

Tutt Land Company
6352 2nd Ave
Thomaston, AL 36785
Office: 334-627-4004
Fax: 800-416-8136



June 30, 2021

**The Miller Family Trust and Miller Lumber Co.
Mosses Creek Tract**

Bids will be accepted until Thursday August 5, 2021
Hardeman/McNairy County, TN
1,064+/- acres

Description:

This land and timber offering is located north of Highway 57, along the east bank of the Hatchie River near Pocahtontas, TN. It is approximately 1,064+/- acres containing a diverse mixture of bottomland hardwoods, upland hardwoods, upland mixed hardwood-pine, and upland loblolly pine plantations. The property has road frontage along Highway 57 and Vernie Kirk Road. It is bisected by Mosses Creek with approximately 509+/- acres located north of the creek, and 555+/- acres located south of the creek.

Included within this bid package is a timber inventory conducted by Tennessee Timber Consultants. This inventory is being provided solely as a courtesy to prospective buyers. Neither the sellers, nor Tutt Land Co. guarantee the accuracy of this information. Prospective buyers should conduct their own evaluation of the timber.

GIS data is available upon request.

Access:

Any prospective buyer will have permission to enter the property for evaluation purposes. However, all prospective buyers, or representative of the buyer, must contact Tutt Land Company prior to accessing the property. A small parking area is located on the north side of Highway 57. From here, the property can be accessed by ATV or by foot.

Additional access (for viewing purposes only), is located along Vernie Kirk Rd (Pink Flagging Tape), utilizing a logging road that crosses the Eubank property (See Attached Maps). Parking will be limited to the area closest to the road. From here, the property can be accessed by ATV.



Method of Sale:

Tutt Land Company, acting as an Agent of the Seller, is offering this property for sale on a lump-sum, sealed bid basis. Sealed bids will be accepted until **11:00 A.M. on Thursday August 5, 2021**, at which time they will be opened. Bids may be submitted by mail, text, fax, email, or in person. The seller reserves the right to reject any and all bids.

If an acceptable bid is received, a standard sales agreement and agency disclosure will be signed by both parties. A copy of the standard sales contract can be provided upon request. The sales agreement represents an irrevocable offer to purchase the land and timber at the submitted offer amount. A deposit of 3% of the total offer amount must accompany the sales agreement.

Contacts:

Walter Tutt
334-534-1315
walter@tuttland.com

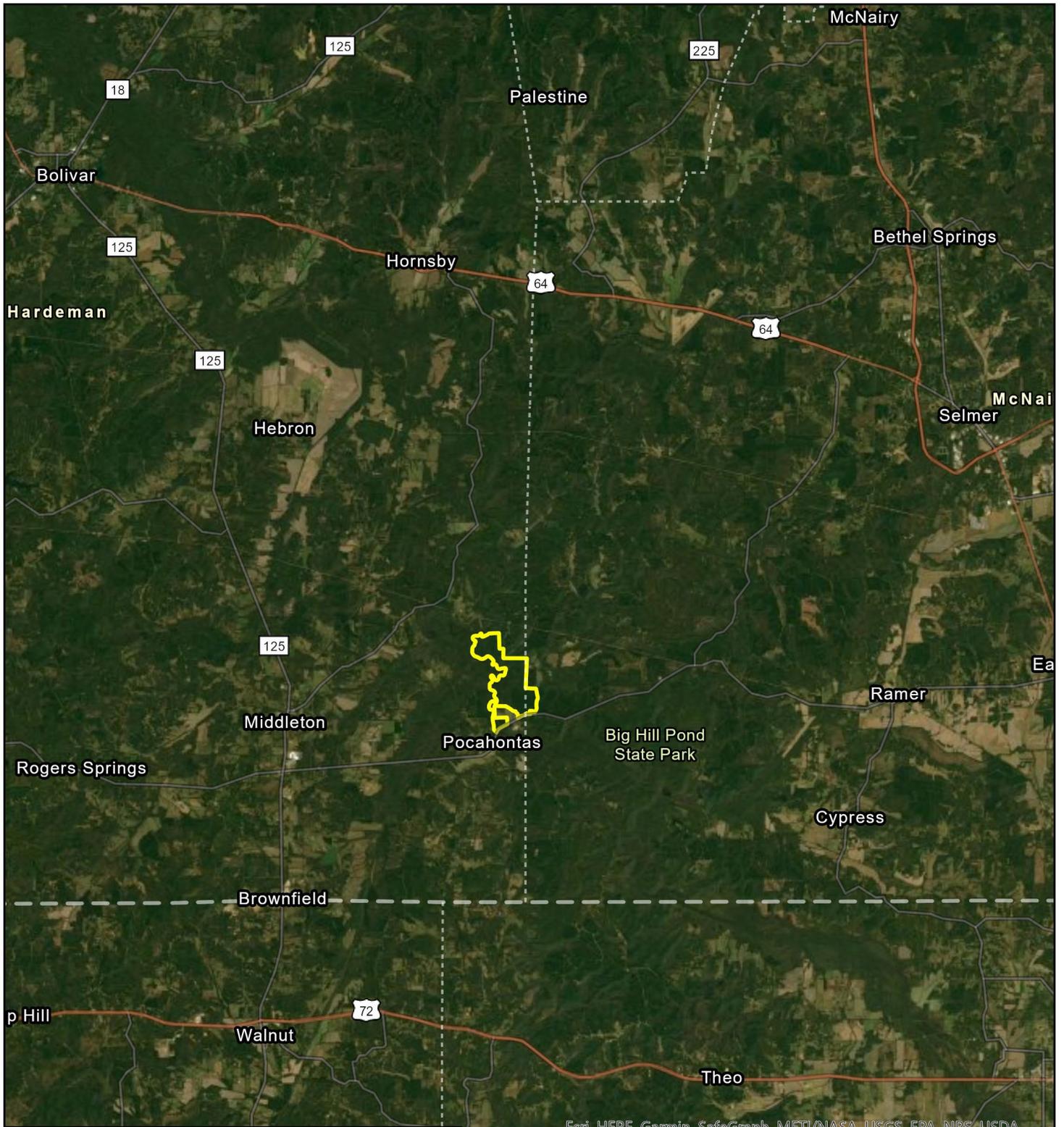
Austin Carroll
731-608-2933
austin@tuttland.com

Cover Type	Approx. Acreage*
Bottomland Hardwood	432
Upland Hardwood	212
2000 Pine Plantation	156
Pine (>50 years old)	64
Pine (>50 y.o.) - Hardwood	48
Precommercial Bottomland Hardwood	43
Cypress - Tupelo (Submerged)	41
Precommercial Bottomland Hardwood - Pine	15
2006 Pine Plantation	14
Non-Productive	37
Powerline ROW	1
Total	1,064+/- acres

*Acreages shown above are strictly estimates. Stand boundaries were not delineated using GPS

Although all information contained within this bid package is believed to be accurate, Neither Tutt Land Company, nor the sellers can guarantee the information provided, including, but not limited to, property boundaries, stand cover type, stand acreages, and timber volumes.

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Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Earthstar Geographics

Legend
 Miller TN-19 and TN-33: ~1,064+/- acres

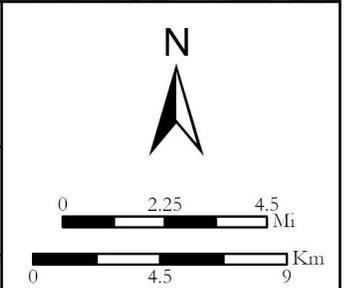


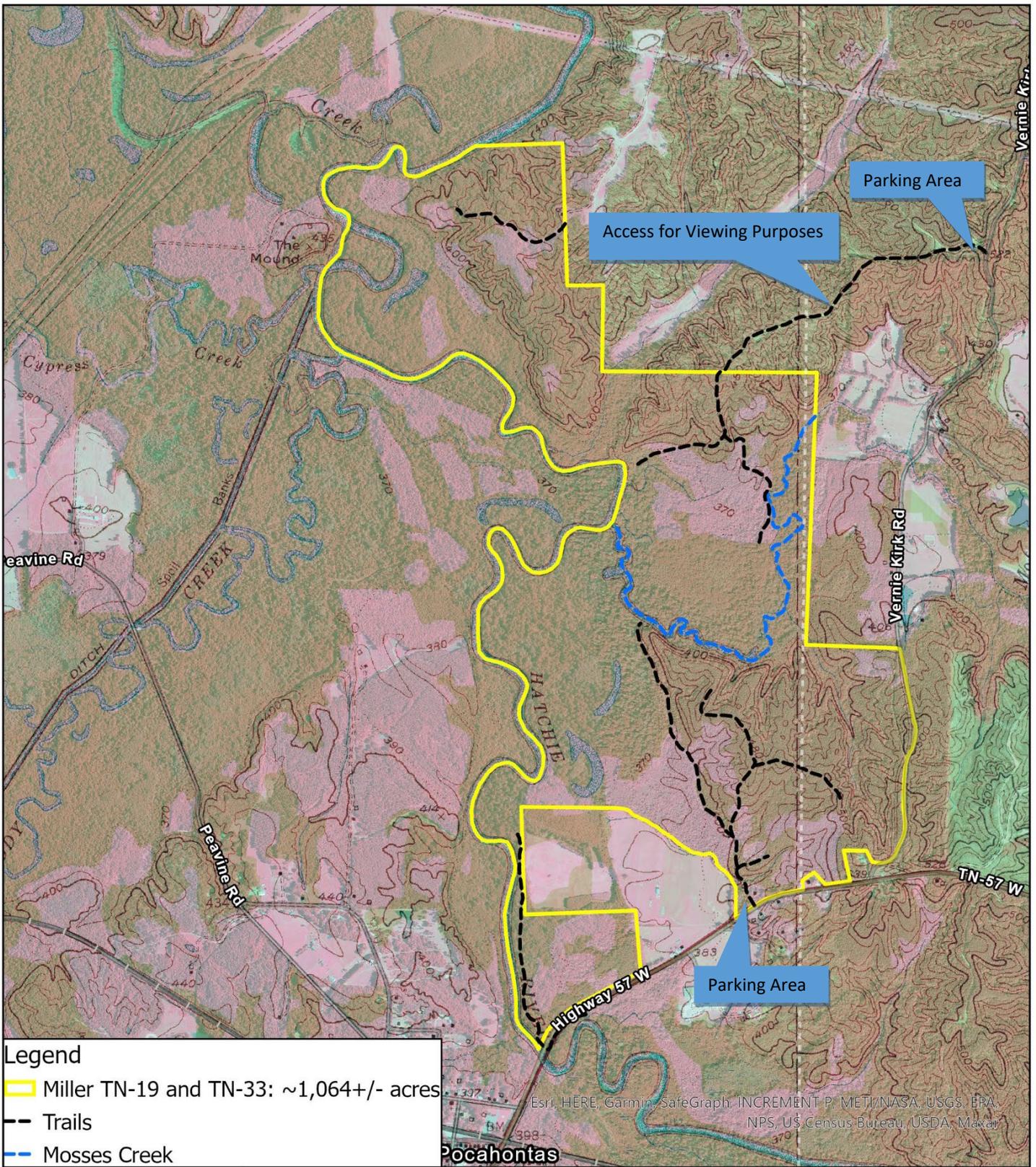
Miller TN-019 & TN-033

Prepared by:
 Austin Carroll
 Tutt Land Co.
 731-608-2933

2021

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Legend
 ■ Miller TN-19 and TN-33: ~1,064+/- acres
 - - Trails
 - - Mosses Creek

Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar

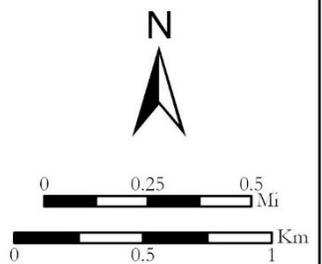


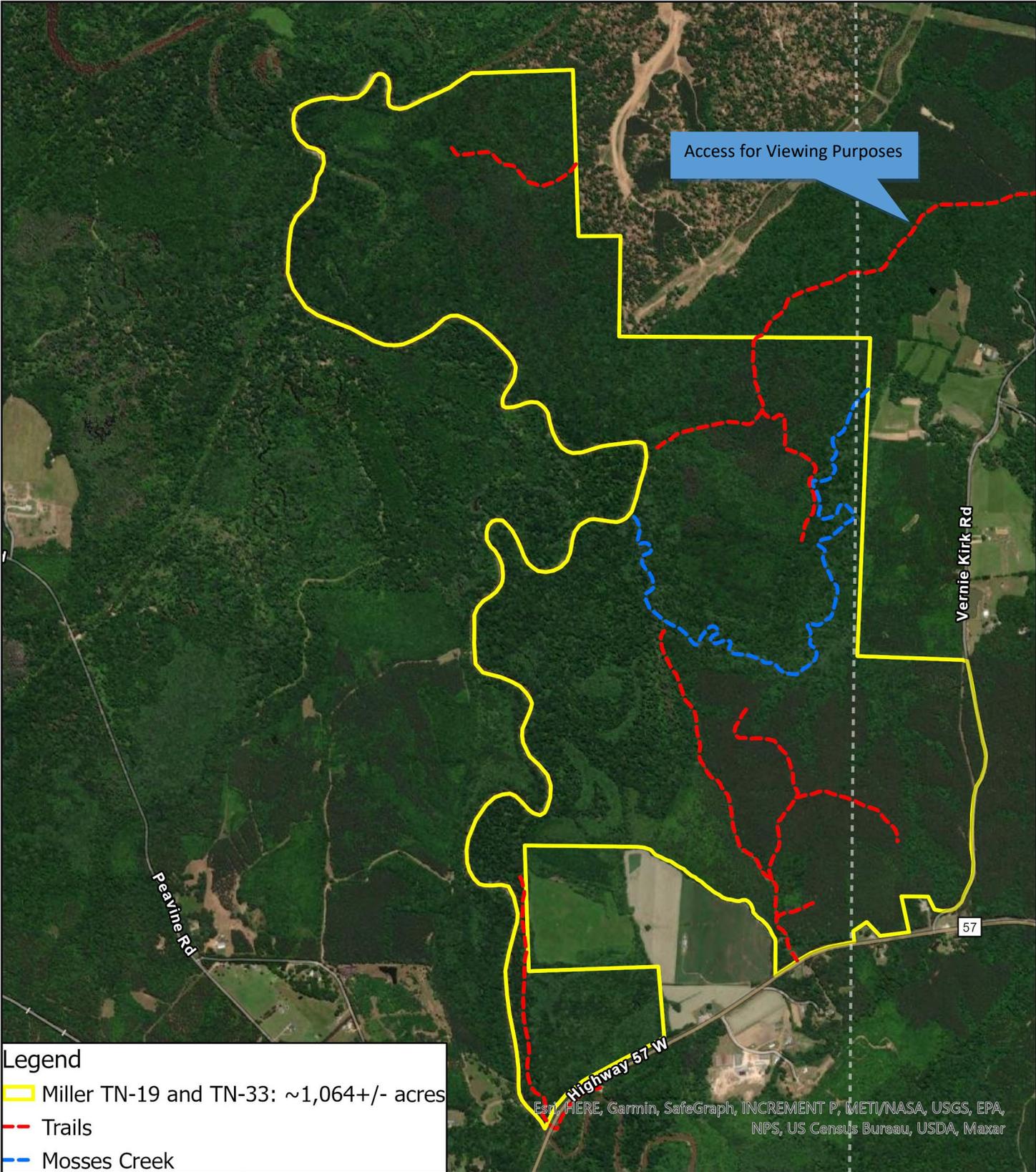
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Access for Viewing Purposes

Legend

- Miller TN-19 and TN-33: ~1,064+/- acres
- Trails
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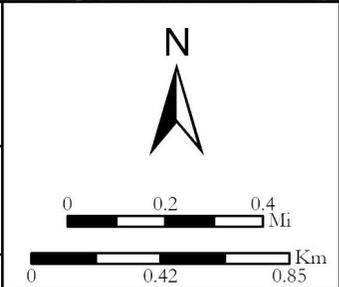


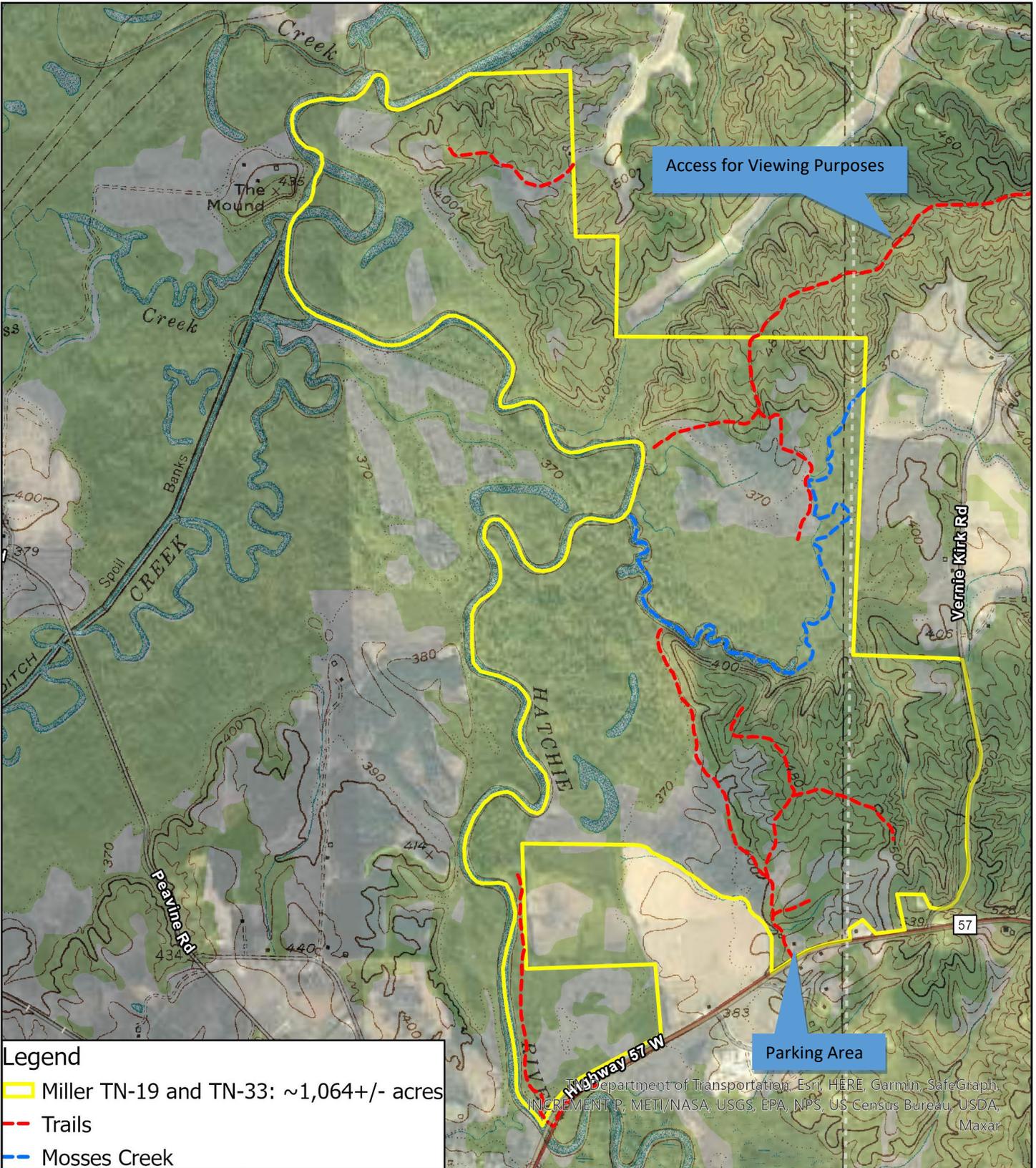
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Legend

- Miller TN-19 and TN-33: ~1,064+/- acres
- Trails
- Mosses Creek

Map data © OpenStreetMap contributors, Imagery © Mapbox, Department of Transportation, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar

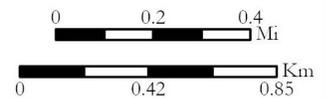


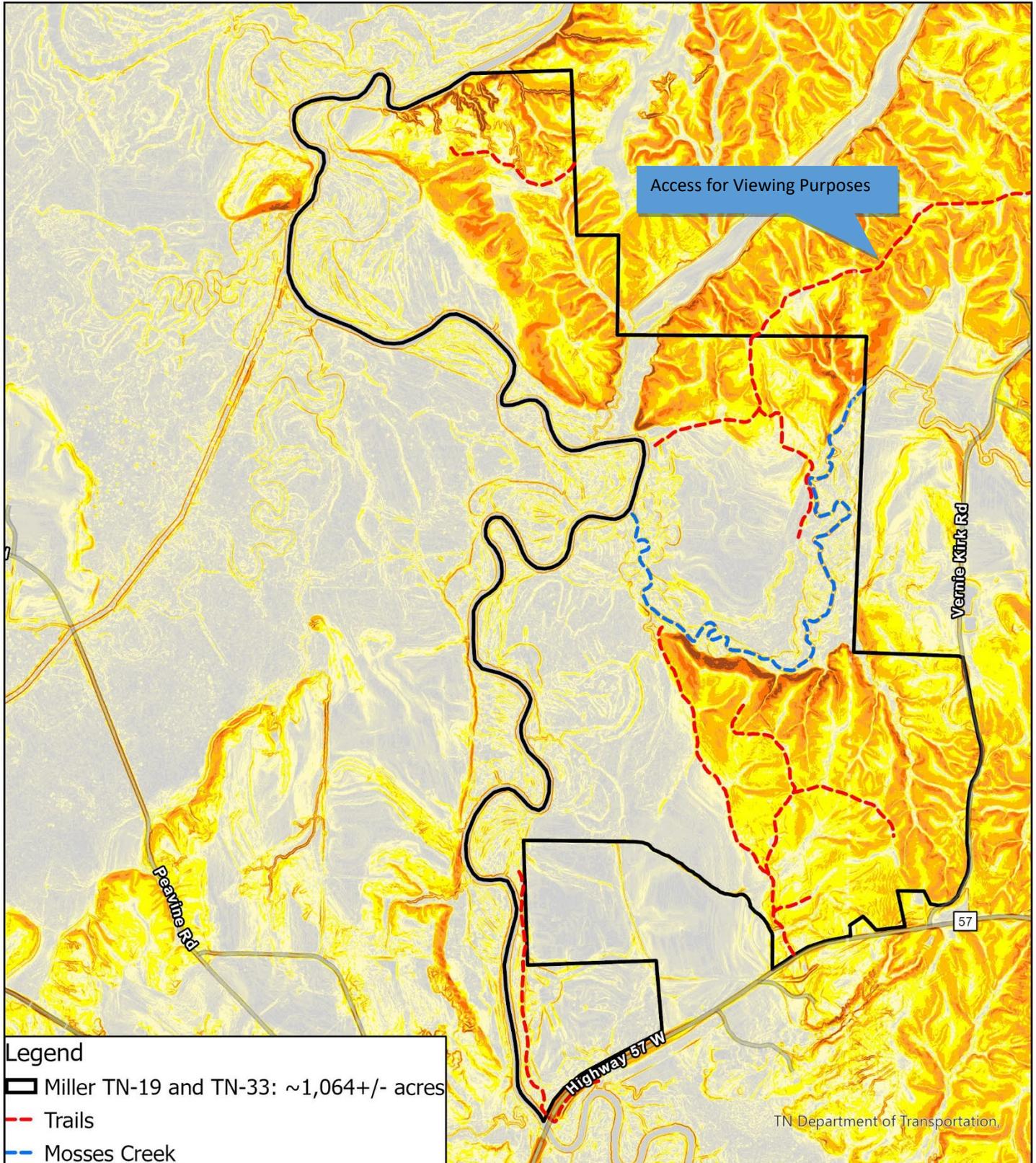
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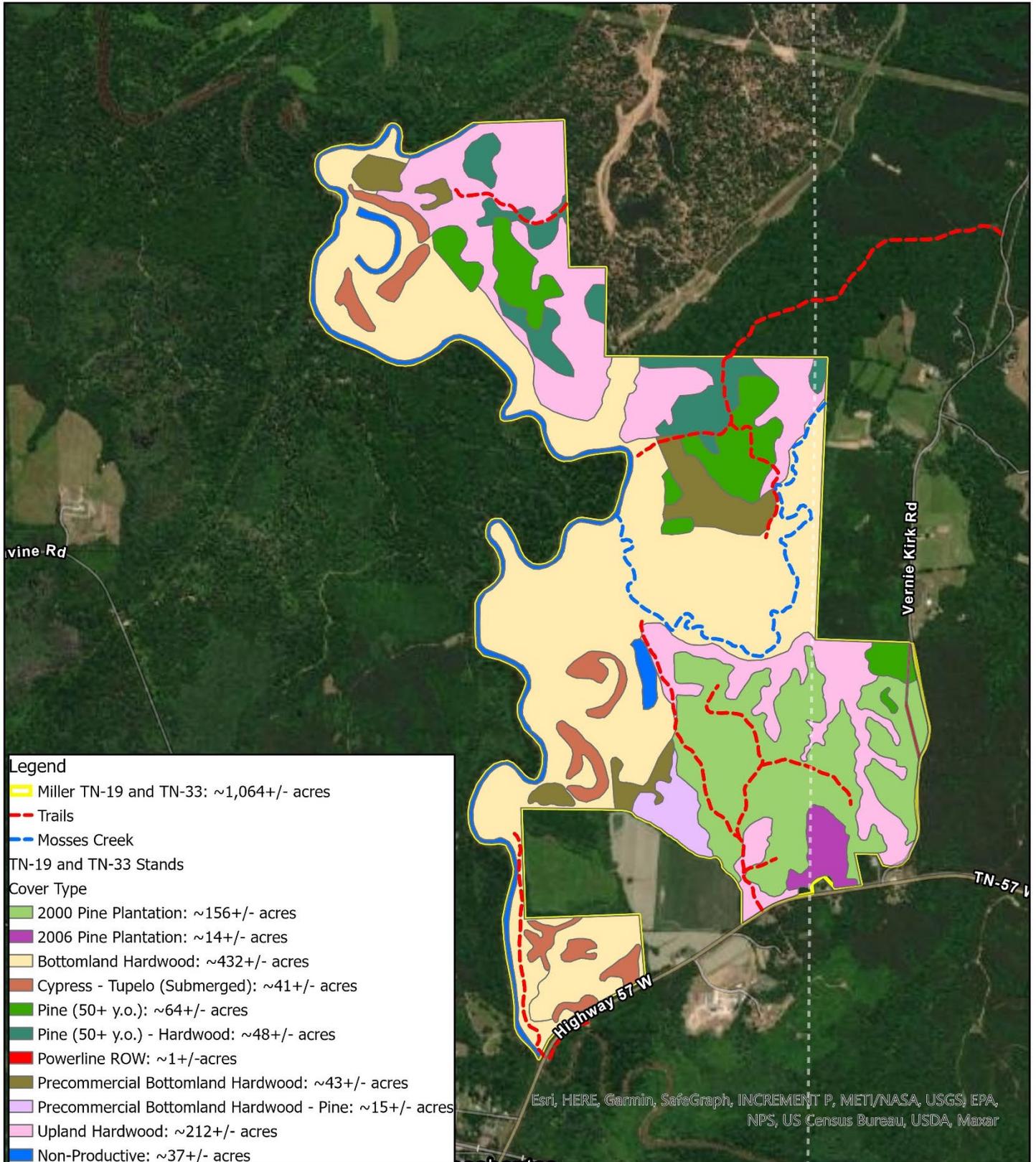
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- Legend**
- Miller TN-19 and TN-33: ~1,064+/- acres
 - Trails
 - Mosses Creek
 - TN-19 and TN-33 Stands
 - Cover Type
 - 2000 Pine Plantation: ~156+/- acres
 - 2006 Pine Plantation: ~14+/- acres
 - Bottomland Hardwood: ~432+/- acres
 - Cypress - Tupelo (Submerged): ~41+/- acres
 - Pine (50+ y.o.): ~64+/- acres
 - Pine (50+ y.o.) - Hardwood: ~48+/- acres
 - Powerline ROW: ~1+/-acres
 - Precommercial Bottomland Hardwood: ~43+/- acres
 - Precommercial Bottomland Hardwood - Pine: ~15+/- acres
 - Upland Hardwood: ~212+/- acres
 - Non-Productive: ~37+/- acres

Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar



Miller TN-019 & TN-033

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2021



0 0.23 0.45 Mi

0 0.47 0.95 Km

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



The following volume estimates were provided by Tennessee Timber Consultants, LLC. This information is provided solely as a professional opinion of the number of trees and volumes on the designated property. Neither Tennessee Timber Consultants, LLC, nor any of its employees, agents, or contractors guarantee the accuracy of the information provided, in whole or in part, and are not responsible for any decisions made or forgone by anyone as a result of its use.

Timber volume estimates are presented in boardfeet (bf) using the Doyle Tree Scale. Form Class 78 was applied to all species, except Form Class 80 was applied to pine and poplar. Pulpwood volumes are presented in tons. A conversion factor of 8 tons per thousand boardfeet for hardwood and 7.5 tons/mbf for pine was used to estimate the amount of sawtimber tonnage.

Estimated Sawtimber Boardfeet			
Species	Trees	Volume (bf)*	Avg bf/tree
Ash	1,327	231,652	175
Cherrybark oak	343	137,783	402
Cottonwood	5	3,341	668
Cow oak	363	97,583	269
Cypress	1,371	526,186	384
Hickory	1,389	159,436	115
Loblolly pine	3,696	642,995	174
Mixedwood**	7,395	1,254,310	170
Overcup oak	203	53,532	264
Poplar	822	204,200	248
Post oak	254	21,334	84
Red oak	4,036	816,467	202
Shortleaf pine	794	101,049	127
Soft maple	1,164	208,233	179
Sycamore	393	97,822	248
Tupelo	620	75,890	122
White oak	2,529	445,386	176
Total	26,704	5,077,199	190

*Doyle Tree Scale Form Class 78 for all species except FC 80 for poplar and pine

**Mixedwood includes beech, cherry, elm, sweetgum, blackgum, sugarberry



Pulpwood	Tonnage
Hwd pulpwood	18,661
Hwd topwood	6,499
Pine pulpwood	27,459
Pine topwood	1,488
Total	54,107

Estimated Sawtimber Tonnage		
Species	Trees	Volume (tons)*
Ash	1,327	1,853
Cherrybark oak	343	1,102
Cottonwood	5	27
Cow oak	363	781
Cypress	1,371	4,209
Hickory	1,389	1,275
Loblolly pine	3,696	4,822
Mixedwood	7,395	10,034
Overcup oak	203	428
Poplar	822	1,634
Post oak	254	171
Red oak	4,036	6,532
Shortleaf	794	758
Soft maple	1,164	1,666
Sycamore	393	783
Tupelo	620	607
White oak	2,529	3,563
Total	26,704	40,246

*Conversion factor of 8 tons/mbf for hardwood and 7.5 tons/mbf for pine



The tables below show the estimated number of sawtimber trees and volume separated by diameter class. Tree sizes shown are measurements at 4 ½ feet above the ground, or diameter-at-breast-height (DBH). The number of pulpwood trees are not included.

Hardwood Sawtimber Diameter Distribution			
DBH	Trees	Volume (bf)	Avg bf/tree
14	3,637	142,706	39
16	4,218	325,739	77
18	4,853	661,390	136
20	2,958	593,176	201
22	2,458	674,483	274
24	1,940	718,564	370
26	1,062	487,070	459
28	599	350,496	585
30	261	175,304	672
32	134	112,446	839
34	55	46,958	854
36	24	25,763	1,073
38	13	15,712	1,209
40	2	3,349	1,675
Total	22,214	4,333,156	195

Pine Sawtimber Diameter Distribution			
DBH	Trees	Volume (bf)	Avg bf/tree
12	84	3,215	38
14	905	51,039	56
16	1,429	156,840	110
18	1,043	182,593	175
20	601	162,063	270
22	240	87,263	364
24	112	53,440	477
26	53	29,701	560
28	15	9,868	658
30	4	4,442	1,111
32	4	3,579	895
Total	4,490	744,043	166

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Mosses Creek Tract 1,064+/- acres
Bid Offer

Sealed bids, submitted on a lump-sum basis only, will be accepted until **11:00 A.M on August 5, 2021**, at which time they will be opened. The bid opening will be held at **Latham's Meat Company at 3517 Highway 45 North in Jackson**. Buyers are invited to attend the bid opening and join us for lunch. Bids also may be submitted by mail, email, text message, or fax (call to be certain your offer was received) on the attached or similar Bid Offer form. Faxed offers must be received by us no later than 10:00 a.m. on the morning of the bid opening. The Seller reserves the right to refuse any and all bids.

Date _____

For, and in accordance with the invitation to bid for certain land and timber, totaling an estimated 1,064+/- acres, offered for sale by The Miller Family Trust and Miller Lumber Company, in Hardeman and McNairy County, Tennessee, the undersigned agrees to purchase and pay the sum of \$ _____.

Bidder Name _____

Street or P.O. Address _____

City/State/ZIP _____

Telephone _____

Email _____

Authorized Signature _____ Title _____

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