



**SOUTHERN FORESTRY**  
CONSULTANTS

**TIMBER SALE INVITATION TO BID**  
**USFS Pitch Landing 24-01**

April 1, 2024

Prospective Bidders:

On behalf of the United States Department of Agriculture – Forest Service (USFS) and the National Deer Association (NDA), and as described below and depicted on the included Timber Sale Map (Exhibit A), Southern Forestry Consultants (SFC) is offering for sale:

**DUE DATE:** **Wednesday, April 23, 2024, 2 P.M. Eastern Time (REVISED)**

**DESCRIPTION:** This timber sale includes the Pitch Landing tract (124 acres) which is a longleaf and loblolly pine dominated stand in Berkeley County, SC. Purchaser will utilize thinning from below to a targeted residual BA between 35-45 ft<sup>2</sup>/acre. As directed by SFC, Pitch Landing will be thinned using primarily operator selection of poorly formed, greater than 20-degree lean, diseased, and/or damaged trees. A sample of representative trees for harvest in the cutting unit may be marked with blue paint before the sale. Longleaf and shortleaf, composed of the most healthy and vigorous trees, will be the most favored for retention, with oak/hickory in the canopy and larger loblolly free from disease or defect, composing the next most preferential leave trees.

Boundary line trees are marked at eye level with three horizontal orange slash marks and a spot at ground level with the eye level marks facing into the interior of the payment unit. Boundary line trees are not to be harvested. SMZ's and Special Areas such as isolated wetland habitats that require avoidance will be flagged prior to operation and discussed during kickoff meeting. Red-cockaded woodpeckers (RCW) and their nest trees are present within the cutting unit. Mechanical activities cannot be conducted within 200 feet of any RCW cavity tree during their breeding season (April 1-July 31).

The Purchaser is responsible for maintaining road systems and other transportation facilities, as needed, for conducting treatments on the National Forest and other lands where the Forest Service has such authority. The purchaser will be required to provide and spot surface a minimum of 320 tons of aggregate, grade FLBC and 20 tons of aggregate, #4.

The sale boundaries, roads, RCW trees, special sites, and SMZ's are depicted on the attached Exhibit "A" Timber Sale Map.



**BID BASIS:** Per Unit. All bids will be submitted using the enclosed bid form. We will not accept phone-in bids but will accept mailed and emailed bids if they are **received by 2:00 P.M. Eastern Time, April 23, 2024**. Bids may be mailed to our 701 Gervais Street, Suite 150 #136, Columbia, SC 29201 corporate office.

Emailed bids must be sent to [columbia@soforest.com](mailto:columbia@soforest.com), [sbourgoin@soforest.com](mailto:sbourgoin@soforest.com), and/or [acarroll@soforest.com](mailto:acarroll@soforest.com).

*The owners reserve the right to reject all bids. The owners reserve the right to negotiate all bids.*

**CONTRACT:** A sample agreement for conveyance of this timber is available upon request. A negotiable performance bond (**\$5,000** preferred) will be required at closing. The cutting period is negotiable but will minimally extend until **one year after closing**. An advance will also be required and will not exceed 35% of the estimated appraised total value. The final amount of the advance will be determined after the bid opening and will be subject to how quickly the successful bidder begins logging.

**USFS PROPERTY:** This property is currently under USFS ownership. All parties involved with this sale will be required to follow all state and federal regulations and guidelines that apply to forestry activities which occur during this sale and until its completion. A harvest plan will be reviewed and discussed during the pre-cutting conference and will be expected to be followed. This plan will include guidelines from South Carolina's Best Management Practices (BMP) handbook and harvest expectations relative to the protection of Endangered Species and tract aesthetics. Adherence to these regulations and guidelines will be documented during regular inspections.

**SHOWINGS:** You are invited to inspect the tract at your convenience, but if you prefer a personal showing, please call Stefan Bourgoïn to discuss. All questions and inquiries should be directed to Southern Forestry Consultants.

Sincerely,

**Austin D. Carroll, RF**  
228-209-7731 (office)  
850-559-6200 (mobile)  
[acarroll@soforest.com](mailto:acarroll@soforest.com)

**Stefan Bourgoïn**  
229-209-5785 (office)  
256-682-1493 (mobile)  
[Sbourgoin@soforest.com](mailto:Sbourgoin@soforest.com)



**SOUTHERN FORESTRY**  
CONSULTANTS

**USFS Pitch Landing 24-01 BID FORM**

**PER UNIT TIMBER SALE**

**DUE: Wednesday, April 23, 2024; 2:00 P.M. Eastern Time**

We, \_\_\_\_\_, submit the following per ton bid for the timber you are offering for sale.

<u>Product</u>	<u>Price/Ton</u>	<u>Specifications</u>	<u>Destination</u>
<b><u>Pine Poles</u></b>	_____	_____	_____
<b><u>Pine Ply Logs</u></b>	_____	_____	_____
<b><u>Pine Sawtimber</u></b>	_____	_____	_____
<b><u>Pine Chip-N-Saw</u></b>	_____	_____	_____
<b><u>Pine Pulpwood</u></b>	_____	_____	_____
<b><u>Pine Topwood</u></b>	_____	_____	_____
<b><u>Soft Hardwood Sawtimber</u></b>	_____	_____	_____
<b><u>Hard Hardwood Sawtimber</u></b>	_____	_____	_____
<b><u>Hardwood Pulpwood</u></b>	_____	_____	_____
<b><u>Other - _____</u></b>	_____	_____	_____

- All product categories do not have to be filled in. Bid should be submitted to reflect how buyer can best merchandise any timber product.
- Complete the specification and destination column of all applicable products.

**Preferred Contractual Agreements**

Performance Bond: \$5,000

Advance %: \_\_\_\_\_

Contract Length: \_\_\_\_\_

- The successful bidder will be expected to sign a mutually agreeable timber-cutting agreement.
- The owner reserves the right to negotiate and/or reject all bids.

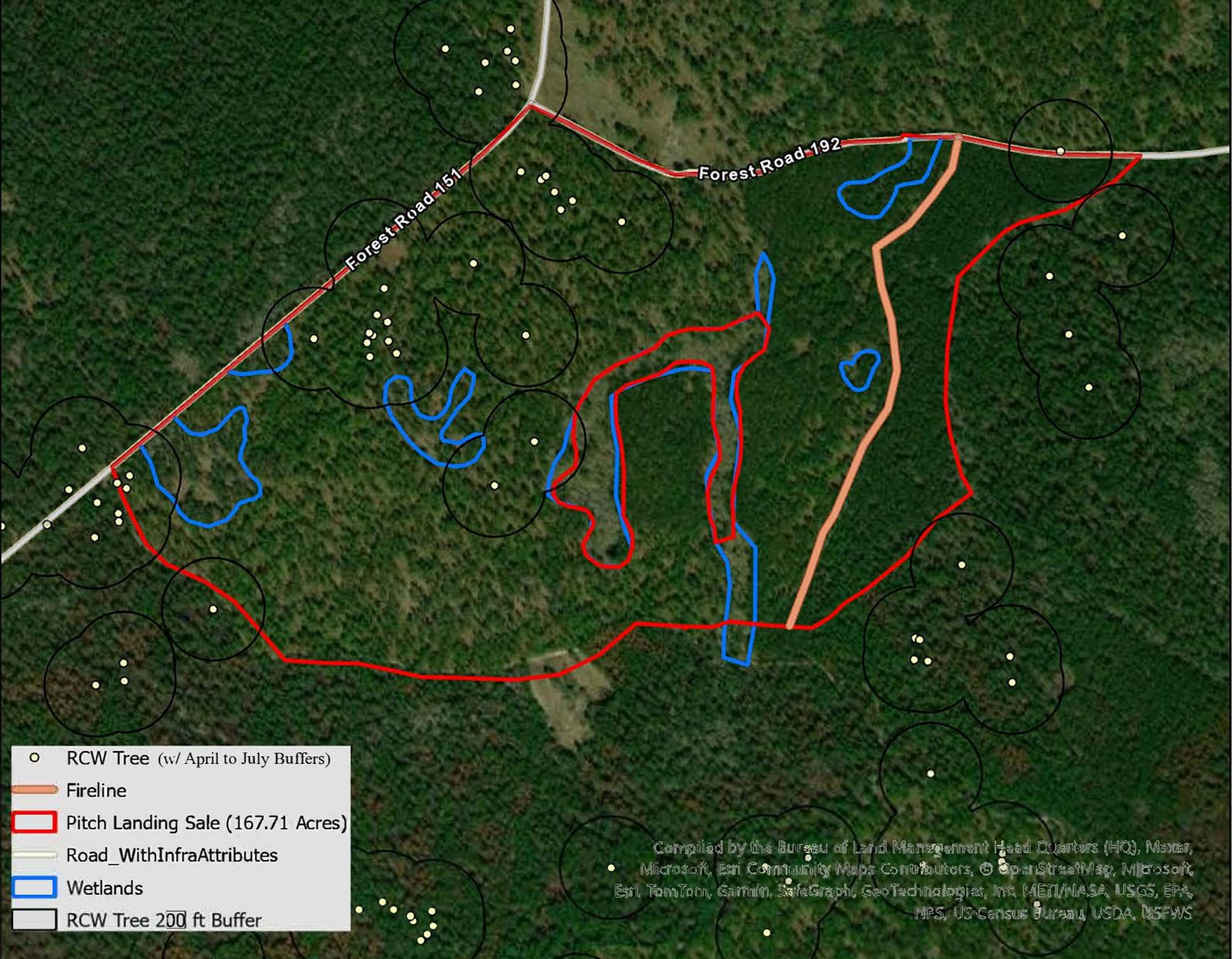
**Company Representative Signature:** \_\_\_\_\_

**Buyer Name:** \_\_\_\_\_ **Date Logger can start:** \_\_\_\_\_



**SOUTHERN  
FORESTRY**  
CONSULTANTS

## **Exhibit “A” Timber Sale Map**



- RCW Tree (w/ April to July Buffers)
- Fireline
- ▭ Pitch Landing Sale (167.71 Acres)
- Road\_WithInfraAttributes
- ▭ Wetlands
- ▭ RCW Tree 200 ft Buffer

Compiled by the Bureau of Land Management Head Quarters (HQ), Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

<b>Timber Sale Map</b>	State: SC	<b>Exhibit A. Pitch Landing Timber Sale</b>	Francis Marion National Forest	Date: 2024
	County: Berkeley		Total: 124 Acres	By: SMB
	Location: 33°14'35" N 79°35'23" W		 <b>SOUTHERN FORESTRY CONSULTANTS</b>	