

Kraig (270) 792-4018

-Land Sales-

Bid opening, Friday

February 13th at 9:00 am



Eli (270) 202-0194

-Timber Marketing-

Bid opening, Friday

February 13th at 9:00 am

2724 Halifax Bailey Road, Scottsville, KY 42164

January 8, 2026

Dear Sir:

Acting as the representative of Roger Newman Farms LLC, I am offering for sale an estimated 467,800 board feet of good to excellent quality sawtimber lying on 83 wooded acres. The tract is dominated by yellow poplar, red oak, hickory, and white oak sawtimber. The marked timber includes an estimated 1,800 board feet of white oak veneer contained in 7 trees.

TRACT LOCATION: The tract is located in Muhlenberg County near the Community of Tyewhoppety on KY-890. See attached map. The south tract is located adjacent to address 4106 KY-980, Greenville 42345. The timber for sale sign is north of this address.

TIMBER TO BE HARVESTED: The trees to be harvested were marked with orange paint. Sound trees to be cut were marked with three paint spots: two at 4.5 feet above ground on opposite sides and one at ground level. Cull trees were marked with an orange "C" on one side at 4.5 feet above ground and one paint spot at ground level. These cull trees are considered less than 50% sound and no volume tally was made for them. Doyle Rule Form Class 80 was used on yellow poplar, virginia pine, and black cherry. Doyle 78 on all other species. A summary of the marked timber is enclosed.

TERMS AND CONTRACT: Payment will be 20% down at the contract signing with balance due on May 1, 2026 or when the harvest operation begins, whichever occurs first. A contract between the parties will be signed within 10 business days of bid opening. **The successful bidder will be given until October 31st 2027 to remove the timber.** A copy of the sale contract is available upon request.

SALE PREVIEW: There is no scheduled show trip to view the timber. However, we will make ourselves available upon request. Please call to schedule a private appointment. The timber is very easy to find and view.

BID OPENING: Interested parties should submit a bid to me by mail, phone/text, or hand delivered at the bid opening. All bids will be kept strictly confidential. Bids will be opened and read aloud on **Friday, February 13th, 2026 at 9:00 a.m. central time** at my office in Scottsville. Bidders are welcome to come and view the bid opening. The seller reserves the right to accept or reject any and all bids. Please feel free to call me if any questions arise.

*Lose your summary sheet? It's on our website! MooreAndSonForestry.com

Sincerely,

Kraig Moore

Forester/Broker

Summary of Timber Marked for Roger Newman Farms LLC

Tract Location: The tract is located in Muhlenberg County near the Community of Tyewhoppety on KY-890. An adjacent address is 4106 KY-980, Greenville 42345. Look for the timber for sale north of this address. (see enclosed map)

Accessibility: Property has great access from KY-890 and crop field and woodland trails.

Topography: Topography is gently to moderately steep sloping and offers productive logging conditions

Color of Paint: Orange

Estimated Acres: 83

Total Volume: 467,800 board feet, Doyle Rule Form Class 78 & 80

– South Tract –

SPECIES	#TREES	VOLUME	AVE. VOL/TREE
Yellow Poplar	362	148,000	409
Misc. Red Oak	218	75,000	344
Hickory	409	64,900	159
*White Oak	148	39,500	267
Beech	191	34,900	183
Sugar Maple	248	34,500	139
White Ash	232	33,800	146
Sycamore	64	13,400	209
Blackgum	34	4,300	126
Black Walnut	27	4,100	152
Chinkapin Oak	18	3,800	211
Elm	30	2,100	70
Black Cherry	11	1,900	173
Virginia Pine	12	1,500	125
Hackberry	14	1,300	93
Sassafras	7	1,100	157
Misc. Hardwoods	25	3,700	148
Total	2,050	467,800	228

Veneer

*White Oak	7	1,800	257
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Misc. Hardwoods include: Red Maple (900'), Scarlet Oak (800'), Post Oak (800'), Sweetgum (700'), Redcedar (300'), Black Locust (200')

