

See this sale and other information at: www.theforestpro.com

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Covington
Township: 9N
Range: 15W
Sections: 14 & 23
Quarter Sec: PT SE4 SW4 (S14) & PT N2 NW4 (S23)
Lat/Long: 31.739479/-89.485813

WHO

Tract Name: Hot Coffee
Land Owner: Clinton Timber LLC

WHEN

Sale Date: February 19th, 2021
Sale Day: Friday
Sale Time: 11:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 66.5
Estimated Months/Year-Operable: 8-11
Stand Age: 33 & 46
Timber Cutting Description:
 • All merchantable timber on 66.5 ac.

Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre

HOW

Contract Length: 12 months
Bond Amount: \$1500
Bid Type: Lump Sum
Special Provisions: None
Access: Via HWY 532, Jimmie Keys Drive & Easement from Estus Keys Lane.

WHY

Purpose of Harvest: Income/Replant



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CLINTON TIMBER— HOT COFFEE TRACT TIMBER SALE INVITATION

January 25, 2021

“CHIP-N-SAW & SMALL LOGS”

As agent for Clinton Timber LLC, we invite you to submit a sealed, *lump sum* bid on the following described timber located on the Hot Coffee Tract in Covington County, Mississippi. The timber to be sold includes all merchantable timber on approximately 66.5 acres. No timber is for sale inside the 20.1 acres of Stream-side Management Zones (SMZ's). The sale boundaries are designated by **red** painted boundary lines and **teal** painted SMZ's. This timber is further designated by the attached timber sale map.

All cruising and marking was done under the supervision of professional foresters employed by Forest Pro LLC. We stake our reputation on the professional standards of this work, however each prospective purchaser should determine for themselves the volumes, values, & acreages. Purchasers are invited to inspect the timber on their own or call Mark E. Dale at Forest Pro LLC if assistance is needed.

Date Bids Will Be Opened: Friday, February 19th, 2021, at 11:00 a.m. at the office of Forest Pro LLC. Bids will be accepted by text (601.594.1564), email (totalfor@bellsouth.net), or by fax (601 587-4406) with the signature of an authorized employee making the bid, additionally please call and confirm that your bid was received. Bidders are welcome to attend the bid opening and will be notified of the successful bidder.

QUICK VOLUME SUMMARY

All Merchantable		66.5 acres
Pine Pulpwood	493.5 tons	159.8 cds
Pine Chip-N-Saw	2,707.0 tons	679.6 cds
Pine Sawtimber	1,636.4 tons	203.7 MBF
Hardwood Pulpwood	436.0 tons	82.9 cds
Hardwood Sawtimber	111.6 tons	10.7 MBF



BIDDING TERMS & CONDITIONS

1. Bids received are considered acceptance of the terms and conditions set forth in this invitation.
2. The seller 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, seller, 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. Prospective bidders inspecting the property do so at their own risk. The Seller or Agent is not responsible for any injuries or loss that may occur from the inspection of the property.

CONTRACT TERMS & CONDITIONS

1. The successful bidder will be required to enter into a written contract, a sample of which is available for inspection at our office.
2. Closing is expected on or before thirty (30) days from the date of acceptance of bid.
3. Upon signing a contract, the Purchaser shall deposit a performance bond of **(\$1500)** into Forest Pro LLC, non-interest bearing Forestry Escrow Account. Said amount shall be held until such time as Purchaser shall fulfill all requirements of the timber sale contract.
4. A quality-logging job with a minimum amount of soil disturbance is expected.
5. Operations may begin as soon as the contract is consummated.
6. Termination date of the contract shall be **12** months from the date of execution.
7. Compliance with Mississippi's Best Management Practices for Harvesting is mandatory.
8. The landowner or agent reserves the right to temporarily halt harvesting if conditions are such that harvesting is causing unreasonable damage to improvements, soils or timber.
9. Buyer agrees to indemnify defend and hold harmless the Seller and their representatives from any such damages or claims of damages by third parties, their persons, property or equipment.
10. Agent will be notified 48 hours in advance of the beginning of any logging operations.

Forest Pro Cruise Report - Clear cut Area

Report Type: Stand: #Trees, Quantities 1 & 2, Means, Total By DBH, Product and Species

Tract: OTCLNHC1
Owner: Clinton Timber LLC
Address: 2110-2102 MS 532
County: Covington
Latitude: 31.739479
Cruiser: MD
City: Collins
Zip: 39428
Longitude: -89.485813

Date: 12/3/2020
State: Mississippi
Section: 23
Township: 9N
Range: 15W

Stand: 1 **Cover Type:** Planted Pine **Stand Type:** PS3 & HI2
Method Type: 1/10th Ac **BUF:** 10 **Stand Age:** 35
Area(Acres): 66.5 **Description:** All Merchantable **#Points:** 62

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly Pine	Inches		Tons	Cord
	6	515	57.52	19.56
	8	988	274.75	89.88
	10	204	84.10	26.79
	12	51	32.60	10.04
	14	28	25.20	7.75
	16	21	19.30	5.75
Product Total	<i>Q.M.D.</i>	8.2	1806	493.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
Loblolly Pine	Inches		Tons	Cord
	10	1552	895.49	225.29
	12	2056	1657.87	415.42
	14	159	153.64	38.86
Product Total	<i>Q.M.D.</i>	11.3	3768	2707.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	919	930.06	103.66
	16	420	483.18	63.86
	18	110	163.29	25.00
	20	19	32.95	5.58
	24	9	26.92	5.56
Product Total	<i>Q.M.D.</i>	15.1	1477	1636.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	218	36.41	6.91
	8	58	15.12	3.12
	10	19	8.20	1.91
	12	50	30.08	7.03
Subtotals	7.7	344	89.8	19.0
Hard Hardwood				
	Inches		Tons	Cord
	6	370	69.29	11.53
	8	240	70.07	12.34
	10	190	85.36	16.30
	12	103	62.53	12.11
	14	41	36.91	7.37
	16	21	22.03	4.31
Subtotals	8.9	964	346.2	64.0
Product Total	<i>Q.M.D.</i>	8.6	1308	436.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
White Oak	Inches		Tons	MBF
	14	41	28.8	2.4
	16	41	37.9	3.2
	20	21	22.8	2.4
Subtotals	16.1	103	89.5	8.0
Yellow Poplar				
	Inches		Tons	MBF
	16	21	22.15	2.67
Subtotals	16.0	21	22.2	2.7
Product Total	<i>Q.M.D.</i>	16.1	123	111.6

Clinton Timber LLC
Hot Coffee Tract Timber Sale Map
 Sections 14 & 23, T9N, R15W
 Covington Co. MS

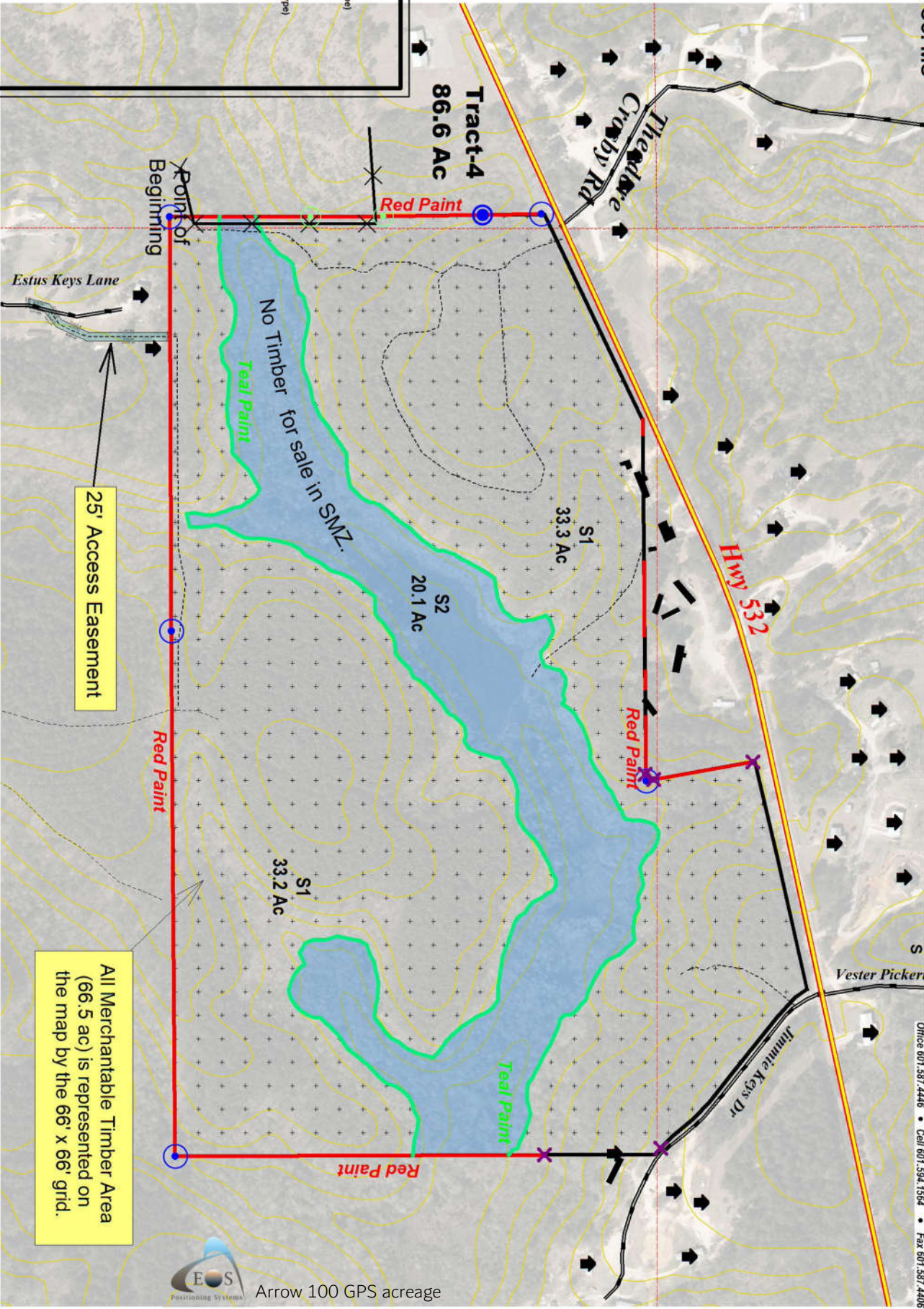
Stand #	Acreage	Description
2	20.1	SMZ
1	66.5	Sale Area
Total Acreage: 86.6		

FOREST PRO LLC.
 TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654
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Legend

- STRUCTURES
- TRAILS
- boundary (200' by Type)
- 'Iron Pin'
- 'Other'
- 'T Post'
- boundary (1000' by Type)
- 'Iron Pin'
- Fence Line
- Teal Paint
- Red Paint
- ROADS
- sect1
- ccost (by class)
- 8
- 6
- Easement
- TRACTS
- STANDS
- SMZ
- 'Sale Area'
- plis31
- cont31
- COVINGTON_20-1_MOSAICSID



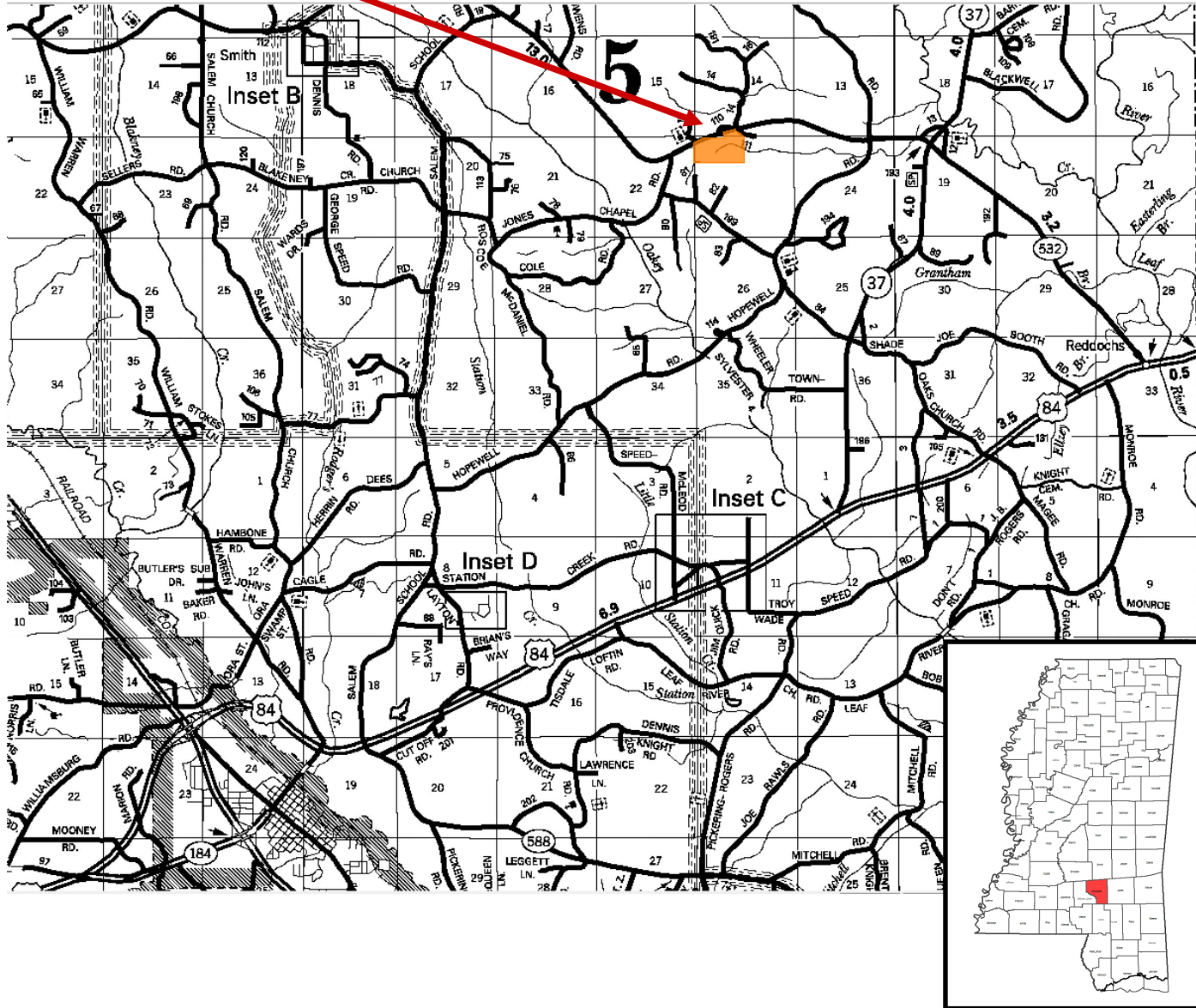
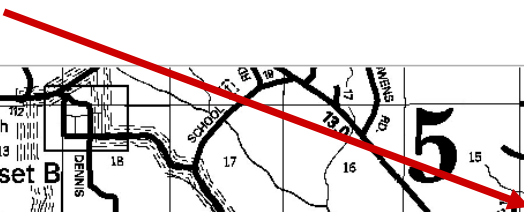
25' Access Easement

All Merchantable Timber Area (66.5 ac) is represented on the map by the 66' x 66' grid.

Scale = 1 : 400.00 (In : US Feet)



Clinton Timber– Hot Coffee Tract Timber Sale Location Map



JONES COUNTY
T 9 N
To Laurel
T 8 N

FOREST PRO L.L.C. 
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