

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Pike
Township: 2N
Range: 8E
Sections: 18
Quarter Sec: PT NW4 SE4 & PT SW4 SE4
Lat/Long: 31.132115/-90.436556

WHO

Tract Name: Solhjoo Tract
Land Owner: Harry & Julie Solhjoo

WHEN

Sale Date: March 11th, 2022
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 42
Estimated Months/Year-Operable: 9-11
Stand Age: 46 & 28
Timber Cutting Description:
 • (S1) All merchantable timber-40.4ac
 • (S2) All merchantable timber except blue marked trees-1.6ac
 • (S3) Out-Not for Sale-0.5ac
Primary Product: Pine Sawtimber & Chip-N-Saw
Cruise Type: 1/10th acre

HOW

Contract Length: 12 months
Bond Amount: \$1500
Bid Type: Lump Sum
Special Provisions: None
Access: Via Hwy 48, Gate Combination #0000

WHY

Purpose of Harvest: Income/Replant



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SOLHJOO TRACT TIMBER SALE INVITATION

February 10, 2022

"WET WEATHER GROUND"

As agent for Harry & Julie Solhjoo, we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Solhjoo Tract in Pike County, Mississippi. The timber to be sold includes all merchantable timber on approximately 40.4 acres (Stand 1), & all merchantable timber except blue marked leave trees on approximately 1.6 acres (Stand 2). No timber is for sale inside the 0.5 acre homesite (Stand 3). The sale boundaries are designated by **orange** painted boundary lines, **teal** painted thinning area (Stand 2) and the **red** painted out area (Stand 3). 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 11th, 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 & All Except Blue Marked	42.0 acres
Pine Pulpwood	833.7 tons 266.3 cds
Pine Chip-N-Saw	1,459.0 tons 365.5 cds
Pine Poles	43.8 tons 16.8 cds
Pine Sawtimber	1,650.2 tons 215.8 MBF
Hardwood Pulpwood	275.8 tons 54.8 cds
Hardwood Palletwood	10.7 tons 3.2 cds
Hardwood Sawtimber	70.3 tons 10.0 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 **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.

Forest Pro Cruise Report - Clear cut Area

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

Tract:	2TSLHJO2	Cruiser:	MD	Date:	2/2/2022
Owner:	Harry Solhjoo	City:	Magnolia	State:	Mississippi
Address:	2023 Hwy 48E	Zip:	39652	Section:	18
County:	Pike	Longitude:	-90.436556	Township:	2N
Latitude:	31.132115			Range:	8E

Stand:	1	Cover Type:	Planted Pine, Natural Pine & Hardwood	Stand Type:	PI3, MI2, PP3
Method Type:	1/10th Ac	BUF	10	Stand Age:	46, 28
Area(Acres):	42	Description:	All Merchantable (40.4ac); All Except Blue Marked (1.6ac)	#Points:	52

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly & Slash Pine</i>	Inches		Tons	Cord
	6	737	84.07	28.51
	8	965	239.10	77.98
	10	588	240.64	76.54
	12	298	188.58	58.45
	14	77	67.07	20.52
	16	10	14.23	4.34
Product Total	<i>Q.M.D.</i>	8.8	2675	833.7

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	14	6	4.28	1.39
Subtotals	14.0	6	4.28	1.39
<i>Hard Hardwood</i>	Inches		Tons	Cord
	16	6	6.42	1.80
Subtotals	16.0	6	6.42	1.80
Product Total	<i>Q.M.D.</i>	15.0	11	10.7

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
<i>Loblolly & Slash Pine</i>	Inches		Tons	Cord
	10	702	405.54	101.97
	12	1039	849.69	212.26
	14	205	203.81	51.26
Product Total	<i>Q.M.D.</i>	11.6	1946	1459.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
<i>CherryBark Oak</i>	Inches		Tons	MBF
	32	6	24.3	4.4
Subtotals	32.0	6	24.3	4.4
<i>Red Oak</i>	Inches		Tons	MBF
	20	10	13.8	1.5
Subtotals	20.0	10	13.8	1.5
<i>Water Oak</i>	Inches		Tons	MBF
	16	6	5.2	0.4
	20	6	7.7	0.8
	30	6	11.8	1.8
Subtotals	22.8	17	24.7	3.0
<i>Sweet Gum</i>	Inches		Tons	MBF
	20	6	7.5	1.1
Subtotals	20.0	6	7.5	1.1
Product Total	<i>Q.M.D.</i>	23.4	38	70.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Poles				
<i>Loblolly & Slash Pine</i>	Inches		Tons	Cord
	10	31	14.26	5.70
	12	47	29.56	11.08
Product Total	<i>Q.M.D.</i>	11.2	77	43.8

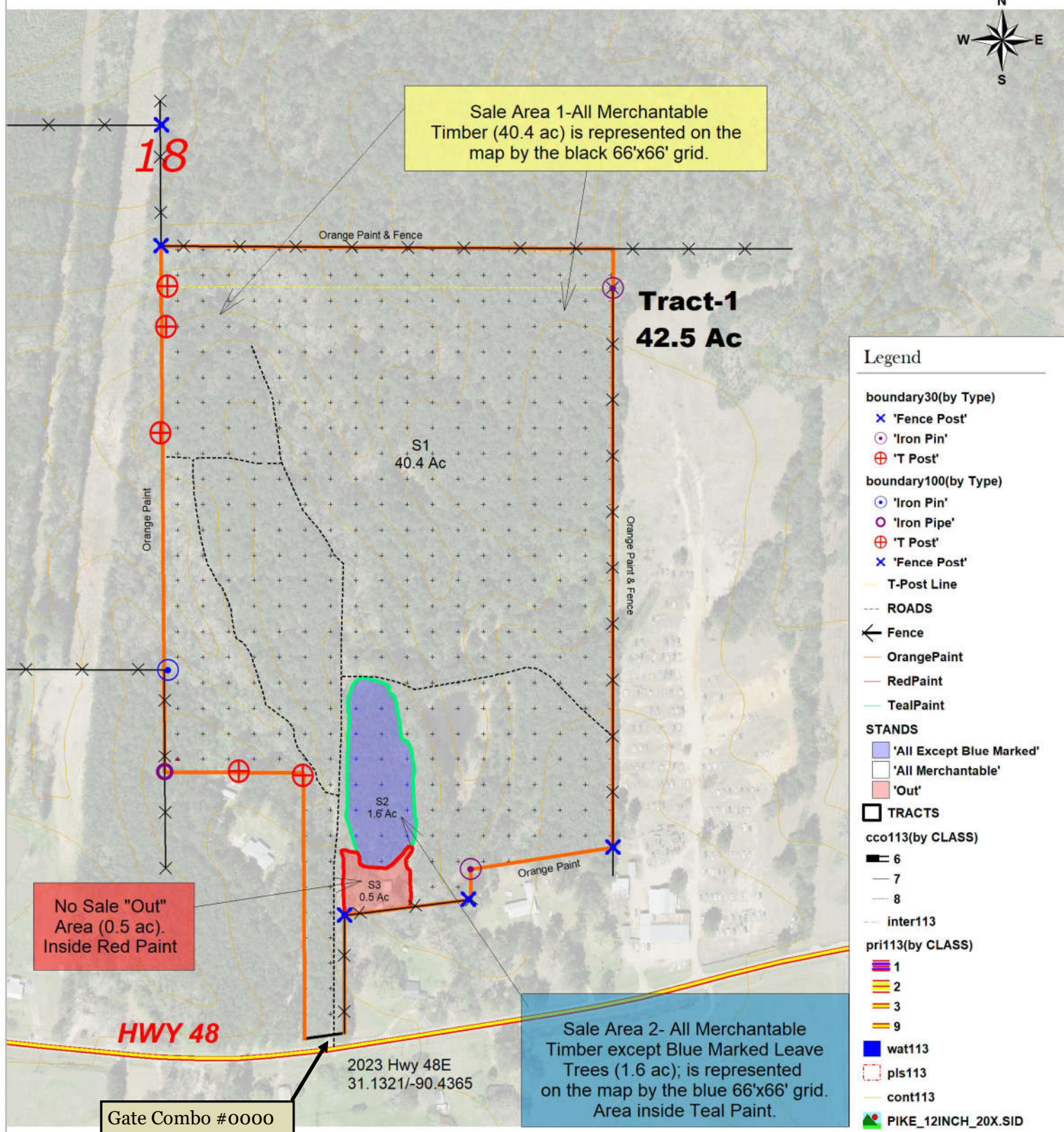
Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly & Slash Pine</i>	Inches		Tons	MBF
	14	518	562.55	61.38
	16	477	630.19	81.91
	18	214	341.39	51.42
	20	52	90.82	15.70
	24	10	25.21	5.34
Product Total	<i>Q.M.D.</i>	15.9	1271	1650.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	173	28.79	5.46
	8	60	13.94	2.77
	10	36	12.00	2.57
	12	62	36.52	8.48
	14	10	10.21	2.55
Subtotals	8.5	341	101.5	21.8
<i>Hard Hardwood</i>	Inches		Tons	Cord
	6	109	20.44	3.41
	8	36	12.11	2.19
	10	85	34.57	6.45
	12	85	60.06	11.72
	14	20	15.31	2.94
	16	28	31.82	6.21
Subtotals	10.2	364	174.3	32.9
Product Total	<i>Q.M.D.</i>	9.4	705	275.8

Harry Solhjoo
Timber Sale Map
Section 18, T2N, R8E
Pike Co. MS

Stand #	Acreage	Description
2	1.6	All Except Blue Marked
1	40.4	All Merchantable
3	0.5	Out
Total Acreage: 42.5		

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 601.594.1564 • Fax 601.587.4406



Scale = 1 : 360.00 (In : US Feet)

360 0 360 US Feet

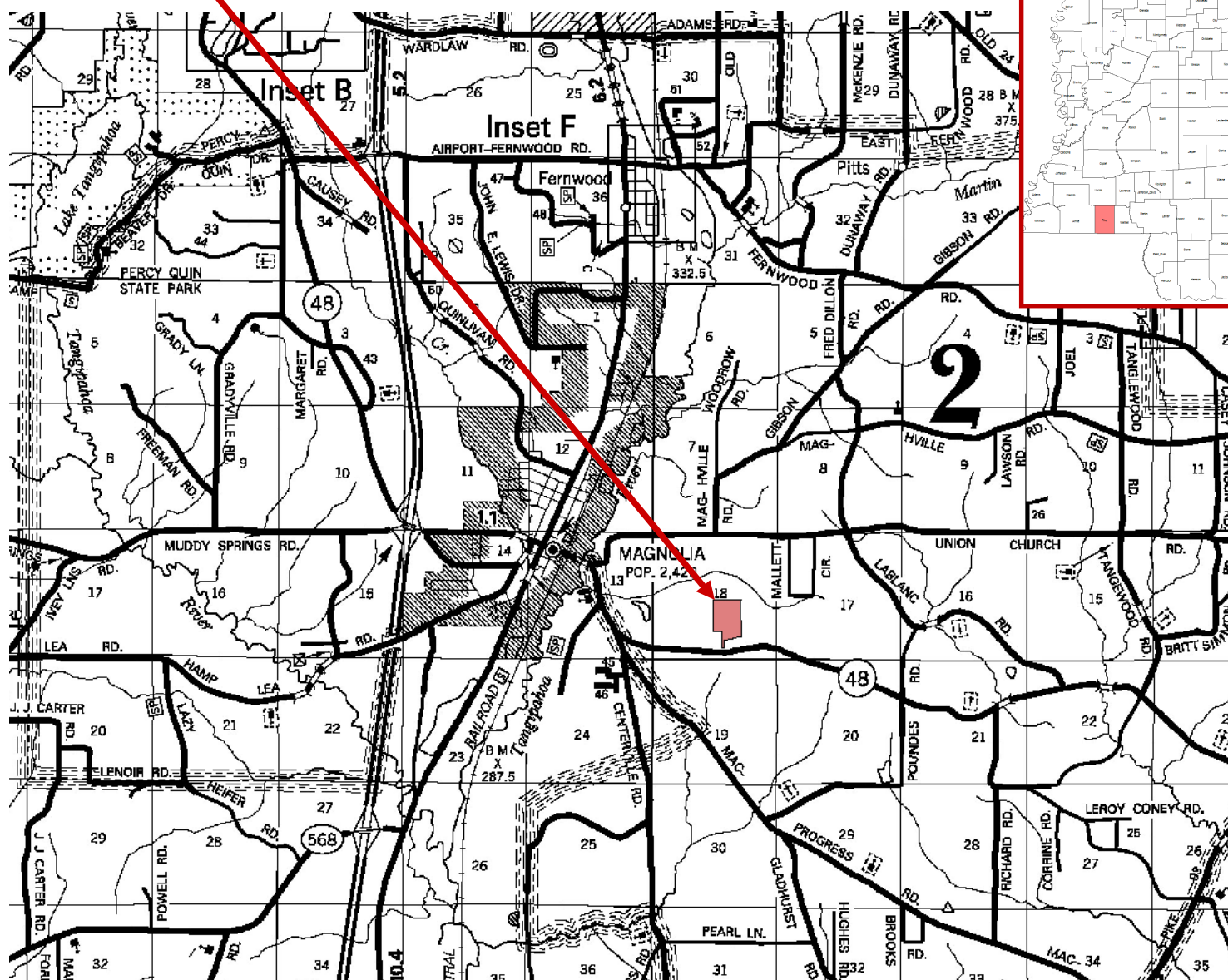


Arrow 100 GPS acreage

02-10-2022

Solhjoo Tract Timber Sale Invitation

Location Map



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