

See this lease and other information at:

www.theforestpro.com

Hunting Lease Quick Facts

WHERE

County: Jeff Davis
Township: 8N
Range: 18W
Section: 11 & 12
Driving Directions: See page 4.

WHO

Tract Name: Bowie River
Land Owner: Jamie Kilgore

WHEN

Bid Date: August 21st, 2020
Bid Day: Friday
Bid Time: 10:00 a.m.
Bid Location: Forest Pro LLC Office

WHAT

Hunting Lease Acreage: 104.1

HOW

Lease Length: exclusive, Annual hunting lease increasing 1.5%/yr for 3 year term.

Bid Type: \$ Per Acre, for 2020

Special Provisions: None

Access: Via Atwood Road



July 13, 2020

“HUNTING LEASE ON BEAUTIFUL BOWIE RIVER”

As agent for Jamie Kilgore, we invite you to submit a sealed per acre bid on the following described hunting lease located on the Bowie River Tract in Jeff Davis County, Mississippi. The hunting lease includes the exclusive right to hunt and take game on 104 contiguous acres.

It includes all timber types from hardwood bottoms to young pine stands and has 1,980 feet of frontage along Bowie River which should provide excellent hunting opportunities for years to come. Hunting lease properties like this one rarely come available and it's perfectly sized for a family looking for outdoor recreation.

Prospective bidders are invited to inspect the property on at their leisure after completion of the “Access Permit Form” (See #4 below). Contact me at 601.594.1564 should you have any questions.

Date Bids Will Be Opened: Friday, August 21st, 2020, at 10:00 a.m. at the office of Forest Pro LLC. Bids will be accepted by mail, email, or by fax (601 587-4406) on the authorized bid form included herein.

GENERAL BIDDING TERMS & LEASE CONDITIONS

1. Bids received are considered acceptance of the terms and conditions set forth in this invitation.
2. The Lessor reserves the right to reject any and all bids and to select as the successful bidder the one deemed most satisfactory in its judgment.
3. The risk of any inaccuracies in this invitation is assumed by the recipient of such invitation. No Express or implied representation or warranty is made as to the accuracy or completeness of the attached evaluation materials. Forest Pro LLC, Lessor, nor any advisors or representatives assume any liability resulting from the use of, or reliance upon the Evaluation Materials or any actual or alleged omissions in same.
4. The Lessor or Agent is not responsible for any injuries or loss that may occur from the inspection of the property. To inspect the property a Temporary Access Permit, available at (<https://bit.ly/3elQUYy>) must be signed and faxed to Forest Pro LLC.
5. The term of the lease shall be for three consecutive years with the anniversary date of the lease, for payment of annual rental, considered as August 1 of any particular year. There shall be no proration of the full annual rental amount during the lease term. Subsequent annual rental rates will automatically increase by 1.5% of the previous year rental rate per year.
6. The lease shall be for the specific purpose of hunting by the lessee and accompanied guests. In the event of lease to a hunting club, a currently maintained list of members will be required and hunting shall be limited to club members and accompanied guests. No commercial hunting shall be permitted on the tract and the property may not be used for commercial hunting purposes. The number of primary members will be limited to 3 individuals for this property.
7. Bidders and all individuals authorized to hunt premises must NOT have been convicted of a game violation in any state for the previous three calendar years prior to the date of the bid opening in order to qualify as potential lessees. Any violation of federal or state game laws and regulations on the premises by any individual authorized to hunt on the tract may result in immediate termination of the lease.
8. All roads on the property must be maintained in good condition at all times and all property boundaries re-marked and signs posted once during the lease period; all at Lessee's expense. No vehicles shall be operated under circumstances or in a manner that causes accelerated erosion or deep rutting. At least once a year, following deer and turkey hunting seasons, the lessee shall properly drain and restore any damaged all roads in accordance with Mississippi's Best Management Practices for Forestry.
9. Lessee shall patrol the property on a monthly basis and promptly report to the Forest Pro LLC any evidence of trespass, garbage dumping, beetle infestation of timber or other damage to the property.
10. Lessee shall provide general liability insurance, with the landowner(s) & Forest Pro LLC named as co-insured, in the amount of ONE MILLION DOLLARS (\$1,000,000) with a company licensed and approved to do business in Mississippi.
11. Successful bidders must execute and return a completed lease to the Forest Pro LLC within 15 days following receipt of the lease; otherwise, the bid may be deemed to have been withdrawn.
12. Hunting related activities may begin as soon as the lease contract is consummated.
13. Lessee agrees to indemnify defend and hold harmless the Leaser and their representatives from any such damages or claims of damages by third parties, their persons, property or equipment.
14. The Lessee agrees to;
 - Pay for all utility expenses (water, electricity, etc) if applicable.
 - Clean and maintain the property in a condition acceptable to the Leaser.
 - Acquire written permission from the Leaser before making any changes to or improvements on the property.
15. A 10% bid deposit is required within 48 hours of notification of a successful bid with the remainder of the lease fee due within 30 days. Failure to close within 30 days will forfeit the bid deposit and void the successful bidder.
16. For more lease provisions download a copy of the sample lease from <https://bit.ly/2W4Mv5S>
17. This lease shall not exclude Forest Pro LLC and/or the landowners access to the property for any purpose.



Inside This Timber Sale Invitation

- Bid Form **2**
- Tract Map **3**
- Location Map **4**



Approved Bid Form Bowie River Tract Jefferson Davis County, MS

Bid Date: _____

Bid Time: _____

Bidder Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

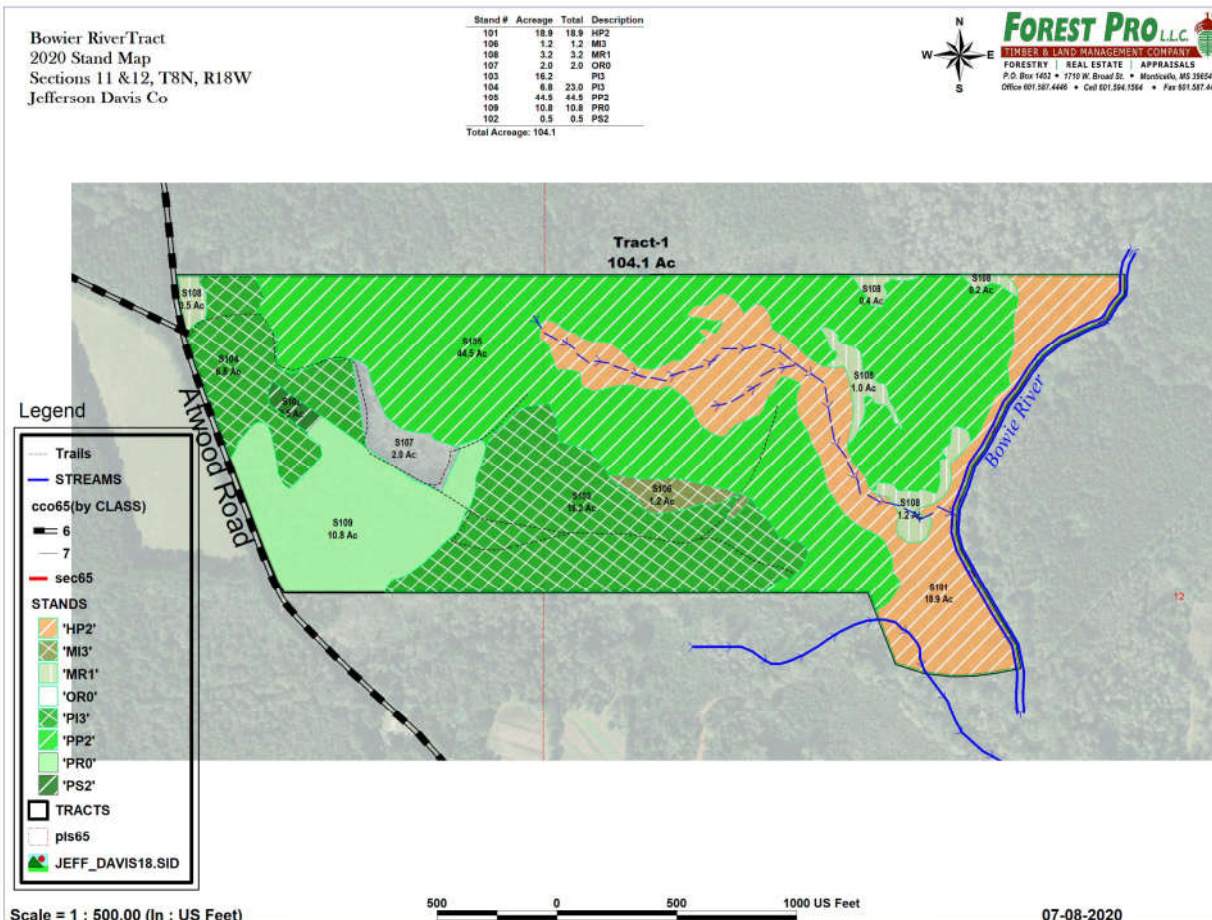
Home Phone: _____ Bus. Phone: _____

Cell Phone: _____ Other Phone: _____

I understand and agree that by my submitting a bid to lease the land described herein, that I accept the terms and conditions of this invitation.

Hunting Lease Bid

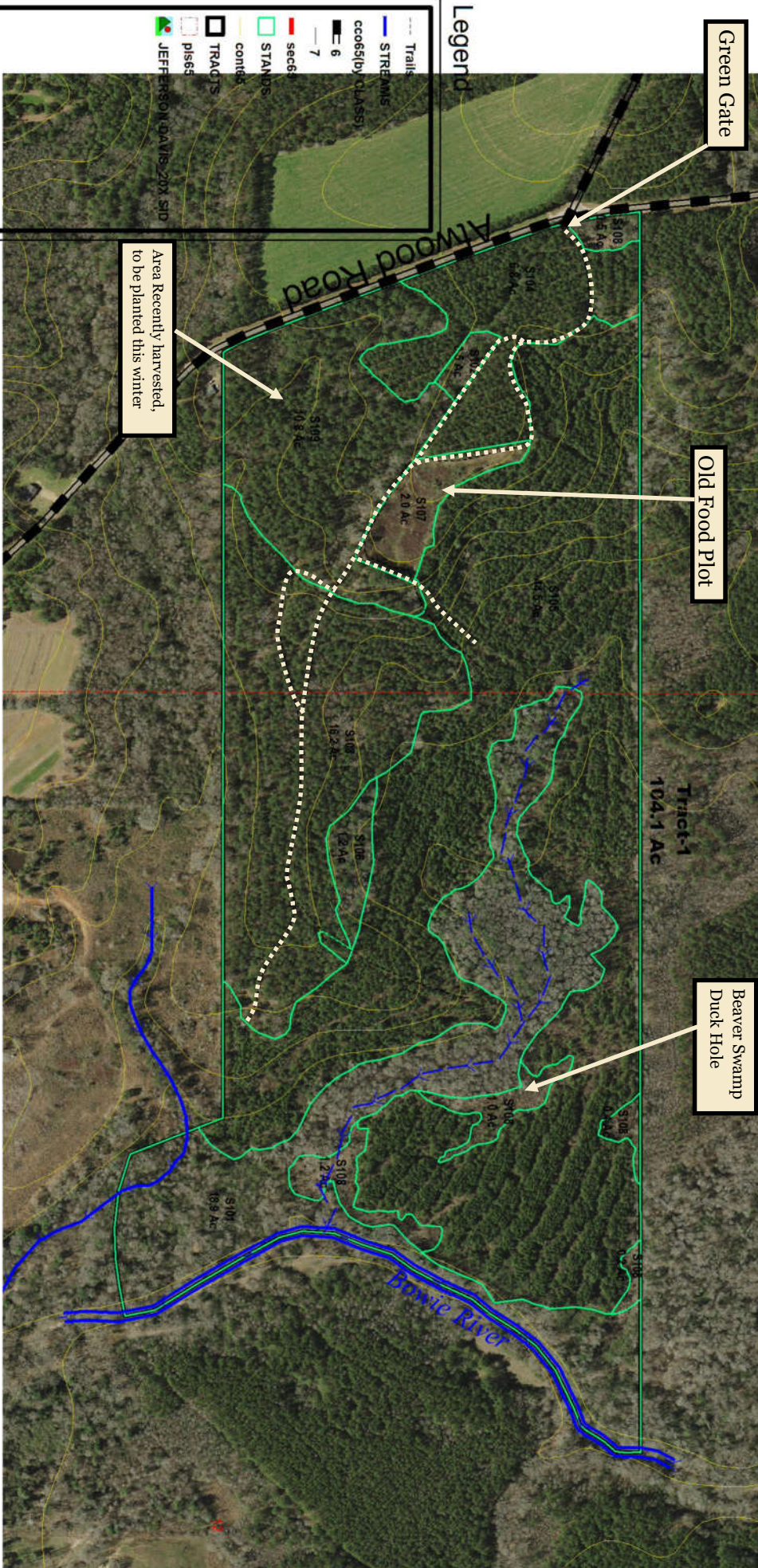
I submit a bid of \$ _____ per acre on 104 acres, referred to as the Bowie River Tract, for a total bid price of \$ _____ (104 x \$/ac) for the 2020-2021 hunting season. Additionally I understand and agree the price will increase at 1.5% per annum for the 2021-2022 hunting season and the 2022-2023 hunting season.



STAND NO	DESCRIPTION	NET ACREAGE	STAND TYPE	AGE	Current Age
101	HP2	18.9	Hardwood Pulpwood Med. Density	1960	60
102	PS2	0.5	Pine Sawtimber Med. Density	1964	56
103	PI3	16.2	Pine Intermediate High Density	1994	26
104	PI3	6.8	Pine Intermediate High Density	1989	31
105	PP2	44.5	Pine Pulpwood Med. Density	2009	11
106	MI3	1.2	Mixed Intermediate High Density	1960	60
107	OR0	2.0	Open	2012	8
108	MR1	3.2	Mixed Regeneration Low Density	2009	11
109	PR0	10.8	Pine Regeneration No Density	2021	-1
		104.1			

Bowler River Tract
 2016 Aerial Photo
 Sections 11 & 12, T8N, R18W
 Jefferson Davis Co

Stand #	Acreage	Description
101	18.9	HP2
102	0.5	PS2
103	16.2	P13
104	6.8	P13
105	44.5	PP2
106	1.2	M3
107	2.0	OR0
108	3.2	MR1
109	10.8	PR0
Total Acreage: 104.1		



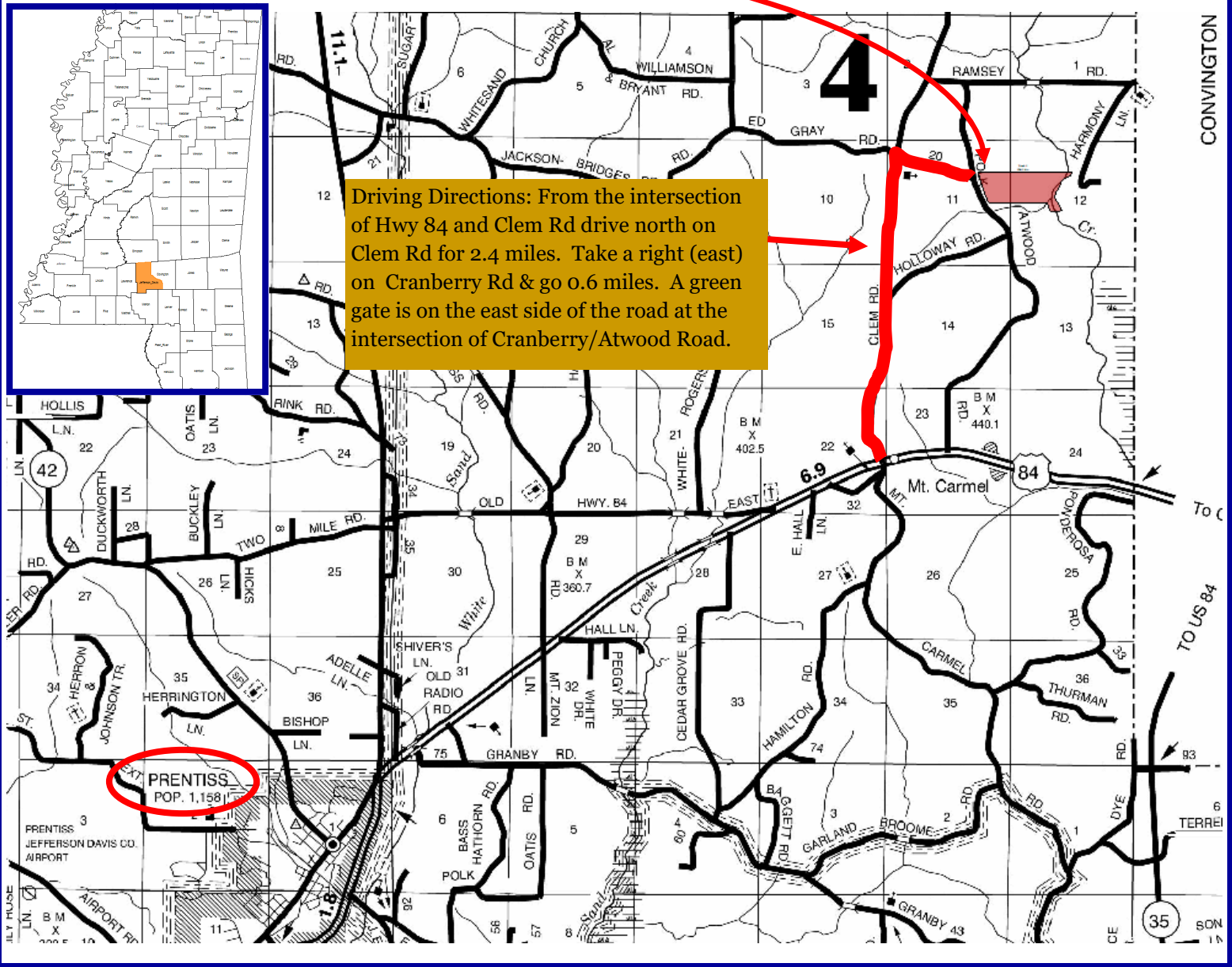
FOREST PRO LLC
TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1453 • 1710 W. Broad St. • Monticello, MS 39654
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

Scale = 1 : 500.00 (in : US Feet)



07-08-2020

Bowie River Tract Location Map



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