



TIMBER AUCTION

FRIDAY AUGUST 2, 2 PM

1.9 MILLION BDFT OF STANDING TIMBER



**HWY 84
LIVINGSTON, TN**



HUGE TIMBER • GREAT LOCATION • EXCELLENT TERMS

For years I have heard about the mythical Cullom Timber... "it's sheer size & mass, it's great location, there's nothing like it in the area, this kind of timber no longer exists." I have now seen it for myself and the Legend is true. This is the most impressive boundary of timber I have ever offered. 1,880,900 Board Feet of Standing Timber as Cruised by Gernt, Hudson & Associates at 16" DBH on 185 acres of woodland. The property is available to be viewed or prospective bidders can schedule a private tour.

Visit www.eagleauctions.com for Timber Cruise, Topo Map, Pictures and additional Info

LEE J. AMONETT • BROKER/AUCTIONEER • 931-252-1907



**AMONETT'S EAGLE
AUCTION & REALTY, LLC**

117 S. Jefferson Ave., Cookeville, TN 38501
931-526-5335

TNF 6105 KY 2965 IN ADU1200022

www.eagleauctions.com

TERMS: 10% Buyers Premium. 15% deposit with balance due in 30 days. Possession with Balance at Closing subject to Terms of Timber Contract. Timber to be sold with a cut at 20" at the stump as defined in the timber contract and with 36 months to complete harvest. **Announcements made day of sale take precedence over advertising!**

AMONETT'S EAGLE AUCTION WHERE "WE SOAR HIGHER"

Woodland Inventory Report
Mary and John Cullom Property
Highway 84 Area
Overton County, Tennessee

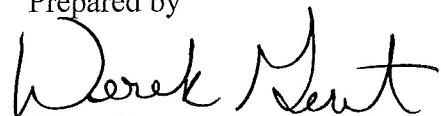
This report was prepared to determine the present estimated sawtimber board foot volume on a tract of land located in Overton County, Tennessee. The field work was completed February 10, 2018.

A series of systematically spaced plots were sampled throughout the tract and all sound merchantable hardwood trees 16 inches D.B.H. and larger and cedar trees 16 inches D.B.H. and larger were measured and tallied. Board foot volume was computed using the Doyle Log Rule (Form Class 80). The following table list the present estimated board foot volume by species.

<u>Species</u>	<u>Estimated Bd. Ft. Volume, Doyle Log Rule</u>
Poplar	538,700 Bd. Ft.
Red Oak	432,900
Chestnut Oak	313,800
Hard Maple	201,800
White Oak	117,800
Hickory	116,600
Ash	45,000
Beech	28,500
Soft Maple	22,600
Walnut	22,200
Cedar	3,700
Cherry	3,300
Misc. Species (Black Gum, Buckeye, Elm, etc.)	<u>34,000</u>
 Total	 1,880,900 Bd. Ft.

This inventory was based upon 185 acres of woodland with an average board foot volume of 10,167 bd. ft. per acre. In the event that the wooded acreage is either less or more than 185 acres then the total board foot volume would also be either less or more than the above total.

Prepared by



Derek Gernt

Gernt, Hudson, and Associates, Inc.

February 27, 2018