

May 20, 2024

Attention Timber Buyers

The following is a summary of trees marked for sale. The trees are being offered for sale by Mr. Phil Roe of 20346 E 200<sup>th</sup> St Coal Valley, IL 61240.

Section 21 T:l 7N **R:IE SWQ** (Colona Twp.) all in Henry County Illinois.

Property Index Number: 06-21-300-001

Species	Number	Average Diameter	Average Bd/ft	Total Bd/ft
Black Walnut	108	24.3	288	31,188
Hackberry	2	21	199	399
White Oak	3	29.8	372	1,116
<b>TOTAL</b>	<b>113</b>	<b>25</b>	<b>286</b>	<b>32,703</b>

The above listing represents estimated net volume, Doyle scale. This is a lump sum sale. Trees have been marked with blue paint. To make arrangements to inspect the timber, contact Luke Koett at (815) 441-0091. The timber is located in Henry County at 20346 E 200<sup>th</sup> St Coal Valley, IL 61240. Sealed bids should be in Luke Koett's hands by 5pm on June 27, 2024 at which time bids will be opened at 1510 46<sup>th</sup> Ave Rock Island, IL 61201. Seller reserves the right to reject any or all bids.

Sealed bids should be sent to:

**Luke.koett@illinois.gov**

**IDNR District Forester Luke Koett**

**1510 46<sup>th</sup> Ave**

Rock Island, IL 61201

Enclosed is an invitation to bid on timber owned by Phil Roe, who is being represented by IDNR District Forester (Luke Koett). Mr. Roe is offering marked and designated timber for lump sum sale. The land is located in Henry County, Colona Township, Illinois. Described as: Section 21 T:17NR:1E SWQ. Driving directions can be found in the announcement. The harvest unit comprises 74 acres on one parcel, and the volume for harvest is estimated on the attached volume estimates.

**General Conditions:** This harvesting of trees is being conducted to remove mature trees, poor form and undesirable species. The harvest unit is located right off of 20436 E 200<sup>th</sup> St. Coal Valley IL 61240. Trees to be harvested are designated with blue paint at 4 1/2 feet above ground and again at the base. The timber is marked by going around the property boundary first and then continue to make circles around the property till you reach the middle. Buyer must agree to harvest ALL designated timber according to specifications regardless of merchantability. Buyers should ensure that their bid for timber reflects all costs required to comply with contract specifications.

**Terms:** Only designated trees/species within marked harvest units are to be harvested. Equipment use will be limited to identified harvest units, woods roads, and staging areas. ALL designated timber shall be harvested, and slash handled as per contract specs regardless of merchantability. Areas used for access, storing or decking logs are subject of prior approval. Access to the parcel can be done off of 20436 E 200<sup>th</sup> St. Coal Valley IL by access of the driveway on the farm which will take you to the edge of an ag field the trees are marked in all sections of timber on the property, all marked trees are located throughout the 74 acres. A start-up meeting prior to beginning harvest operations is a condition of sale. A standard timber sale contract will be required. We can mail or email a contract for review if requested.

**Timing:** Harvest **will** be during dry or frozen ground conditions only or during the summer at landowner's discretion. The duration of the contract **will** be 2 years. The harvest shall be completed by 03/31/2026. The Seller or their agents reserves the right to extend the contract date and/or to cease all operations due to conditions causing unnecessary site damage.

**Bidding:** This is a lump sum sale. A single lump-sum bid for all designated timber is requested. Buyers should satisfy themselves as to the volume and value of timber designated for harvest prior to bidding. Buyers may inspect this timber with notification to IDNR district forester Luke Koett prior to bid opening. If buyers desire other terms, they should be indicated on the enclosed bid form. All bids are due by **07/24/2024**. Prepayment of 25% of the total harvest value shall be payable upon award of and as a condition of contract or a payment schedule will be set up by seller. The owner reserves the right to reject any or all bids.

**Payments:** 100% of the total amount bid is due prior to beginning harvest. The Seller shall be named on a liability insurance certificate, which Buyer shall provide to Seller prior to harvest. Contact Mr. Koett with any questions or concerns with regards to the sale.

Luke Koett

(815) 441-0091

1510 46<sup>th</sup> Ave

Rock Island, IL61201

**Black Walnut Measurements: \*= potential veneer**

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<b>Number</b>	<b>DBH (Inches)</b>	<b>Height (Logs)</b>
1	21	1
2	20	1
3	20.5	1
4	21	1
5	24	1
6	23	1
7	22	1
8	21	1
9	20	1
10	21	1
11	20	1
12	20.5	1
13	21.5	1
14	30.5	2
15	26	2*
16	27	1.5*
17	21	1
18	21	1
19	25.5	1.5
20	20.5	1
21	28	1.5*
22	24	1*
23	21	1
24	26	1.5*
25	27.5	1.5
26	20	1
27	27	1.5
28	27	2*
29	22	1.5*
30	28	1
31	30	1
32	27	1.5*
33	22.5	1
34	23	1.5
35	28.5	.5
36	25.5	1.5*
37	21	1
38	22.5	1
39	30	1.5
40	22	2.5
41	20.5	1
42	29.5	1
43	22.5	1
44	24.5	1.5
45	25.5	1

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46	22	1
47	25	1.5
48	26	1
49	23	1.5
50	26.5	1.5
51	24.5	2
52	23	2
53	22	1
54	29.5	1.5
55	24	1.5
56	23.5	1.5
57	25	1
58	29.5	1.5
59	23	1.5
60	26	2
61	23.5	1
62	24	1.5
63	22	2
64	22	1
65	17	1
66	25	1.5
67	24.5	2
68	28	1.5
69	26	2
70	23.5	1.5*
71	23	2*
72	23.5	1.5
73	24	1
74	23	1.5
75	22	1
76	23.5	1
77	23	1
78	32	2
79	23	2.5*
80	23.5	.5
81	27.5	.5
82	23.5	2
83	22.5	1.5*
84	23	1*
85	23	1.5*
86	25	2
87	26	1
88	26	1.5
89	25	1.5
90	26.5	1.5*
91	23.5	1.5*
92	26.5	1.5
93	33	1
94	18.5	1
95	23	1.5
96	26.5	2*
97	23	1.5

98	25	1
99	26	1.5
100	23	1
101	24.5	1
102	23	2
103	24.5	1
104	30	1
105	21.5	1*
106	22	1.5*
107	21	1*
108	23.5	2

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Galena

Illinois 61036

Get on US-151 S/US-61 Sin Dubuque from US-20 W/US Hwy 20 W

23 min (16.0 mi)

Head southwest on S Bench St

0.4mi

Turn right to stay on S Bench St

102 ft

Turn right onto US-20 W/Spring St/US Hwy 20 W

Continue to follow US-20 W/US Hwy 20 W

Entering Iowa

14.8 mi

Turn left onto S Locust St

Pass by Taco Bell (on the left in 0.2 mi)

0.4mi

Use any lane to take the US-52 S/US-61 S/US-151 S ramp

0.4 mi

Continue on US-61 S to Moline

1 hr 11 min (77.1 mi)

Merge onto US-151 S/US-61 S

Continue to follow US-61 S

64.6mi

Take exit 123A to merge onto 1-80 E toward Chicago

2.4 mi

Take exit 298 for 1-74 E toward Bettendorf/Davenport

0.5mi

Continue onto I-74

Entering Illinois

9.6 mi

Continue on US-6 E/Hiawatha Pioneer Tri. Drive to N 2000th Ave in Colona Township

10 min (6.7 mi)

Use the left lane to continue on US-6 E/Hiawatha Pioneer Tri

0.3 mi

Turn left to stay on US-6 E/Hiawatha Pioneer Tri

5.1 mi

Turn right onto E 200th St

1.0 mi

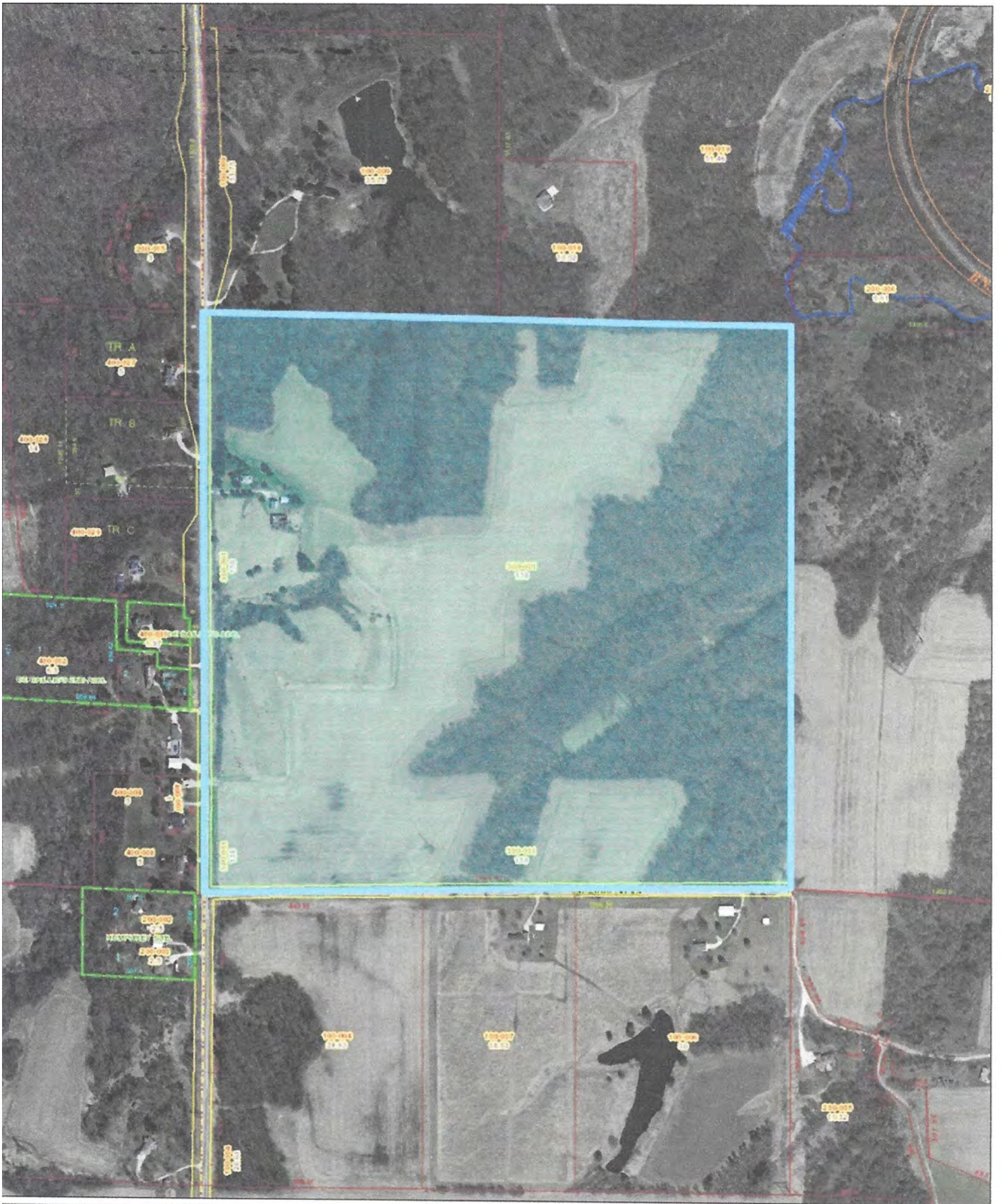
Turn left onto N 2000th Ave

0.3mi

20346 E 200th St

Coal Valley, IL 61240





Enter Map Title...

Web Print: 03/18/2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

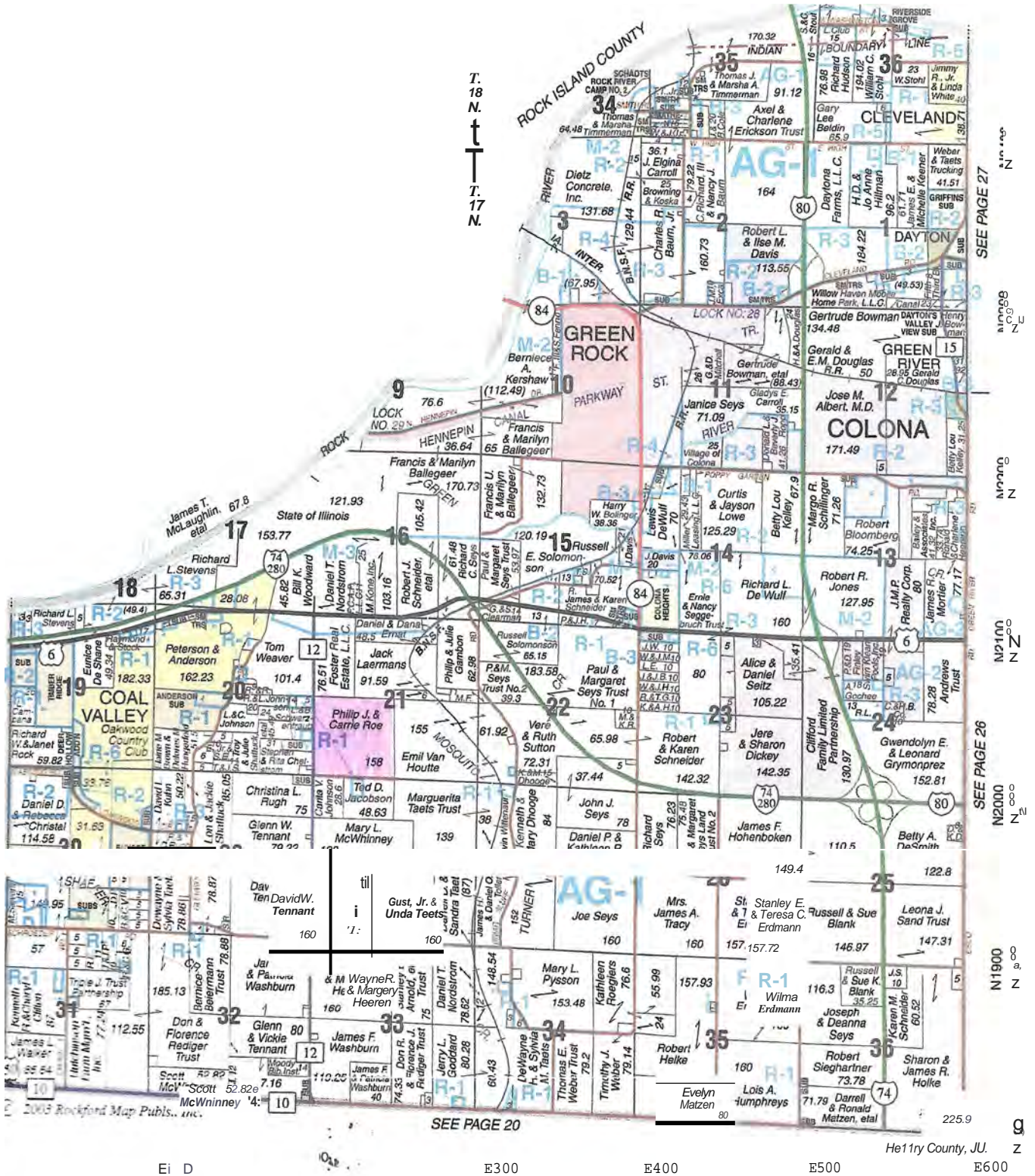
0 752 Feet

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# COLONA

T.17-18N.-R.1E.



## Tri County Title Company

Phone: 309-792-9183 or  
309-8.53-2286  
FCLX: 309-792-93-1-1

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# Phil Roe

Red= property boundary  
Yellow= paths  
Green= staging areas

## Legend

- 20436 E 200th St
- Path rleaseure
- Polygon rleaseure

200th St

Google Earth

Image © 2024 Airbus



2000 ft

N 2000th Ave

N 2000th Ave

