

Kraig (270) 792-4018

-Land Sales-

Bid opening, Friday

February 20th at 9:00 am



Eli (270) 202-0194

-Timber Marketing-

Bid opening, Friday

February 20th at 9:00 am

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2724 Halifax Bailey Road, Scottsville, KY 42164

January 27, 2026

Dear Sir:

Acting as the representative of Mr. David Driver, I am offering for sale an estimated 730,250 board feet of good to excellent quality sawtimber lying on 94 wooded acres. The tract is dominated by medium to large diameter, long bodied, yellow poplar and red oak sawtimber. Included is 8,250 board feet of white oak veneer contained in 30 trees. **The tract lies on gently to moderately sloping ground with winter logging potential.**

**TRACT LOCATION:** The timber is located in Graves County, 5.6 miles south of Cuba. A close address is 2200 Kentucky 385, Fulton 42041. Refer to the enclosed map for more information. A pointer sign is at the entrance of the property. The gate appears locked, but can be lifted over the T-post. Please reattach when leaving.

**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, white ash, black cherry & loblolly pine. Doyle 78 on all other species. A summary of the marked timber is enclosed.

**TERMS AND CONTRACT:** Payment will be 20% down at contract signing with balance due May 1, 2026, or when logging 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 evaluate.

**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 20th, 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, David Driver 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](http://MooreAndSonForestry.com)

Sincerely,

*Kraig Moore*

Forester/Broker

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# Summary of Timber Marked for the David Driver

**Tract Location:** The timber is located in Graves County Kentucky, 5.6 miles south of Cuba. A close address is 2200 Kentucky 385, Fulton 42041. Refer to the enclosed map for more information. A timber for sale sign is at the entrance of the property. The gate appears locked, but can be lifted over the T-post. Please reattach when leaving.

**Accessibility:** Property has excellent access from Kentucky 385 and farm fields.

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

**Color of Paint:** Orange

**Estimated Acres:** 94

**Total Volume:** 730,250 board feet, Doyle Rule Form Class 78 & 80

<b>SPECIES</b>	<b>#TREES</b>	<b>VOLUME</b>	<b>AVE/VOL/TREE</b>
Yellow Poplar	487	296,550	609
Misc. Red Oak	420	153,450	365
Hickory	271	72,320	267
*White Oak	157	64,050	408
Sweetgum	130	33,640	259
Loblolly Pine	101	30,040	297
Red Maple	139	19,830	143
Post Oak	71	17,300	244
Ash (clean)	77	14,370	187
Sycamore	36	9,530	265
Scarlet Oak	27	6,280	233
Blackgum	33	3,800	115
Elm	22	2,800	127
Ash (borer damage)	13	2,430	198
Black Cherry	8	1,650	206
Misc. Hardwoods	19	2,210	116
<b>Total:</b>	<b>2,039</b>	<b>730,250</b>	<b>363</b>

\*Includes an estimated 8,250 board feet of white oak veneer contained in 30 trees.



