

See this sale and other information at: [www.theforestpro.com](http://www.theforestpro.com)

### Timber Sale Quick Facts

#### WHERE

**State:** Mississippi  
**County:** Covington  
**Township:** 9N  
**Range:** 15W  
**Sections:** 8  
**Quarter Sec:** PT E2 SE4  
**Lat/Long:** 31.761646/-89.531962

#### WHO

**Tract Name:** Dykes Tract  
**Land Owner:** Bobby Dykes Properties & Dykes Timber Company Inc. (Robert "Bob" Dykes)

#### WHEN

**Sale Date:** March 18th, 2022  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

#### WHAT

**Sale Acreage:** 115.8  
**Estimated Months/Year-Operable:** 9-10  
**Stand Age:** 38  
**Timber Cutting Description:**  
 • All merchantable timber on 115.8 acres.

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

#### HOW

**Contract Length:** 18 months  
**Bond Amount:** \$1500  
**Bid Type:** Lump Sum  
**Special Provisions:** When chickens are present & the logger is accessing timber by the chicken houses, no head-lights or jake brakes are allowed.  
**Access:** Via MS Hwy 533 & Salem School Road.

#### WHY

**Purpose of Harvest:** Income/Replant



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# DYKES TRACT TIMBER SALE INVITATION

February 22, 2022

## "GOOD WET WEATHER, PINE SAWTIMBER TRACT"

As agent for Bobby Dykes Properties Inc. & Dykes Timber Co. Inc, we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Dykes Tract in Covington County, Mississippi. The timber to be sold includes all merchantable timber on approximately 115.8 acres. No timber is for sale inside the 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, March 18th, 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](mailto: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		115.8 acres
Pine Pulpwood	207.8 tons	64.2 cds
Pine Chip-N-Saw	917.8 tons	226.7 cds
Pine Sawtimber	9,491.2 tons	1,282.8 MBF
Hardwood Pulpwood	797.3 tons	172.7 cds
Hardwood Palletwood	121.5 tons	40.7 cds
Hardwood Sawtimber	154.3 tons	16.9 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.

## Forest Pro Cruise Report - Clear cut Area

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

<b>Tract:</b>	2TDYKES	<b>Cruiser:</b>	MD	<b>Date:</b>	1/19/2021
<b>Owner:</b>	Bobby Dykes Properties	<b>City:</b>	Mt. Olive	<b>State:</b>	Mississippi
<b>Address:</b>	1164-1176 MS-532	<b>Zip:</b>	39119	<b>Section:</b>	8
<b>County:</b>	Covington	<b>Longitude:</b>	-89.531962	<b>Township:</b>	9N
<b>Latitude:</b>	31.761646			<b>Range:</b>	15W

<b>Stand:</b>	1	<b>Cover Type:</b>	Planted Pine	<b>Stand Type:</b>	PS3
<b>Method Type:</b>	1/10th Ac	<b>BUF:</b>	10	<b>Stand Age:</b>	38
<b>Area(Acres):</b>	<b>115.8</b>	<b>Description:</b>	All Merchantable	<b>#Points:</b>	80

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Pulpwood</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	Cord
	6	131	12.82	4.29
	8	15	2.39	0.77
	10	44	14.10	4.38
	12	57	37.16	11.45
	14	87	72.89	22.36
	16	50	68.39	20.95
<b>Product Total</b>	<i>Q.M.D.</i>	<b>11.2</b>	<b>384</b>	<b>207.8</b>

<b>Pine Chip-N-Saw</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	Cord
	10	74	41.76	10.73
	12	664	583.44	142.36
	14	259	270.86	67.91
	16	15	21.78	5.67
<b>Product Total</b>	<i>Q.M.D.</i>	<b>12.5</b>	<b>1012</b>	<b>917.8</b>

<b>Pine Sawtimber</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	MBF
	14	1327	1578.95	167.81
	16	2620	3854.43	482.95
	18	1439	2568.00	374.96
	20	446	961.34	157.39
	22	179	436.21	81.17
	24	15	45.98	8.64
	26	15	46.33	9.83
<b>Product Total</b>	<i>Q.M.D.</i>	<b>16.7</b>	<b>6040</b>	<b>9491.2</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Pulpwood</b>				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	721	117.91	22.22
	8	450	111.45	22.47
	10	393	168.64	39.35
	12	207	130.60	31.43
	14	114	102.52	24.18
	18	20	36.13	8.94
Subtotals	9.0	1905	667.3	148.6
<b>Hard Hardwood</b>				
	Inches		Tons	Cord
	6	81	16.97	2.87
	8	99	24.57	4.18
	10	74	28.91	5.34
	12	49	32.51	6.28
	14	15	13.44	2.67
	20	7	13.63	2.78
Subtotals	9.5	326	130.0	24.1
<b>Product Total</b>	<i>Q.M.D.</i>	<b>9.0</b>	<b>2231</b>	<b>797.3</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Palletwood</b>				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	12	44	38.96	13.51
	14	70	68.05	23.15
Subtotals	13.3	115	107.01	36.66
<b>Hard Hardwood</b>				
	Inches		Tons	Cord
	12	5	4.51	1.37
	14	13	9.95	2.71
Subtotals	13.4	18	14.46	4.08
<b>Product Total</b>	<i>Q.M.D.</i>	<b>11.3</b>	<b>133</b>	<b>121.5</b>

<b>Hardwood Sawtimber</b>				
<i>Water Oak</i>	Inches		Tons	MBF
	16	15	18.74	1.60
	18	15	18.33	1.84
	20	15	20.12	2.11
	30	5	11.38	1.75
Subtotals	19.7	50	68.6	7.3
<b>Sweet Gum</b>				
	Inches		Tons	MBF
	16	22	25.31	2.68
	18	35	50.92	5.97
Subtotals	17.3	57	76.2	8.7
<b>Misc.</b>				
	Inches		Tons	MBF
	16	15	9.50	0.90
Subtotals	16.0	15	9.5	0.9
<b>Product Total</b>	<i>Q.M.D.</i>	<b>18.1</b>	<b>122</b>	<b>154.3</b>





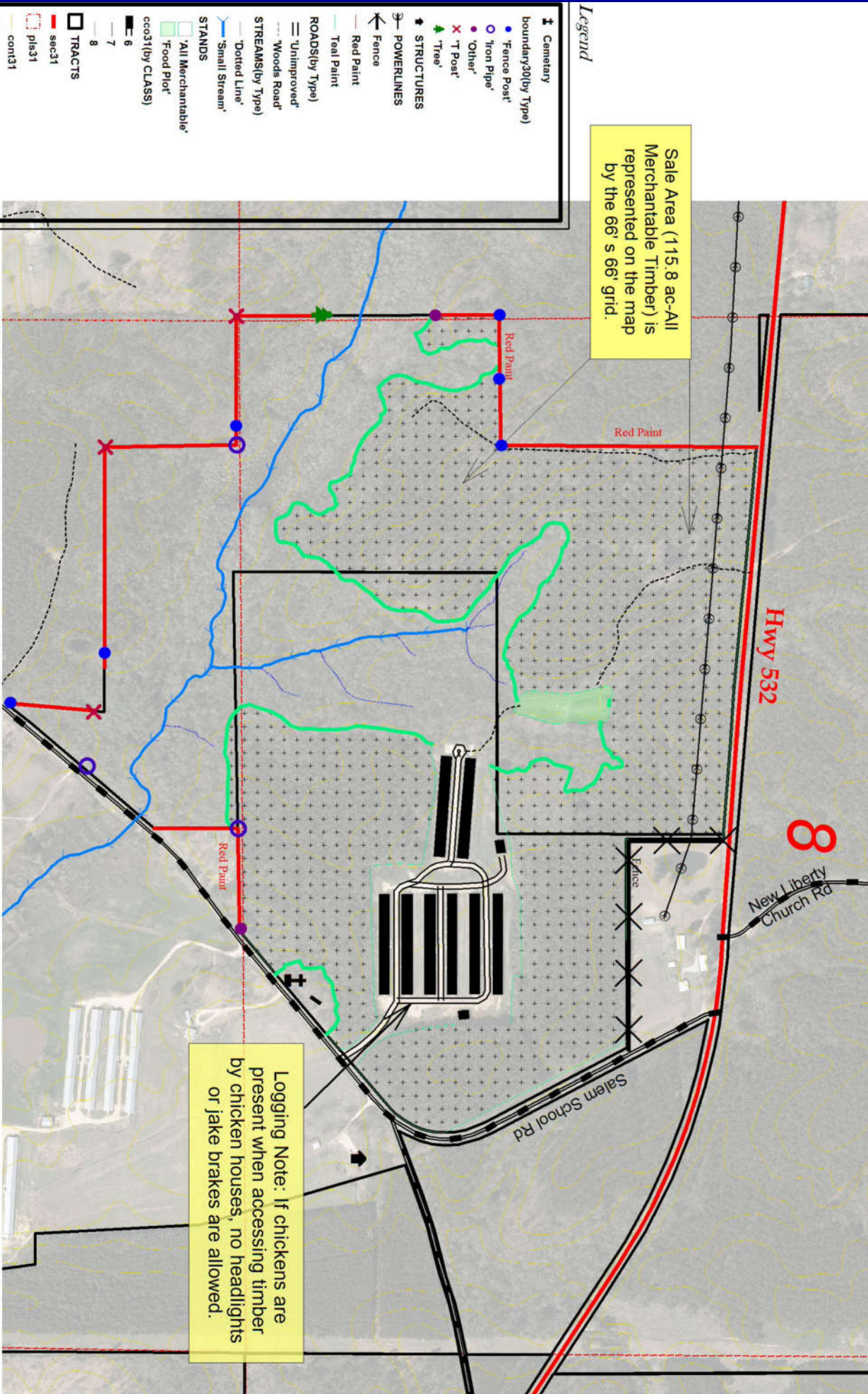
**Bobby Dykes Properties Inc. &  
Dykes Timber Co. Tract**  
Timber Sale Map  
Section 8, T9N, R15W  
Covington Co. MS

Stand #	Acreage	Description
1	115.8	All Merchantable
10	1.6	Food Plot
Total Acreage: 117.4		



**FOREST PRO L.L.C.**  
TIMBER & LAND MANAGEMENT COMPANY  
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Sale Area (115.8 ac-All Merchantable Timber) is represented on the map by the 66' s 66' grid.

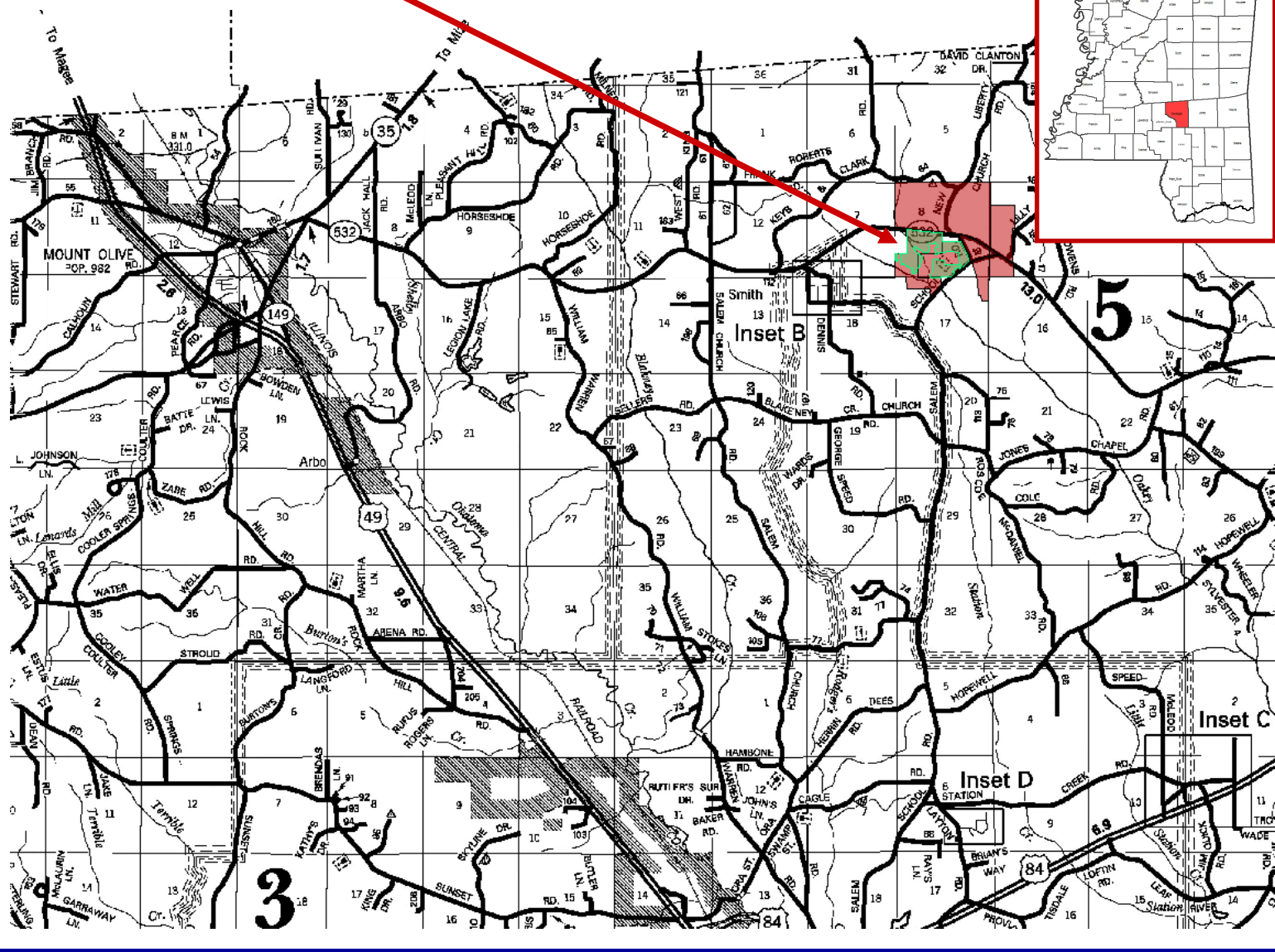


Scale = 1 : 700.00 (in : US Feet)

02-22-2022



## Location Map



**FOREST PRO<sup>LLC</sup>**  
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