessible from the west via Alum Cave Run Rd. (dirt), only accessible from the east via Kings Ridge Rd. (paved) -> Alum Cave Run Rd. (gravel).
- Currently-maintained gasline right-of-way along north/south ridge through center of property (requires 811 Call-Before-You-Dig).
- Currently-maintained powerline right-of-ways from southwest corner to northeast boundary, and in northwest corner.
- Recent/correct property boundary survey. Leased hunters may be present.
- Fair amount of existing trails; many usable and well-cleared, others need brush cleared
- 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.

## Carter - Location Map

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Conservation District: Upper Ohio



### Legend

Parcels

LOCATION MAP OF CLIENT PARCEL.

**Credits:** Anthony F. Pappas, RPF, CF  
Heritage Habitat & Forestry, LLC  
(330) 419-1769 / (681) 455-7741  
HeritageHabitatCo.com

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



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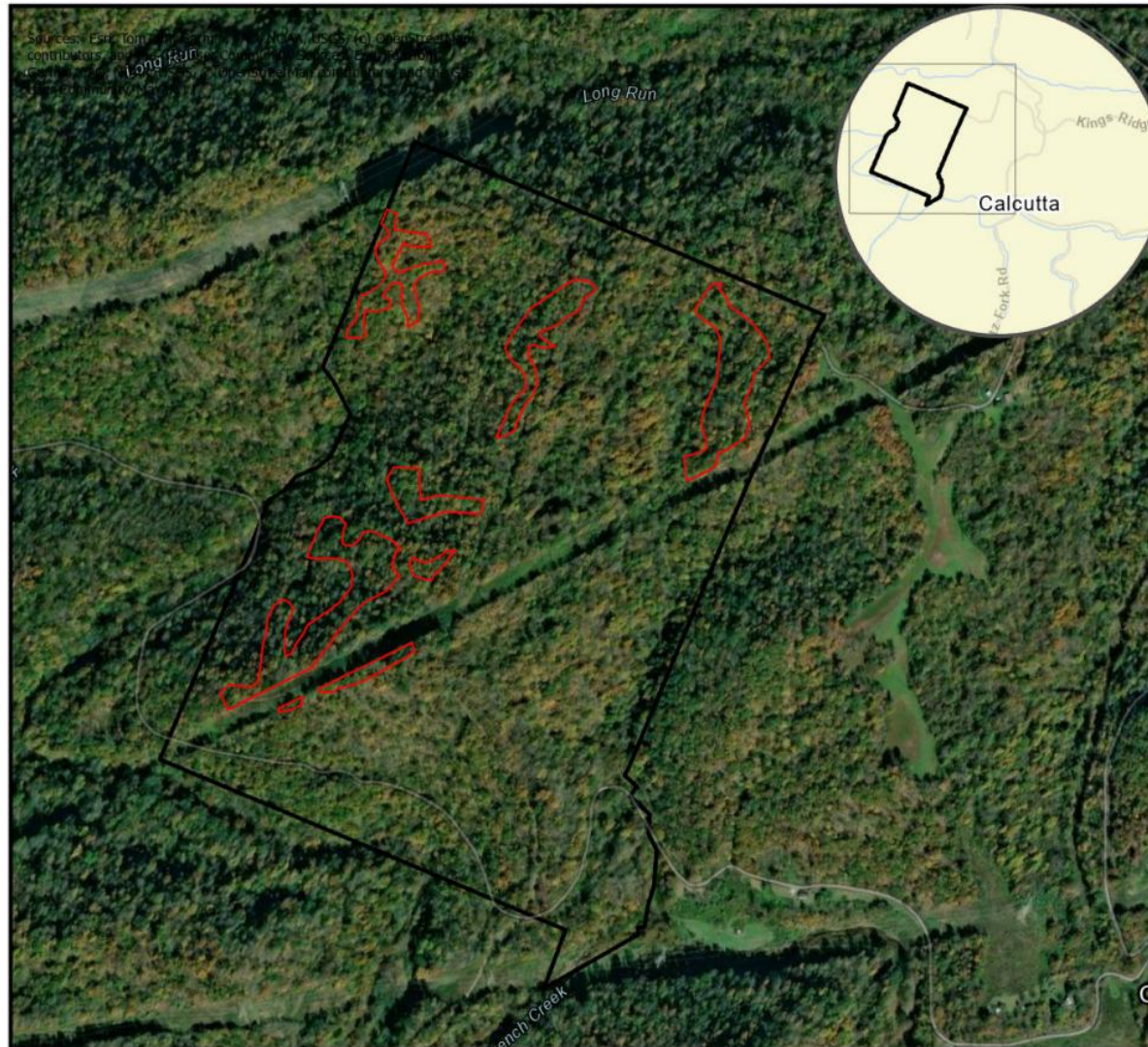
## Carter - Aerial Timber Sale Areas Map

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Conservation District: Upper Ohio

### Legend

-  Parcels
-  Timber Sale Areas



TIMBER SALE AREAS.

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1 inch equals 0 miles

Center: 81°11'52"W 39°21'15"N

0 0.1 0.2 0.4 0.6 0.8 Miles

Spatial Reference  
Name: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator

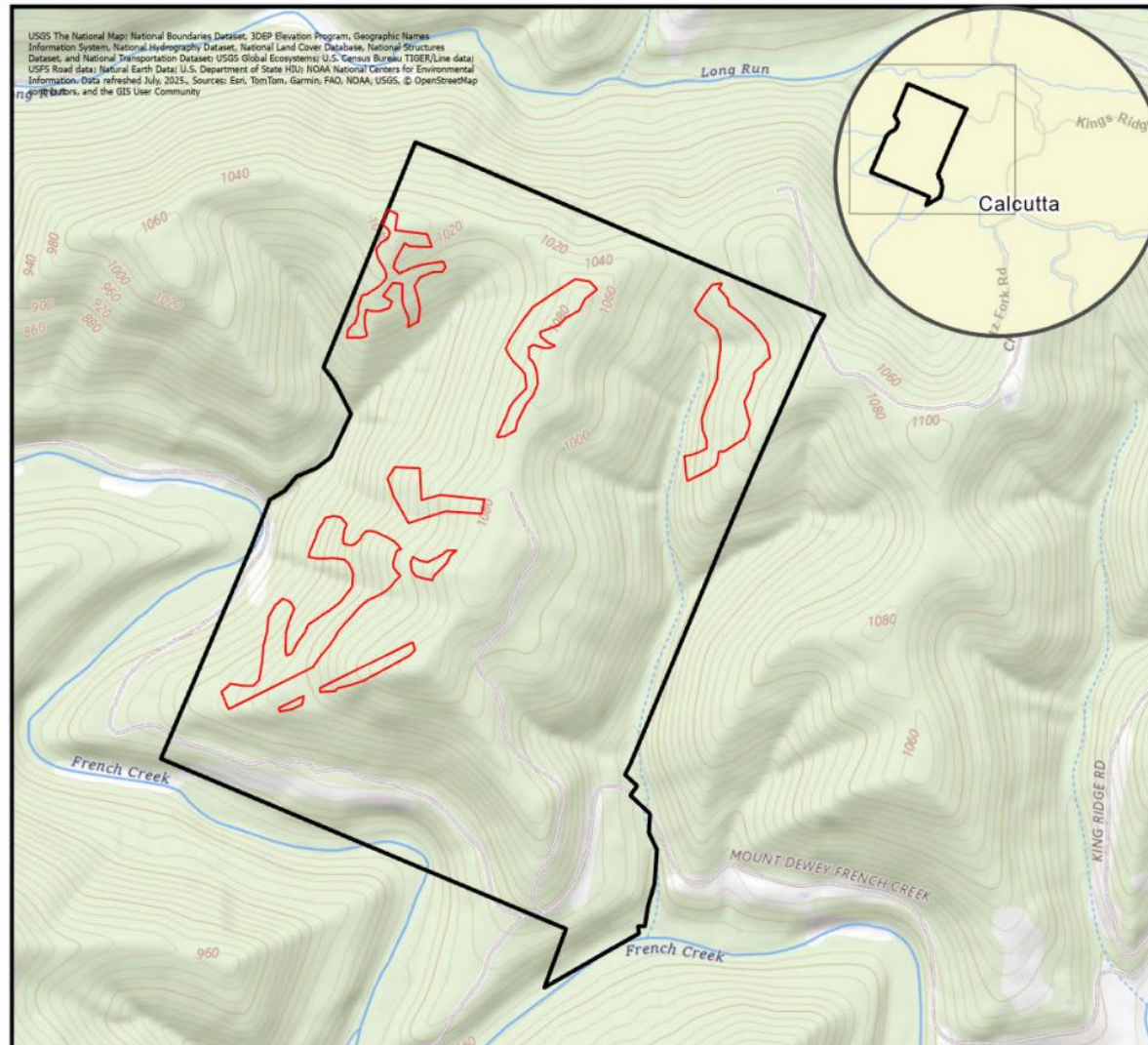
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## Carter - Topographical Timber Sale Areas Map

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Conservation District: Upper Ohio



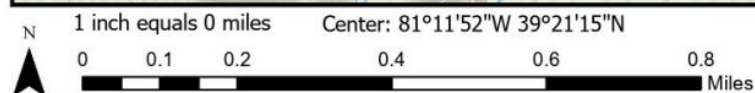
### Legend

- Parcels
- Timber Sale Areas

TIMBER SALE AREAS.

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