

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 8N
Range: 10E
Sections: 15
Quarter Sec: PT NE4 NE4
Lat/Long: 31.669188/-90.176866

WHO

Tract Name: Joey Carr
Land Owner: Joey Lee Carr

WHEN

Sale Date: January 28th, 2022
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 28.9 + 9.2
Estimated Months/Year-Operable: 8-10
Stand Age: 61
Timber Cutting Description:
 • All merchantable timber on 28.9 acres.
 • All Blue Marked Trees on 9.2 acres.

Primary Product: Pine Sawtimber
Cruise Type: 2chx4ch-1/10th acre & 100% mark & tally

HOW

Contract Length: 12 months
Bond Amount: \$1500
Bid Type: Lump Sum
Special Provisions: None
Access: Via Roy Schmidt Rd

WHY

Purpose of Harvest: Income



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JOEY CARR TRACT TIMBER SALE INVITATION

December 29, 2021

“+150 TONS/ACRE”

As agent for Joey Lee Carr, we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Joey Carr Tract in Lawrence County, Mississippi. The timber to be sold includes **all merchantable timber** on approximately 28.9 acres and **Blue** marked trees on 9.2 acres. The sale boundaries are designated by **Red** painted boundary lines and **Teal** painted lines designating marked tree area. 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, January 28th, 2022, 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

<i>All Merchantable & Blue Marked</i>		<i>38.1 acres</i>
Pine Pulpwood	151.6 tons	44.4 cds
Pine Chip-N-Saw	435.4 tons	105.4 cds
Pine Poles	181.8 tons	61.0 cds
Pine Sawtimber	3,190.5 tons	438.3 MBF
Hardwood Pulpwood	442.0 tons	90.6 cds
Hardwood Sawtimber	178.7 tons	21.6 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
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.

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.

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: 1TJCARR2 **Date:** 12/27/2021
Owner: Joey Carr **State:** Mississippi
Address: 229-179 Roy Schmidt Road **City:** Sontag **Township:** 8N
County: Lawrence **Section:** 15 **Range:** 10E

Stand: 1 Cover Type: Natural Pine Stand Type: PS3
 Method Type: 1/10 ac BUF 11.76
 Area(Acres): 28.9 Description: All Merchantable #Points: 34

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	10	111	70.64	17.64
	12	306	297.44	71.77
	14	51	65.20	16.01
Product Total		468	433.3	105.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Poles				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	12	34	25.53	8.78
	14	60	67.87	23.06
	16	42	57.80	19.35
	18	17	30.61	9.84
Product Total		153	181.8	61.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	MBF
	14	332	442.96	44.28
	16	451	787.87	96.31
	18	391	823.36	116.33
	20	229	606.16	93.81
	22	111	327.22	55.43
	24	17	59.53	10.71
	26	26	110.10	21.46
Product Total		1556	3157.2	438.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	51	8.34	1.56
	8	162	40.24	8.10
	10	136	53.07	11.94
	12	77	44.89	10.34
	14	43	35.92	8.38
Subtotals		468	182.5	40.3
<i>Hard Hardwood</i>	Inches		Tons	Cord
	6	85	17.29	2.89
	8	102	31.48	5.60
	10	153	72.24	13.94
	12	94	61.11	11.79
	14	43	41.28	8.29
	18	17	36.09	7.77
Subtotals		493	259.5	50.3
Product Total		961	442.0	90.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	6	26	2.20	0.74
	8	68	17.75	5.81
	10	51	22.47	7.03
	12	34	18.82	5.80
	14	26	31.49	9.83
	16	9	12.10	3.74
	18	8	15.42	4.73
	20	8	21.78	6.70
Product Total		230	142.0	44.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
<i>Cherry Bark Oak</i>	Inches		Tons	MBF
	24	9	26.15	4.13
Subtotals		9	26.2	4.1
<i>Water Oak</i>	Inches		Tons	MBF
	16	26	26	2.13
	18	9	7.68	0.80
	26	8	24.8	3.47
Subtotals		42	58.5	6.4
<i>White Oak</i>	Inches		Tons	MBF
	16	9	7.85	0.66
Subtotals		9	7.9	0.7
<i>Yellow Poplar</i>	Inches		Tons	MBF
	24	9	24.39	3.91
Subtotals		9	24.4	3.9
<i>Sweet Gum</i>	Inches		Tons	MBF
	16	9	11.69	1.27
	18	8	14.27	1.77
Subtotals		17	26.0	3.0
<i>Hickory</i>	Inches		Tons	MBF
	18	9	14.82	1.50
Subtotals		9	14.8	1.5
<i>Post Oak</i>	Inches		Tons	MBF
	20	9	21.05	1.95
Subtotals		9	21.1	2.0
Product Total		102	178.7	21.6

Forest Pro Cruise Report - Blue Marked Trees Area

Stand: 2 Cover Type: Natural Pine Stand Type: YRD
 Method Type: 100% BUF 1
 Area(Acres): 9.2 Description: Blue Marked Trees Only #Points: 1

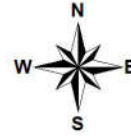
Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	8	1	0.10	0.03
	10	2	0.81	0.25
	12	1	0.41	0.12
	14	2	0.88	0.26
	16	3	3.28	0.99
	18	2	2.75	0.83
	20	1	1.32	0.39
Product Total		12	9.6	2.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	12	2	1.37	0.35
	14	1	0.78	0.22
Product Total		3	2.2	0.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	MBF
	14	1	1.13	0.13
	18	2	2.19	0.35
	20	4	6.49	1.16
	22	5	8.49	1.64
	24	2	2.14	0.51
	26	3	7.4	1.61
	28	2	5.44	1.22
Product Total		19	33.3	6.6

Joey Carr Tract Timber Sale Map Sections 15, T8N, R10E Lawrence Co. MS

Stand #	Acreage	Description
1	28.9	All Merchantable
2	9.2	Blue Marked Trees
Total Acreage: 38.1		



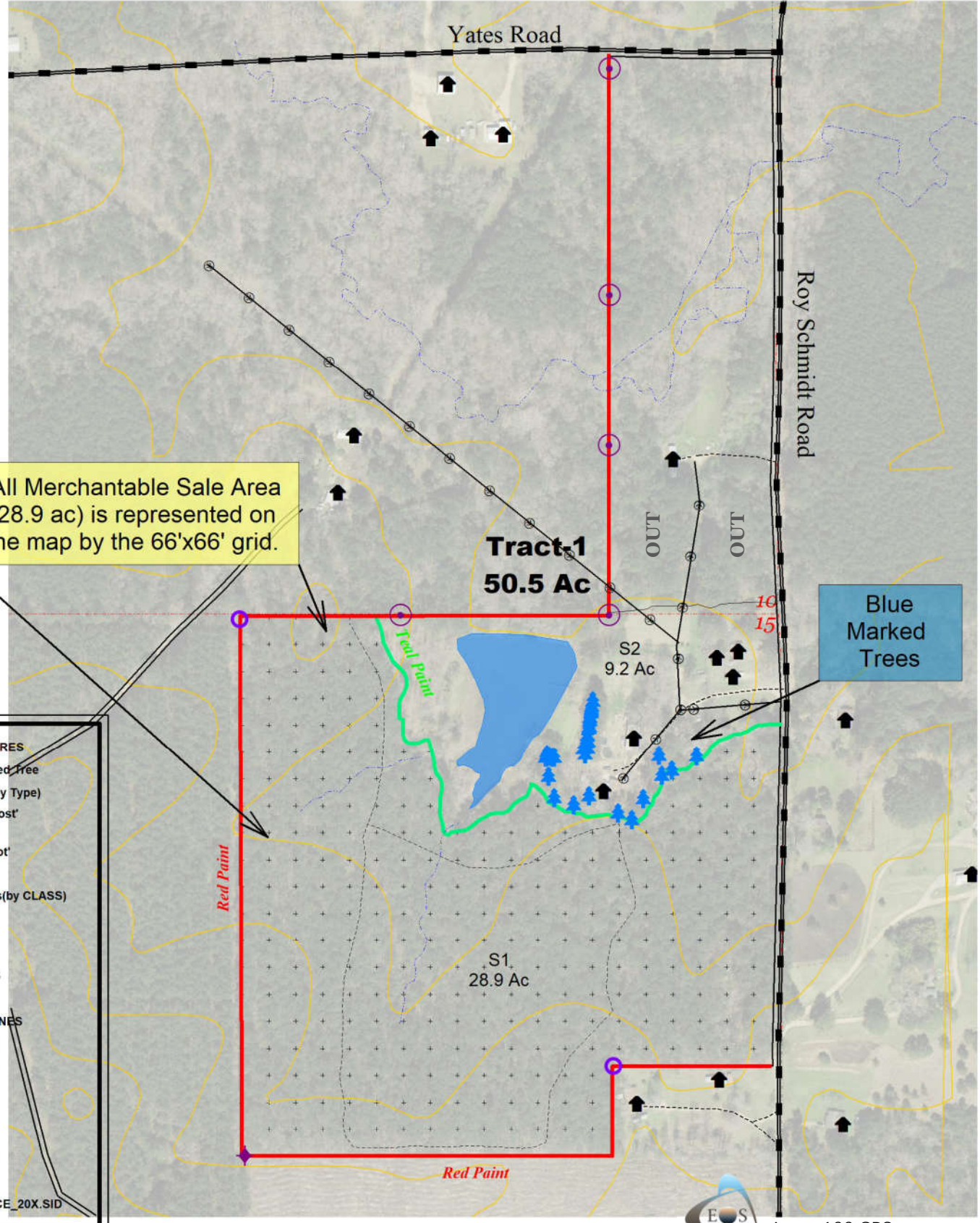
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All Merchantable Sale Area (28.9 ac) is represented on the map by the 66'x66' grid.

Blue Marked Trees

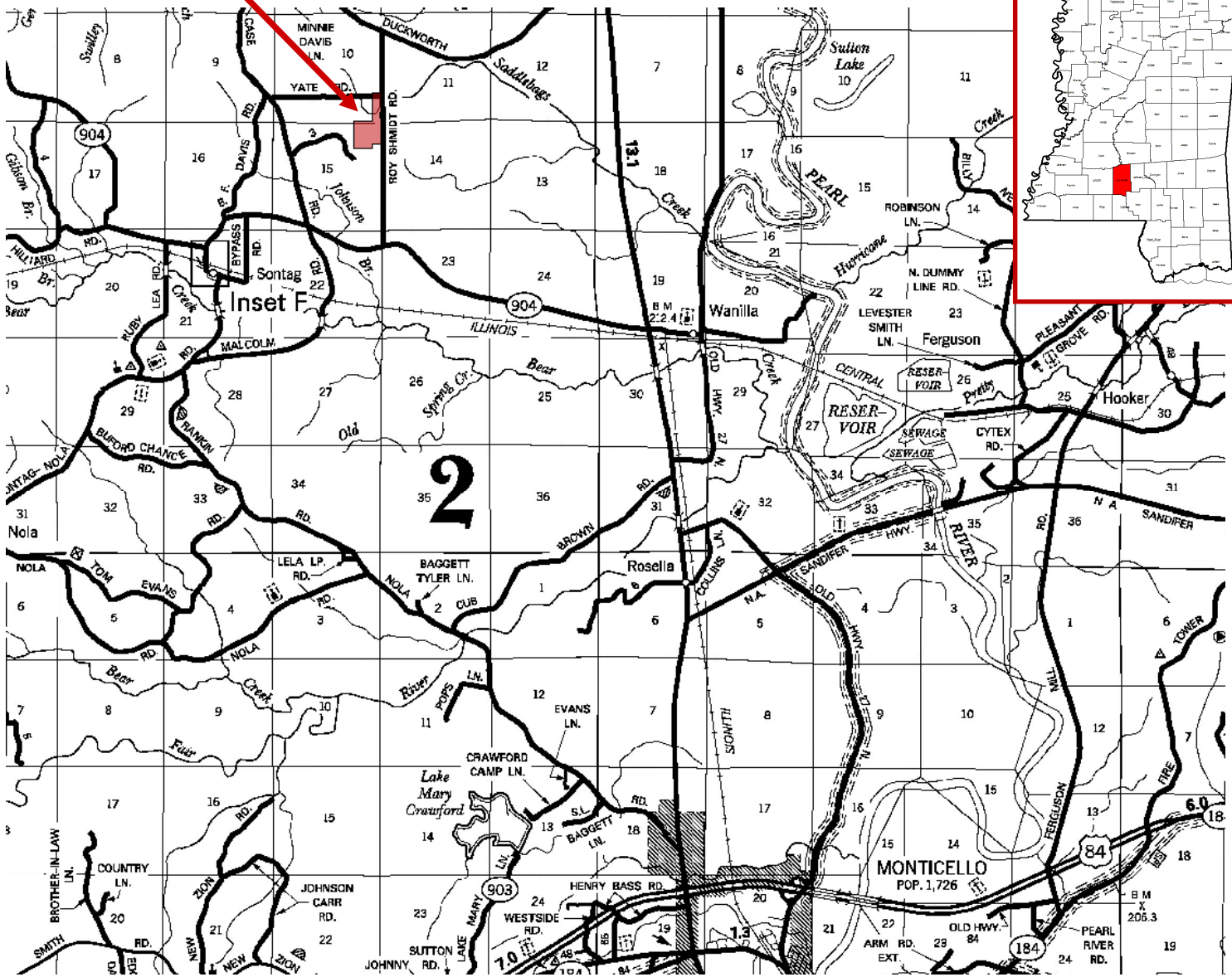
Legend

- STRUCTURES
- BlueMarked Tree
- boundary30(by Type)
 - 'Fence Post'
 - 'Iron Pin'
 - 'Pine Knot'
- Trails
- County Roads(by CLASS)
 - 6
 - 7
 - 8
- STREAMS
- ROADS
- POWERLINES
- Red Paint
- TealPaint
- STANDS
- TRACTS
- Sections
- Contours
- Pond
- LAWRENCE_20X.SID



Joey Carr Tract Timber Sale Invitation

Location Map



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