

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 20W
Sections: 10 & 15
Quarter Sec: Multiple
Lat/Long: 31.579380/-90.00725

WHO

Tract Name: Dorothy Wilcox
Land Owner: Dorothy Wilcox
WHEN
Sale Date: February 4th, 2022
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 29.5 + 24.0
Estimated Months/Year-Operable: 4-8
Stand Age: 83, 73 & 25
Timber Cutting Description:
 • All merchantable timber on 29.5 acres.
 • All Blue Marked Trees on 24.0 acres.

Primary Product: Pine & Hardwood Sawtimber
Cruise Type: 2ch x 5ch-10 BAF & 100% mark & tally

HOW

Contract Length: 18 months
Bond Amount: \$1500
Bid Type: Lump Sum
Special Provisions: None
Access: Via MS Hwy 43

WHY

Purpose of Harvest: Income

DOROTHY WILCOX TRACT TIMBER SALE INVITATION

January 6, 2022

"A MIX OF EVERYTHING"

As agent for Dorothy Wilcox, we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Wilcox Tract in Lawrence County, Mississippi. The timber to be sold includes **all merchantable timber** on approximately 29.5 acres and **Blue** marked trees only, on 24.0 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, February 4th, 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

All Merchantable & Blue Marked		53.5 acres
Pine Pulpwood	526.0 tons	162.8 cds
Pine Chip-N-Saw	576.7 tons	150.8 cds
Pine Poles	32.3 tons	1 1.8 cds
Pine Sawtimber	1,088.6 tons	160.4 MBF
Spruce Pine Saw.	16.1 tons	3.4 MBF
Hardwood Pulpwood	399.5 tons	86.3 cds
Hardwood Palletwood	37.7 tons	12.6 MBF
Hardwood Sawtimber	898.7 tons	140.8 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 **(\$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.
- 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 **18** 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.
- (To limit damage to residual trees) All trees greater than 14" in diameter shall be limbed and topped where felled.
- Should Purchaser cause excessive damage to any trees not designated to be cut hereunder, the seller shall be paid damages by the Purchaser based on the double stumpage value. Excessive damage being defined as bark removed from over 1/4th of the circumference of the stem or over 1/2 of the crown broken. Damage penalty's may be waived, if in the opinion of the agent, the damage was unavoidable.



Inside This Timber Sale Invitation

Stand & Stock Table	2
Stand & Stock Table	3
Tract Map	4
Location Map	5

Forest Pro Cruise Report - Clear cut Area

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

Tract: 1TWILCX3
Owner: Dorothy Wilcox
Address: 3566 MS Hwy 43A
County: Lawrence
Latitude: 31.581984
Cruiser: MD
City: Silver Creek
Zip: 39663
Longitude: -90.005125

Date: 11/17/2021
State: Mississippi
Section: 10 & 15
Township: 7N
Range: 20W

Stand: 1
Method Type: Prism
Area(Acres): 29.4
Cover Type: Planted & Natural Pine
BAF: 10
Description: All Merchantable
Stand Type: PI3, MI1, PP3
Stand Age: 66
#Points: 27

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Spruce Pine	Inches		Tons	Cord
	6	338	36.20	12.16
	8	393	97.61	29.40
	10	196	79.29	25.09
	12	165	101.38	31.28
	14	114	106.03	32.57
	16	28	27.10	8.14
	18	14	16.53	4.91
	20	6	6.29	1.83
Product Total	<i>Q.M.D.</i>	9.7	1254	470.4

Pine Chip-N-Saw				
Loblolly Pine	Inches		Tons	Cord
	10	184	102.02	29.35
	12	409	341.25	85.32
	14	109	100.79	27.81
	16	5	5.34	1.46
Product Total	<i>Q.M.D.</i>	11.9	707	549.4

Pine Poles				
Loblolly Pine	Inches		Tons	Cord
	12	18	9.86	3.91
	14	27	22.48	7.85
Product Total	<i>Q.M.D.</i>	13.2	45	32.3

Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	178	196.90	20.59
	16	155	215.24	26.78
	18	174	296.71	43.64
	20	104	221.68	37.08
	22	15	33.57	6.45
	24	14	35.23	7.05
	26	4	15.83	3.09
	28	2	3.07	0.75
Product Total	<i>Q.M.D.</i>	17.2	646	1018.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	54	9.24	1.73
	8	33	10.45	2.25
	10	101	32.76	6.99
	12	34	20.04	4.56
	14	25	21.37	4.86
	16	9	10.38	2.34
	18	7	12.93	3.04
Subtotals	10.4	263	117.2	25.8
Hard Hardwood				
	Inches		Tons	Cord
	14	27	20.90	4.00
	16	21	22.14	4.33
	18	8	11.08	2.19
	20	16	28.09	5.64
Subtotals	16.5	71	82.2	16.2
Product Total	<i>Q.M.D.</i>	12.0	334	199.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
Soft Hardwood	Inches		Tons	Cord
	12	21	14.11	4.65
	16	9	11.70	4.04
Subtotals	13.3	30	25.81	8.69
Product Total	<i>Q.M.D.</i>	13.3	30	25.8

Hardwood Sawtimber				
Cherrybark Oak	Inches		Tons	MBF
	24	5	9.3	1.3
	26	2	3.4	0.5
	40	1	4.3	0.8
Subtotals	26.7	7	17.0	2.7
Red Oak	Inches		Tons	MBF
	18	5	4.5	0.5
	20	7	9.4	1.0
Subtotals	19.2	11	14.0	1.5
Water Oak	Inches		Tons	MBF
	16	10	9.3	0.7
	20	4	5.6	0.6
	26	8	16.8	2.3
	30	2	5.2	0.8
	34	1	2.8	0.5
Subtotals	22.2	25	39.7	4.9
White Oak	Inches		Tons	MBF
	34	1	8.3	1.1
Subtotals	34.0	1	8.3	1.1
Post Oak	Inches		Tons	MBF
	22	3	4.7	0.5
	24	4	12.6	1.4
Subtotals	23.2	7	17.3	1.9
Sweet Gum	Inches		Tons	MBF
	16	6	6.5	0.7
	18	8	14.4	1.6
	20	6	7.9	1.2
Subtotals	18.1	20	28.8	3.5
Product Total	<i>Q.M.D.</i>	21.6	72	125.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Cull Volumes				
	Inches		Tons	Cord
	26	4	7.07	1.62
	28	3	10.48	3.2
Product Total		7	17.6	4.8

Forest Pro Cruise Report - Clear cut Area

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

Tract: 11WILCX3
Owner: Dorothy Wilcox
Address: 3566 MS Hwy 43A
County: Lawrence
Latitude: 31.581984
Cruiser: MD
City: Silver Creek
Zip: 39663
Longitude: -90.005125
Date: 11/17/2021
State: Mississippi
Section: 10 & 15
Township: 7N
Range: 20W
Stand Type: HS2
Stand Age: 83
Stand #Punks: 7

Stand: 2
Method Type: 100% Tally
Area(Acres): 24
Cover Type: Natural Hardwood
Description: Blue Marked Trees

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Spruce Pine	Inches	27	Tons 2.68	Cord 0.91
	6	27	2.68	0.91
	8	28	7.45	2.43
	10	33	15.05	4.80
	12	20	13.79	4.29
	14	7	5.08	1.54
	16	8	7.34	2.21
	18	3	4.17	1.26
Product Total	O.M.D.	10.3	55.6	17.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
Loblolly Pine	Inches	11	Tons 7.44	Cord 1.83
	10	11	7.44	1.83
	12	20	15.91	4.00
	14	5	3.92	1.04
Product Total	O.M.D.	11.2	36	27.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches	1	Tons 1.30	MBF 0.11
	14	1	4.53	0.77
	20	2	14.48	2.59
	22	5	3.10	0.58
	24	1	17.52	3.66
	26	3	9.26	2.11
	28	2	7.67	1.82
	30	2	5.61	1.55
	34	2	6.89	1.81
	36	1		
Product Total	O.M.D.	26.2	22	70.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
Spruce Pine	Inches	1	Tons 2.11	MBF 0.37
	20	1	2.49	0.48
	22	1	2.91	0.60
	24	2	5.51	1.22
	26	1	3.04	0.70
	28	1		
Product Total	O.M.D.	24.5	6	16.7

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches	86	Tons 15.23	Cord 2.91
	6	86	15.23	2.91
	8	132	37.14	7.78
	10	73	29.24	6.68
	12	61	9.09	2.38
	14	24	20.52	4.75
	16	10	16.61	3.87
	18	14	14.64	3.37
	20	3	6.51	1.54
Subtotals	10.0	403	178.5	40.0
Hard Hardwood	Inches	1	Tons 0.22	Cord 0.04
	6	1	1.34	0.23
	8	5	1.87	0.36
	10	4	2.23	0.44
	12	3	3.18	0.64
	14	3	6.03	1.22
	16	5	1.98	0.42
	18	1	2.35	0.51
	20	1	2.46	0.51
	22	1	21.7	4.4
Subtotals	13.3	24	21.7	4.4
Product Total	O.M.D.	10.2	427	200.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
Soft Hardwood	Inches	1	Tons 0.9	Cord 0.31
	12	1	6.11	2.03
	14	7	1.15	0.39
	16	1	1.42	0.50
Subtotals	14.5	10	9.58	3.23
Hard Hardwood	Inches	3	Tons 2.31	Cord 0.63
	14	3	2.31	0.63
Subtotals	14.0	3	2.31	0.63
Product Total	O.M.D.	14.5	13	3.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber (continued)				
Steel Gum	Inches	1	Tons 1.81	MBF 0.18
	14	1	0.72	0.09
	16	1	7.99	1.07
	18	4	4.72	0.67
	20	2	2.29	0.39
	16	1	10.26	1.73
	18	3	8.37	1.51
	20	3	4.51	0.93
	24	1	40.7	6.6
Subtotals	16.6	16	40.7	6.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Black Gum	Inches	2	Tons 3.72	MBF 0.56
	22	2	2.95	0.51
	26	1	3.56	0.62
	28	1	3.57	0.68
	30	1	13.6	2.4
Subtotals	26.6	5	13.6	2.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
Cherrybark Oak	Inches	1	Tons 4.09	MBF 0.71
	28	1	10.17	1.89
	30	2	4.95	0.92
	32	1	5.56	1.06
	34	1	10.07	1.95
Subtotals	34.8	6	34.8	6.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Wilder Oak	Inches	1	Tons 1.01	MBF 0.09
	16	1	0.90	0.09
	18	1	1.08	0.12
	20	1	20.19	2.40
	22	10	52.32	6.72
	24	19	92.91	12.56
	26	29	37.50	5.42
	28	10	31.21	4.75
	30	8	39.88	6.31
	32	8	15.87	2.61
	34	4	41.92	7.26
	36	8	18.70	3.38
	38	3	18.82	3.42
	40	4	16.93	3.12
	42	2	10.89	2.03
	46	1	9.82	1.80
	48	1		
Subtotals	24.7	110	410.0	62.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
White Oak	Inches	1	Tons 3.28	MBF 0.42
	32	1	3.28	0.42
Subtotals	32.0	1	3.3	0.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Swamp Chestnut Oak	Inches	1	Tons 1.66	MBF 0.18
	20	2	2.87	0.32
	22	2	7.05	0.88
	26	2	9.33	1.20
	28	2	5.20	0.68
	30	1	6.95	0.97
	36	1	6.31	0.86
	38	1	8.67	1.20
	40	1	10.33	1.29
Subtotals	31.4	12	58.4	7.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Yellow Poplar	Inches	1	Tons 1.42	MBF 0.18
	14	1	1.75	0.24
	16	6	13.1	2.01
	18	4	11.7	1.88
	20	5	16.67	2.86
	18	6	23.68	4.30
	20	4	16.11	3.03
	16	4	20.94	4.10
	18	2	5.72	1.15
	20	2	12.3	2.58
Subtotals	16.8	34	123.4	22.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Black Gum	Inches	2	Tons 3.72	MBF 0.56
	22	2	2.95	0.51
	26	1	3.56	0.62
	28	1	3.57	0.68
	30	1	13.6	2.4
Subtotals	26.6	5	13.6	2.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Cypress	Inches	1	Tons 3.83	MBF 0.70
	26	2	7.71	1.45
	28	4	19.40	3.75
	30	4	4.13	0.86
	32	1	11.07	2.50
	36	2	6.25	1.50
	40	1	8.59	2.06
	44	1		
Subtotals	32.9	12	61.1	12.8

Product/Species	DBH	#Trees	Quantity1	Quantity2
Misc.	Inches	1	Tons 2.06	MBF 0.28
	20	3	4.43	0.61
	22	1	2.01	0.31
Subtotals	22.0	5	8.5	1.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Magnolia	Inches	1	Tons 0.63	MBF 0.07
	16	1	0.6	0.1
Subtotals	16.0	1	0.6	0.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Beech	Inches	2	Tons 2.48	MBF 0.37
	22	2	3.47	0.57
	24	1	2.71	0.48
	28	1	8.7	1.4
Subtotals	24.7	5	8.7	1.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Product Total	O.M.D.	27.1	212	773.7

Product/Species	DBH	#Trees	Quantity1	Quantity2
Cult Volumes	Inches	1	Tons 2.96	Cord 1.05
	24	2	5.37	1.7
	26	4	11.97	4.3
	28	2	7.15	2.56
	30	1	4.45	1.55
	32	1	2.1	0.79
	36	1	3.36	0.88
Product Total	O.M.D.	12	37.4	12.8

Dorothy Willcox Tract
Timber Sale Map
Sections 10 & 15, T7N, R20W
Lawrence Co. MS

Stand #	Acreage	Description
1	29.5	All Merchantable
2	24.0	Blue Marked Trees
5	1.2	Open
Total Acreage: 54.6		



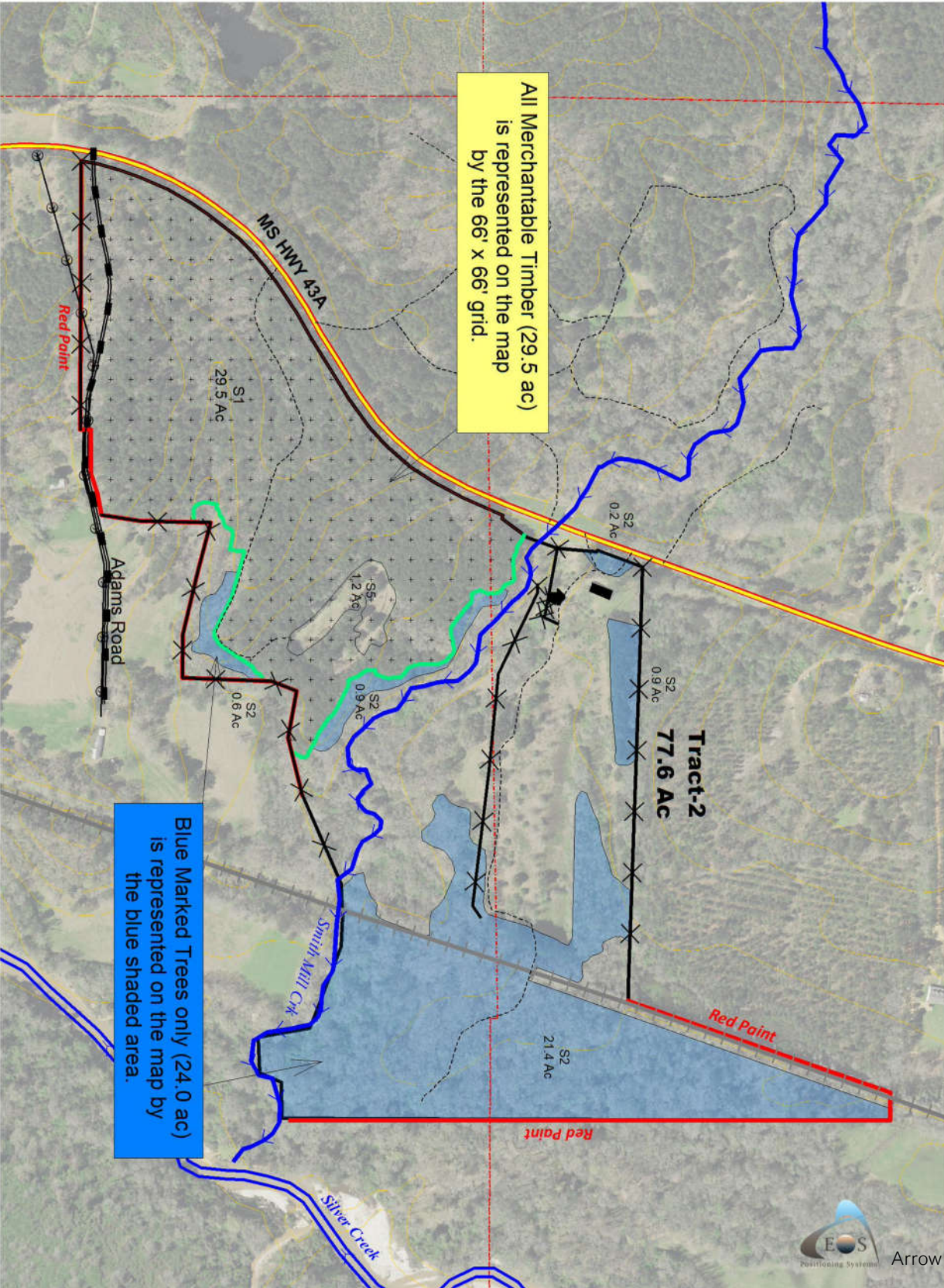
FOREST PRO LLC
 TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1770 W. Broad St. • Monticello, IN 46854
 Office 807.587.4446 • Cell 807.594.1564 • Fax 807.587.4406

Legend

- STRUCTURES
- STREAMS
- POWERLINES
- FENCES
- ROADS
- Old Railroad
- Red Point
- Teal Point
- ccc77 (by CLASS)
- 6
- 7
- 8
- pr177 (by CLASS)
- 1
- 2
- 3
- ph177
- STANDS
- 'All Merchantable'
- 'Blue Marked Trees'
- 'Open'
- TRACTS
- cont77
- LAWRENCE_20X.SID

All Merchantable Timber (29.5 ac)
 is represented on the map
 by the 66' x 66' grid.

Blue Marked Trees only (24.0 ac)
 is represented on the map by
 the blue shaded area.



Scale = 1 : 500.00 (in : US Feet)



11-17-2021



Arrow 100

Location Map

