

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 |
|------------|---|-------|-----|

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

