

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 6N
Range: 20W
Sections: 2 & 3
Quarter Sec: W2 NW4 SW4 & W2 SW4 NW4 (S2) S2 SE4 NE4 (S3)
Lat/Long: 31.51111/-89.992684

WHO

Tract Name: Fortenberry, Barnes, & Gardner Tract
Land Owner: Rossie Lee Fortenberry, John Edward Fortenberry, Calvin Rydell Fortenberry, Dixie Lee Fortenberry, Aaron C. Fortenberry, Jacqueline Onetta Barnes, Bessie Jean Gardner

WHEN

Sale Date: March 4th, 2022
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 40.3
Estimated Months/Year-Operable: 8-10
Stand Age: 32
Timber Cutting Description:
 • All merchantable timber
Primary Product: Hardwood Pulpwood, Pine Sawtimber
Cruise Type: 1/10th acre

HOW

Contract Length: 12 months
Bond Amount: \$1000
Bid Type: Lump Sum
Special Provisions: None
Access: Via Cephus Williams Rd

WHY

Purpose of Harvest: Income

FORTENBERRY, BARNES, & GARDNER TRACT TIMBER SALE INVITATION

February 3, 2022

As agent for Fortenberry, Barnes, & Gardner Family, we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Fortenberry, Barnes, & Gardner Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 40.3 acres. No timber is for sale inside the 1.9 acres of 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 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		40.3 acres
Pine Pulpwood	558.1 tons	175.3 cds
Pine Chip-N-Saw	447.3 tons	114.3 cds
Pine Sawtimber	678.0 tons	106.4 MBF
Hardwood Pulpwood	1,171.0 tons	255.6 cds
Hardwood Palletwood	101.4 tons	32.8 cds
Hardwood Sawtimber	217.1 tons	24.8 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 **(\$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

Stand & Stock Table **2**

Tract Map **3**

Location Map **4**

Forest Pro Cruise Report - Clear cut Area

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

Tract:	2TLFORE2	Cruiser:	MD	Date:	1/28/2022
Owner:	Fortenberry's, Barnes, Gardner	City:	Silver Creek	State:	Mississippi
Address:	300-294 Cephus Williams Rd	Zip:	39663	Section:	2 & 3
County:	Lawrence	Longitude:	-89.992684	Township:	6N
Latitude:	31.511111			Range:	20W

Stand:	1	Cover Type:	Natural Pine & Hardwood	Stand Type:	MI2
Method Type:	1/10th Ac	BUF:	10	Stand Age:	32
Area(Acres):	40.3	Description:	All Merchantable	#Points:	49

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Slash Pine	Inches		Tons	Cord
	6	359	37.65	12.81
	8	369	89.74	29.20
	10	276	105.20	33.34
	12	262	167.86	52.03
	14	40	33.96	10.36
	16	74	83.69	25.45
	18	13	22.18	6.75
	20	9	17.78	5.34
Product Total	<i>Q.M.D.</i>	9.9	1402	558.1 175.3

Pine Chip-N-Saw				
Loblolly & Slash Pine	Inches		Tons	Cord
	10	178	96.60	24.66
	12	284	220.05	55.28
	14	135	110.38	28.92
	16	18	20.25	5.39
Product Total	<i>Q.M.D.</i>	12.1	614	447.3 114.3

Pine Sawtimber				
Loblolly & Slash Pine	Inches		Tons	MBF
	14	82	80.41	8.93
	16	148	189.45	25.02
	18	124	158.40	25.86
	20	68	105.49	18.46
	22	54	108.52	20.21
	24	9	23.08	4.59
	28	9	12.67	3.33
Product Total	<i>Q.M.D.</i>	18.0	495	678.0 106.4

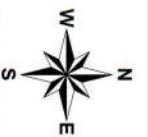
Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	453	80.75	15.54
	8	367	106.83	22.59
	10	301	143.27	34.32
	12	374	254.95	61.75
	14	99	98.55	23.74
	16	18	23.12	5.56
	18	18	32.43	7.78
Subtotals	9.7	1630	739.9	171.3
Hard Hardwood	Inches		Tons	Cord
	6	121	24.19	4.10
	8	143	47.52	8.63
	10	151	73.97	14.39
	12	157	106.88	21.11
	14	71	67.54	13.45
	16	36	46.03	9.41
	18	31	48.05	9.79
	20	9	16.89	3.44
Subtotals	11.1	718	431.1	84.3
Product Total	<i>Q.M.D.</i>	10.1	2348	1171.0 255.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
Soft Hardwood	Inches		Tons	Cord
	12	18	15.28	5.23
	14	41	36.87	12.37
	18	28	27.60	9.15
Subtotals	15.0	87	79.75	26.75
Hard Hardwood	Inches		Tons	Cord
	12	4	2.40	0.64
	14	9	8.97	2.54
	16	9	10.23	2.87
Subtotals	14.5	22	21.60	6.05
Product Total	<i>Q.M.D.</i>	11.2	109	101.4 32.8

Hardwood Sawtimber				
Water Oak	Inches		Tons	MBF
	16	36	42.3	3.3
	18	45	45.3	4.5
	20	31	45.5	4.9
	26	18	46.0	6.3
	30	9	38.1	5.7
Subtotals	20.2	140	217.1	24.8
Product Total	<i>Q.M.D.</i>	20.2	140	217.1 24.8

Fortenberry, Barnes, & Gardner Tract
2022 Timber Sale Map
Section 2 & 3, T6N, R20W
Lawrence Co. MS

Stand #	Acreage	Description
1	40.3	All Merchantable
3	0.9	ROW
2	1.9	SMZ
Total Acreage: 43.2		



FOREST PRO L.L.C.
 TIMBER & LAND MANAGEMENT COMPANY
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Legend

- STRUCTURES
- boundary/200
- IronPin
- boundary/30(by Type)
- 'Fence Post'
- 'T Post'
- 'Tree'
- 'stake'
- 'Fence' (by Name)
- 'Partial Fence'
- TealPaint
- RedPaint
- STREAMS
- ROADS
- POWERLINES
- ccot77(by CLASS)
- 6
- 7
- 8
- gaep77
- cont77
- STANDS
- 'All Merchantable'
- 'ROW'
- 'SMZ'
- TRACTS
- pls77
- LAWRENCE 20X.SID

No timber for sale within the teal painted SMZ (1.9 ac).

Sale Area (40.3 ac-All Merchantable Timber) is represented on the map by the 66' x 66' grid.

Tract-1
43.2 Ac

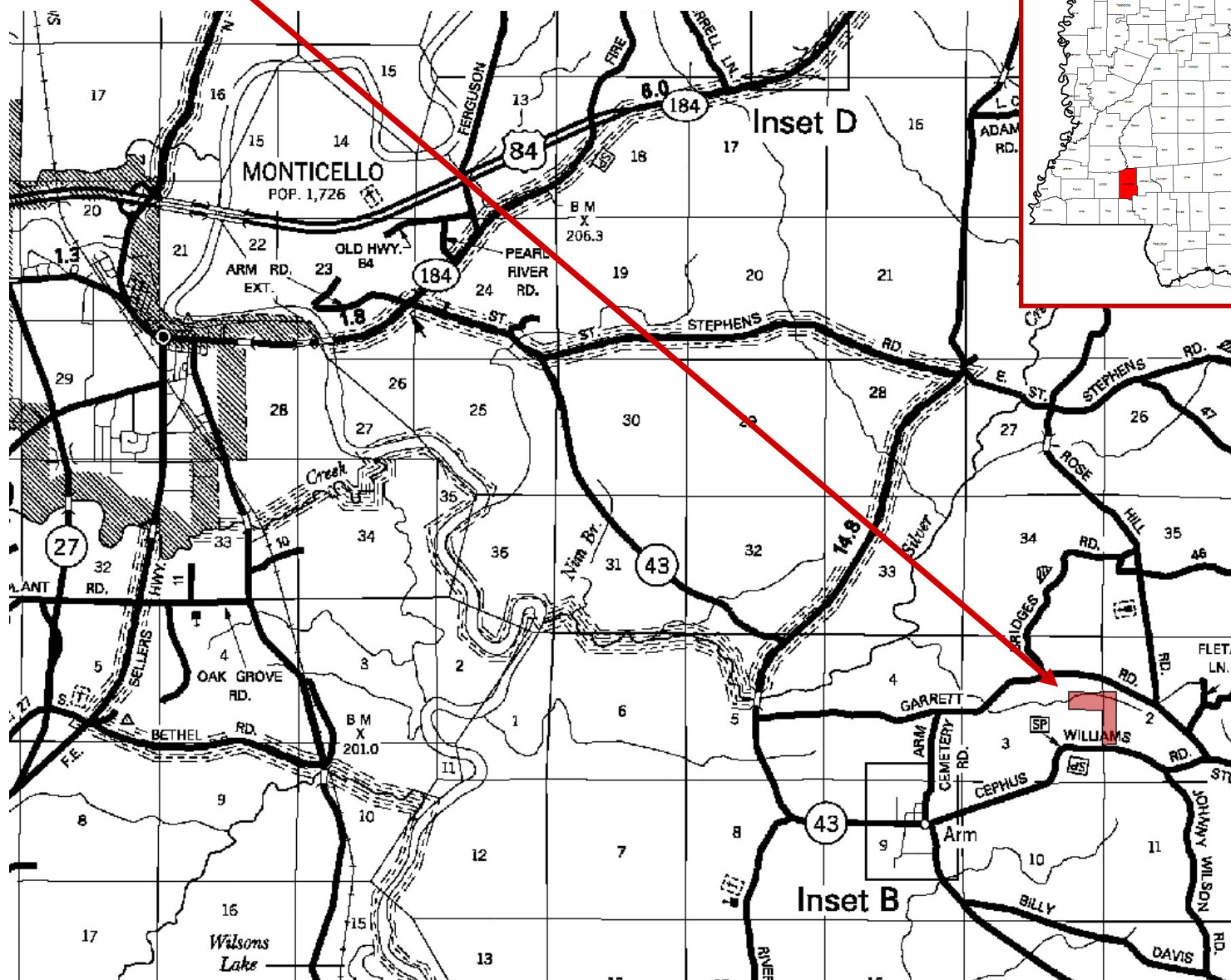
Cephus Williams Rd

Garret Rd

Scale = 1 : 400.00 (in : US Feet)

02-02-2022

Fortenberry, Barnes, & Gardner Tract Timber Sale Location Map



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