

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Copiah
Township: 9N
Range: 5E
Sections: 14 & 23
Quarter Sec: (S14) PT E2 SW4 SW4 S of HWY & (S23)PT E2 W2 W2
Lat/Long: 31.743471/-90.681383

WHO

Tract Name: Dixon Tract
Land Owner: William Dixon

WHEN

Sale Date: February 19th, 2021
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 52.6
Estimated Months/Year-Operable: 6-7
Stand Age: 36
Timber Cutting Description:
 • All merchantable timber
Primary Product: Pine Sawtimber, Chip-N-Saw, Pulpwood
Cruise Type: 1/10th acre

HOW

Contract Length: 12 months
Bond Amount: \$1000
Bid Type: Lump Sum
Special Provisions: Note on Blue/Pink Flagged Forest Service Access: For the 70'x20' distance over USFS lands, the logging contractor will need to cut stumps level with the ground and spread gravel without excavating underlying soil. This is to negate the need for a time consuming archeological survey. Purchaser will also need to execute a Commercial Road Use Permit with the U.S. Forest Service. Contact Michael Everette at 601.384.5876.

Access: Via Hwy 28 & Forest Service Road 133.

WHY

Purpose of Harvest: Income/Replant



Inside This Timber Sale Invitation

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WILLIAM DIXON TRACT TIMBER SALE INVITATION

January 5, 2021

“MIX OF PRODUCTS”

As agent for William Dixon, we invite you to submit a sealed, *lump sum* bid on the following described timber located on the Dixon Tract in Copiah County, Mississippi. The timber to be sold includes all merchantable timber on approximately 52.6 acres. No timber is for sale inside the 4.3 acres of Stream-side Management Zones (SMZ's). The sale boundaries are designated by orange 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 10:00 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	52.6 acres	
Pine Pulpwood	1,422.4 tons	447.2 cds
Pine Chip-N-Saw	1,939.8 tons	486.5 cds
Pine Sawtimber	1,409.1 tons	191.2 MBF
Hardwood Pulpwood	683.6 tons	140.3 cds
Hardwood Palletwood	10.9 tons	2.9 cds
Hardwood Sawtimber	70.5 tons	6.7 MBF



BIDDING TERMS & CONDITIONS

- Bids received are considered acceptance of the terms and conditions set forth in this invitation.
- 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.
- 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.
- 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

- The successful bidder will be required to enter into a written contract, a sample of which is available for inspection at our office.
- Closing is expected on or before thirty (30) days from the date of acceptance of bid.
- Upon signing a contract, the Purchaser shall deposit a performance bond of (\$1000) 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.
- A quality-logging job with a minimum amount of soil disturbance is expected.
- Operations may begin as soon as the contract is consummated.
- Termination date of the contract shall be 12 months from the date of execution.
- Compliance with Mississippi's Best Management Practices for Harvesting is mandatory.
- 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.
- 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.
- 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: OTBDIXN1	Cruiser: MD	Date: 11/13/2020
Owner: William Dixon	City: Hazlehurst	State: Mississippi
Address: Hwy MS 28	Zip: 39083	Section: 14 & 23
County: Copiah	Longitude: -90.681383	Township: 9N
Latitude: 31.743471		Range: 5E

Stand: 1	Cover Type: Planted Pine & Natural Pine & Hardwood	Stand Type: PI3 & HI2
Method Type: 1/10th Ac	BUF	Stand Age: 35
Area(Acres): 52.6	Description: All Merchantable	#Points: 51

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly Pine	Inches		Tons	Cord
	6	878	95.40	32.41
	8	663	187.67	61.43
	10	396	181.48	58.00
	12	534	403.42	126.00
	14	178	176.72	54.36
	16	137	184.26	56.36
	18	79	128.04	38.95
	20	19	37.36	11.28
	22	12	28.00	8.43
Product Total	Q.M.D.	10.2	2897	1422.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
Loblolly Pine	Inches		Tons	Cord
	10	863	505.50	126.79
	12	1171	948.77	236.39
	14	413	420.44	106.28
	16	41	51.39	13.49
	18	9	13.65	3.59
Product Total	Q.M.D.	11.8	2497	1939.8

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	457	464.31	50.81
	16	402	488.19	66.11
	18	235	328.36	50.90
	20	52	91.59	15.85
	22	10	12.30	2.54
	24	11	24.31	4.96
Product Total	Q.M.D.	16.0	1165	1409.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	268	46.55	8.90
	8	248	75.71	16.17
	10	126	50.64	11.52
	12	126	77.01	17.82
	14	77	61.06	13.77
	16	7	7.52	1.75
	20	5	6.94	1.45
Subtotals	9.3	856	325.4	71.4
Hard Hardwood	Inches		Tons	Cord
	6	140	24.12	3.89
	8	149	41.08	7.16
	10	107	46.82	8.90
	12	117	84.79	16.57
	14	128	120.77	24.05
	16	17	19.33	3.83
	18	6	10.22	2.12
	20	5	11.06	2.36
Subtotals	10.6	668	358.2	68.9
Product Total	Q.M.D.	9.9	1524	683.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
Hard Hardwood	Inches		Tons	Cord
	14	15	10.94	2.90
Subtotals	14.0	15	10.94	2.90
Product Total	Q.M.D.	14.0	15	10.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
Cherrybark Oak	Inches		Tons	MBF
	16	7	4.69	0.47
Subtotals	16.0	7	4.7	0.5
Red Oak	Inches		Tons	MBF
	16	8	5.61	0.48
Subtotals	16.0	8	5.6	0.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Water Oak	Inches		Tons	MBF
	16	8	8.92	0.69
	18	6	8.72	0.81
Subtotals	16.9	14	17.6	1.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
White Oak	Inches		Tons	MBF
	14	8	4.49	0.38
	16	12	12.08	1.06
	20	4	4.82	0.51
Subtotals	16.2	24	21.4	2.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Post Oak	Inches		Tons	MBF
	20	4	4.86	0.49
	24	5	7.61	0.82
Subtotals	22.3	8	12.5	1.3

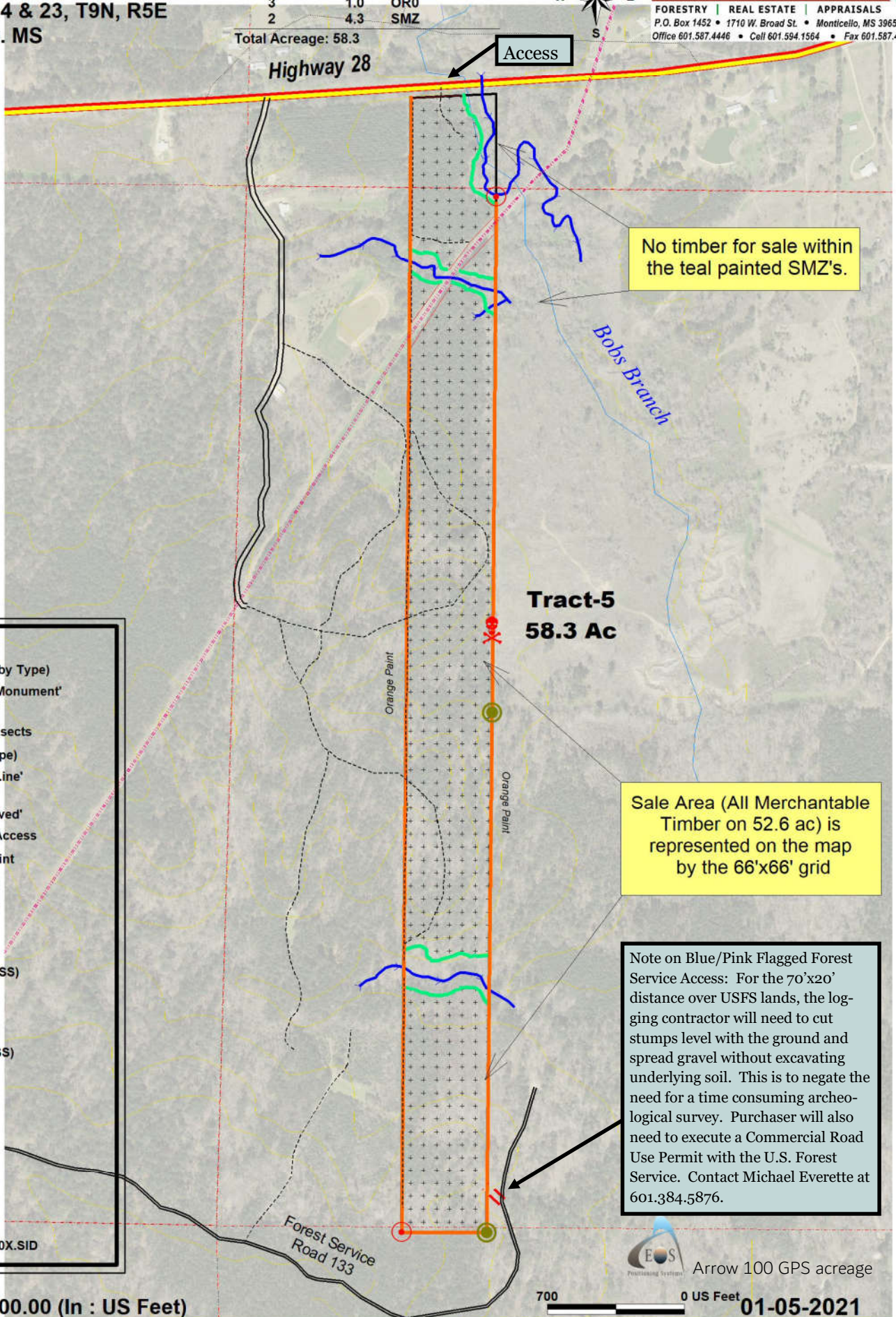
Product/Species	DBH	#Trees	Quantity1	Quantity2
Shumard Oak	Inches		Tons	MBF
	20	5	8.72	0.97
Subtotals	20.0	5	8.7	1.0
Product Total	Q.M.D.	17.5	66	70.5

**William Dixon Tract
Timber Sale Map
Sections 14 & 23, T9N, R5E
Copiah Co. MS**

Stand #	Acreage	Description
1	52.6	All Merchantable
4	0.5	H2O
3	1.0	OR0
2	4.3	SMZ
Total Acreage: 58.3		



FOREST PRO L.L.C.
 TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406



No timber for sale within the teal painted SMZ's.

Sale Area (All Merchantable Timber on 52.6 ac) is represented on the map by the 66'x66' grid

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Legend

- Pipeline
- boundary100(by Type)
- 'Cement Monument'
- 'Iron Pin'
- ☠ stinging insects
- TRAILS(by Type)
- 'Dashed Line'
- == 'Road'
- == 'Unimproved'
- == Proposed Access
- Orange Paint
- Teal Paint
- STREAMS
- TRACTS
- 5
- cco29(by CLASS)
- == 6
- == 7
- == 8
- pri29(by CLASS)
- == 1
- == 2
- == 3
- == 9
- peren29
- inter29
- pIs29
- cont29
- COPIAH_20X.SID

Scale = 1 : 700.00 (In : US Feet)

700 0 US Feet

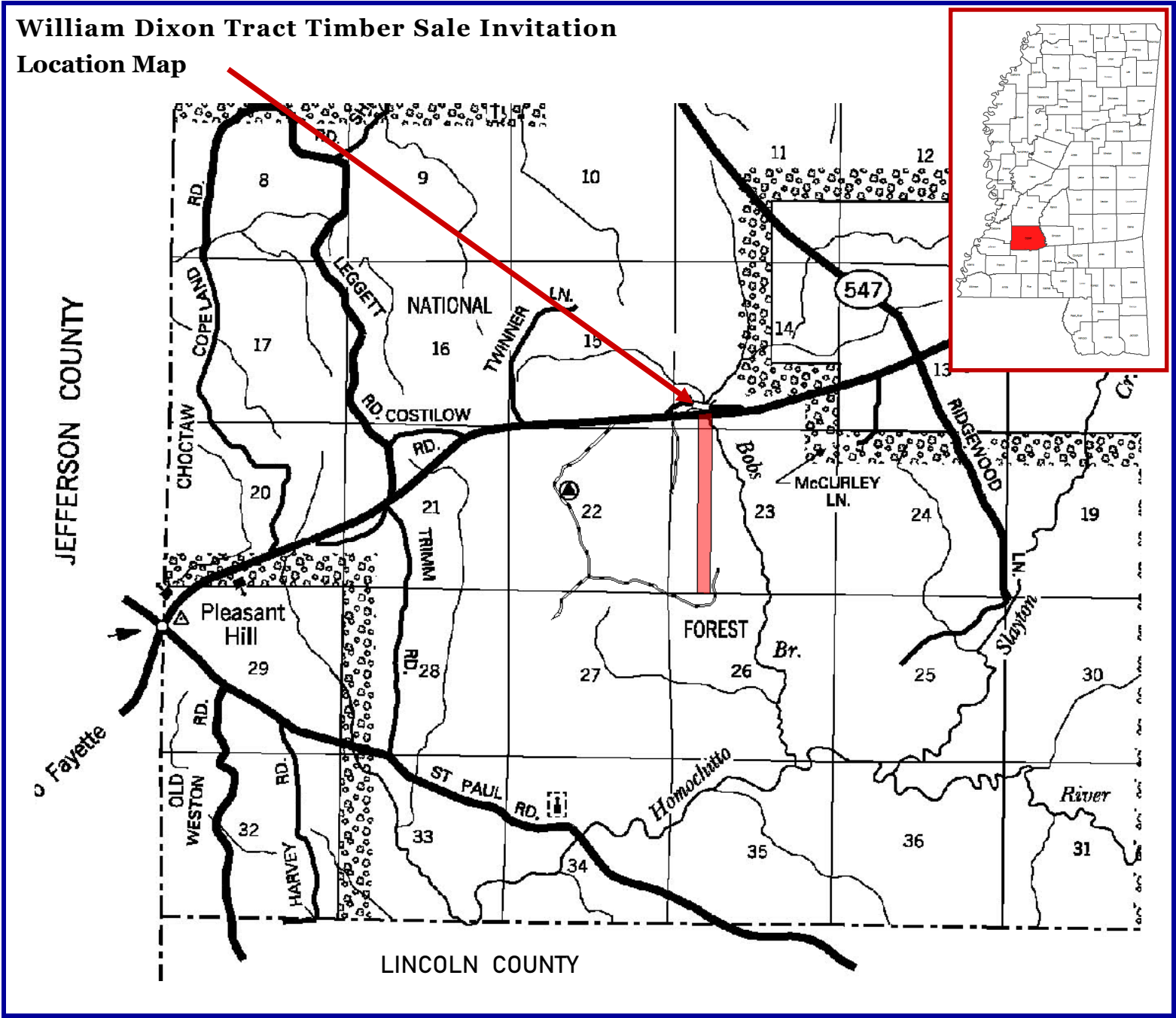


Arrow 100 GPS acreage

01-05-2021

William Dixon Tract Timber Sale Invitation

Location Map



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