

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 8N
Range: 20W
Sections: 10
Quarter Sec: PT E2 SE4
Lat/Long: 31.673973/-89.993907

WHO

Tract Name: Sybil Cox Tract
Land Owner: Sybil A. Cox

WHEN

Sale Date: February 26th, 2021
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 24.6
Estimated Months/Year-Operable: 9-10
Stand Age: 39
Timber Cutting Description:
 • All merchantable timber
Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre

HOW

Contract Length: 12 months
Bond Amount: \$1000
Bid Type: Lump Sum
Special Provisions: None
Access: Via MS HWY 43 or E. Smith Ferry Rd.

WHY

Purpose of Harvest: Income/Divide ownership/Replant



SYBIL COX TRACT TIMBER SALE INVITATION

January 26, 2021

“EASY PICKENS”

As agent for Sybil Cox, we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Sybil Cox Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 24.6 acres. The sale boundaries are designated by **orange** flagged & **orange** painted boundary lines. 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 26th, 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 Timber		24.6 acres
Pine Pulpwood	85.1 tons	26.4 cds
Pine Chip-N-Saw	532.7 tons	130.7 cds
Pine Sawtimber	2,412.9 tons	304.6 MBF
Hardwood Pulpwood	3.1 tons	0.5 cds



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.



Inside This Timber Sale Invitation

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Forest Pro Cruise Report - Clear cut Area

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

Tract: 0ASYCOX1	Cruiser: MD	Date: 1/26/2021
Owner: Sybil Cox	City: Silver Creek	State: Mississippi
Address: 584-536 E. Smith Ferry Road	Zip: 39663	Section: 10
County: Lawrence	Longitude: -89.993907	Township: 8N
Latitude: 31.673973		Range: 20W

Stand: 100	Cover Type: Planted Pine	Stand Type: PS3
Method Type: 1/10th Ac	BUF 10	Stand Age: 39
Area(Acres): 24.6	Description: All Merchantable	#Points: 25

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly Pine	Inches		Tons	Cord
	10	30	13.9	4.4
	12	10	6.1	1.9
	14	49	51.1	15.8
	16	10	14.0	4.3
Product Total	Q.M.D.	13.0	98	85.1
			26.4	

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
Loblolly Pine	Inches		Tons	Cord
	10	79	41.9	10.6
	12	453	393.5	95.1
	14	108	97.3	25.0
Product Total	Q.M.D.	12.1	640	532.7
			130.7	

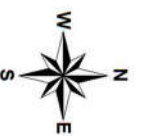
Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	718	795.3	87.1
	16	886	1191.6	152.4
	18	236	393.9	59.6
	20	20	32.1	5.5
Product Total	Q.M.D.	15.6	1860	2412.9
			304.6	

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Hard Hardwood	Inches		Tons	Cord
	12	10	3.1	0.5
Subtotals	12.0	10	3.1	0.5
Product Total	Q.M.D.	12.0	10	3.1
			0.5	

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Cull	Inches		Tons	Cord
	32	10	53.4	12.9

**Sybil Cox Tract
Timber Sale Map
Section 10, T8N, R20W
Lawrence Co. MS**

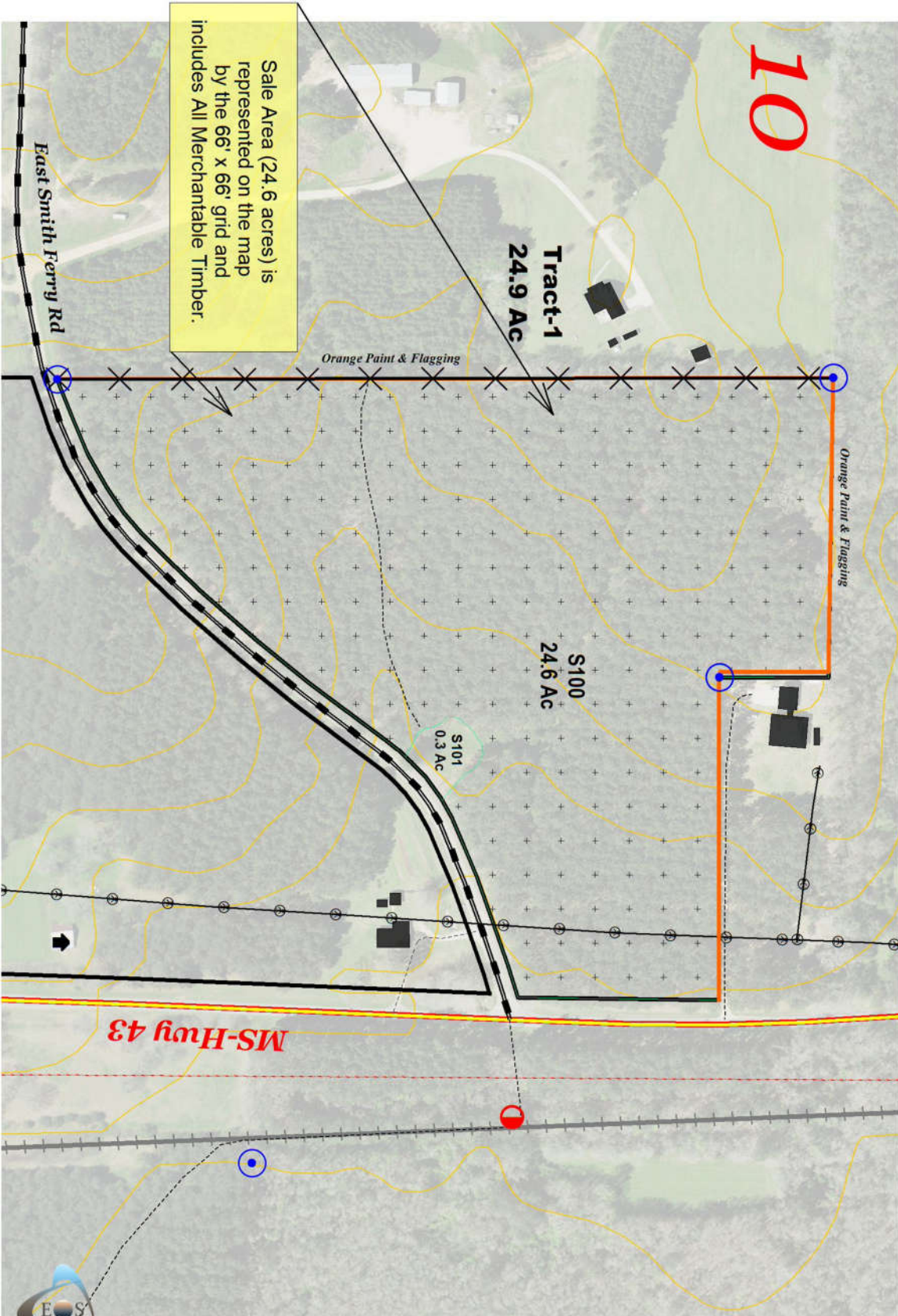
Stand #	Acreage	Description
100	24.6	All Merchantable
101	0.3	Open
Total Acreage: 24.9		



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 601.504.1564 • Fax 601.587.4406

Legend

- STRUCTURES
- boundary100(by Type)
- Iron Pin'
- Other'
- 'T Post'
- 'Tree'
- 'Cement Monument'
- FENCES
- Orange Paint & Flagging
- ROADS
- STREAMS
- POWER LINES
- TRAILS
- abrr77
- ccor77(by CLASS)
- 6
- 7
- 8
- pr777(by CLASS)
- 1
- 2
- 3
- pl877
- STANDS
- 100
- 101
- TRACTS
- 1
- 2
- cont77
- LAWRENCE_20X.SID



Scale = 1 : 300.00 (In : US Feet)



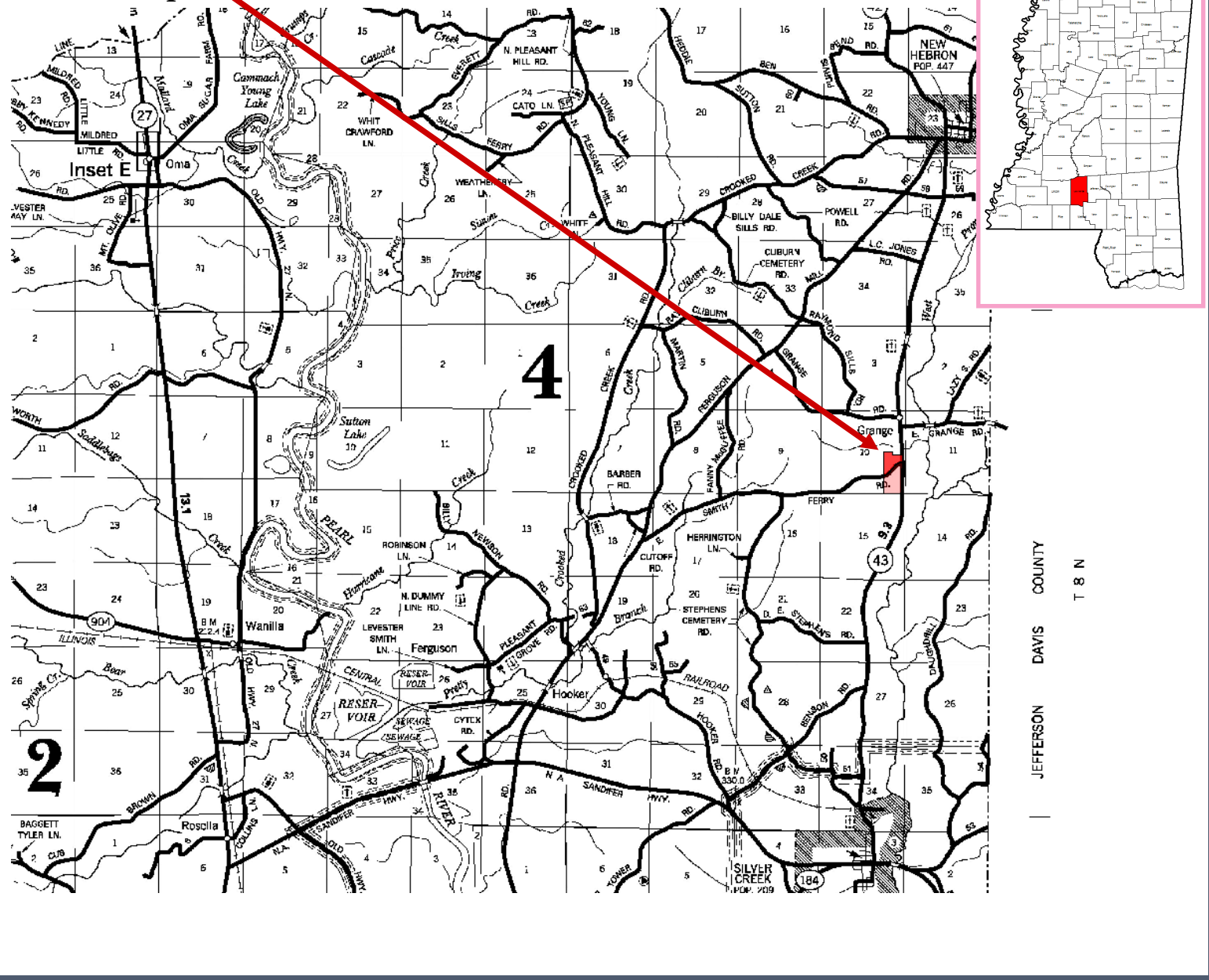
01-26-2021



Arrow 100 GPS acreage

Sybil Cox Tract Timber Sale Invitation

Location Map



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