

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

## Timber Sale Quick Facts

### WHERE

**State:** Mississippi  
**County:** Copiah  
**Township:** 1N  
**Range:** 3W  
**Sections:** 2 & 3  
**Quarter Sec:** N2 SW4 (S2) & NE4 SW4 (S3)  
**Lat/Long:** 31.95113/-90.481554  
 31.951300/-90.497242

### WHO

**Tract Name:** Cymes Pittman Tracts  
**Land Owner:** Lucy & Cymes Pittman

### WHEN

**Sale Date:** April 22nd, 2022  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

### WHAT

**Sale Acreage:** 102.9  
**Estimated Months/Year-Operable:** 7-8  
**Stand Age:** 25

### Timber Cutting Description:

- All merchantable timber on 102.9 acres.
- No timber within 19.9 acres of Teal Painted SMZ's

**Primary Product:** Pine Chip-N-Saw  
**Cruise Type:** 1/10th acre

### HOW

**Contract Length:** 18 months  
**Bond Amount:** \$1500  
**Bid Type:** Per Ton with 50% Advance on advertised volumes.  
**Special Provisions:** None  
**Access:** Via Rocky Falls Road

### WHY

**Purpose of Harvest:** Income/Replant



## Inside This Timber Sale Invitation

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# CRYMES PITTMAN TRACTS TIMBER SALE INVITATION

March 31, 2022

## "CHIP-N-SAW TRACTS"

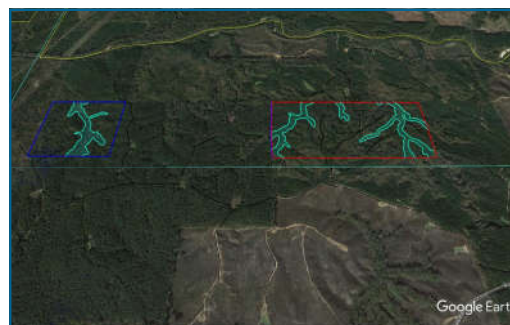
As agent for Cymes G. Pittman, we invite you to submit a sealed, **per ton bid with 50% advance** based on advertised volumes, on the following described timber located on the Pittman Tracts in Copiah County, Mississippi. The timber to be sold includes all merchantable timber on approximately 102.9 acres. No timber is for sale inside the 19.9 acres of Stream-side Management Zones (SMZ's). The sale boundaries are designated by **red** or **blue** 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, April 22nd, 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    |              | 102.9 acres |
|---------------------|--------------|-------------|
| Pine Pulpwood       | 2,101.1 tons | 676.8 cds   |
| Pine Chip-N-Saw     | 3,502.9 tons | 893.4 cds   |
| Pine Sawtimber      | 1,274.3 tons | 174.1 MBF   |
| Spruce Pine Saw.    | 18.6 tons    | 3.5MBF      |
| Hardwood Pulpwood   | 912.0 tons   | 186.1 cds   |
| Hardwood Palletwood | 28.5 tons    | 9.4 cds     |



## 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 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.
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.

## 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 **18** 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 &amp; 2, Means, Total By DBH, Product and Species

|                  |                          |                   |            |                  |             |
|------------------|--------------------------|-------------------|------------|------------------|-------------|
| <b>Tract:</b>    | 1 & 2                    | <b>Cruiser:</b>   | MD         | <b>Date:</b>     | 1/29/2022   |
| <b>Owner:</b>    | Pittman Properties LLC   | <b>City:</b>      | Hazlehurst | <b>State:</b>    | Mississippi |
| <b>Address:</b>  | 4199-3039 Rocky Falls Rd | <b>Zip:</b>       | 39083      | <b>Section:</b>  | 2 & 3       |
| <b>County:</b>   | Copiah                   | <b>Longitude:</b> | -90.479952 | <b>Township:</b> | 1N          |
| <b>Latitude:</b> | 31.952775                |                   |            | <b>Range:</b>    | 3W          |

|              |              |              |                  |
|--------------|--------------|--------------|------------------|
| Stand:       | 1            | Cover Type:  | Planted Pine     |
| Method Type: | 10 BAF       | BUF          | 10               |
| Area(Acres): | <b>102.8</b> | Description: | All Merchantable |

|             |     |
|-------------|-----|
| Stand Type: | PI2 |
| Stand Age:  | 26  |
| #Points:    | 99  |

| Product/Species      | DBH           | #Trees     | Quantity1   | Quantity2     |
|----------------------|---------------|------------|-------------|---------------|
| <b>Pine Pulpwood</b> |               |            |             |               |
| Loblolly Pine        | Inches        |            | Tons        | Cord          |
|                      | 6             | 2816       | 334.08      | 114.15        |
|                      | 8             | 2849       | 738.17      | 241.89        |
|                      | 10            | 1156       | 475.25      | 150.98        |
|                      | 12            | 582        | 355.97      | 109.57        |
|                      | 14            | 181        | 159.92      | 48.86         |
|                      | 16            | 32         | 32.86       | 9.91          |
|                      | 18            | 4          | 4.81        | 1.43          |
| <b>Product Total</b> | <i>Q.M.D.</i> | <b>8.3</b> | <b>7620</b> | <b>2101.1</b> |

| Product/Species            | DBH           | #Trees      | Quantity1 | Quantity2   |
|----------------------------|---------------|-------------|-----------|-------------|
| <b>Hardwood Palletwood</b> |               |             |           |             |
| Soft Hardwood              | Inches        |             | Tons      | Cord        |
|                            | 14            | 29          | 23.04     | 8.10        |
| Subtotals                  | <i>14.0</i>   | 29          | 23.04     | 8.10        |
| Hard Hardwood              | Inches        |             | Tons      | Cord        |
|                            | 16            | 7           | 5.50      | 1.30        |
| Subtotals                  | <i>16.0</i>   | 7           | 5.50      | 1.30        |
| <b>Product Total</b>       | <i>Q.M.D.</i> | <b>14.4</b> | <b>36</b> | <b>28.5</b> |

| Product/Species        | DBH           | #Trees      | Quantity1   | Quantity2     |
|------------------------|---------------|-------------|-------------|---------------|
| <b>Pine Chip-N-Saw</b> |               |             |             |               |
| Loblolly Pine          | Inches        |             | Tons        | Cord          |
|                        | 10            | 2259        | 1249.72     | 317.11        |
|                        | 12            | 2337        | 1742.63     | 444.02        |
|                        | 14            | 530         | 470.42      | 121.38        |
|                        | 16            | 34          | 40.13       | 10.84         |
| <b>Product Total</b>   | <i>Q.M.D.</i> | <b>11.4</b> | <b>5159</b> | <b>3502.9</b> |

| Product/Species          | DBH           | #Trees     | Quantity1   | Quantity2    |
|--------------------------|---------------|------------|-------------|--------------|
| <b>Hardwood Pulpwood</b> |               |            |             |              |
| Soft Hardwood            | Inches        |            | Tons        | Cord         |
|                          | 6             | 645        | 126.73      | 24.95        |
|                          | 8             | 510        | 143.57      | 29.99        |
|                          | 10            | 284        | 122.29      | 28.42        |
|                          | 12            | 160        | 93.81       | 21.61        |
|                          | 14            | 45         | 40.77       | 9.47         |
|                          | 16            | 15         | 16.48       | 3.77         |
|                          | 18            | 7          | 8.48        | 1.85         |
| Subtotals                | <i>8.6</i>    | 1666       | 552.1       | 120.1        |
| Hard Hardwood            | Inches        |            | Tons        | Cord         |
|                          | 6             | 309        | 61.49       | 10.29        |
|                          | 8             | 361        | 101.10      | 17.64        |
|                          | 10            | 109        | 46.59       | 8.76         |
|                          | 12            | 165        | 105.81      | 20.37        |
|                          | 14            | 49         | 44.83       | 8.97         |
| Subtotals                | <i>8.9</i>    | 993        | 359.8       | 66.0         |
| <b>Product Total</b>     | <i>Q.M.D.</i> | <b>8.7</b> | <b>2659</b> | <b>912.0</b> |

| Product/Species       | DBH           | #Trees      | Quantity1   | Quantity2     |
|-----------------------|---------------|-------------|-------------|---------------|
| <b>Pine Sawtimber</b> |               |             |             |               |
| Loblolly Pine         | Inches        |             | Tons        | MBF           |
|                       | 14            | 542         | 512.28      | 58.57         |
|                       | 16            | 400         | 428.59      | 58.96         |
|                       | 18            | 163         | 211.94      | 34.12         |
|                       | 20            | 50          | 79.13       | 13.95         |
|                       | 22            | 11          | 19.39       | 3.72          |
|                       | 24            | 11          | 22.96       | 4.75          |
| <b>Product Total</b>  | <i>Q.M.D.</i> | <b>15.8</b> | <b>1177</b> | <b>1274.3</b> |

| Product/Species         | DBH           | #Trees      | Quantity1 | Quantity2   |
|-------------------------|---------------|-------------|-----------|-------------|
| <b>Spruce Sawtimber</b> |               |             |           |             |
| Spruce Pine             | Inches        |             | Tons      | MBF         |
|                         | 18            | 5           | 3.50      | 0.68        |
|                         | 20            | 5           | 8.34      | 1.51        |
|                         | 22            | 4           | 6.76      | 1.31        |
| <b>Product Total</b>    | <i>Q.M.D.</i> | <b>19.9</b> | <b>14</b> | <b>18.6</b> |

Buyers take note; these volumes are from a timber cruise performed in January of 2022. On March 22, 2022 a wind event occurred (mostly on the Tract 2 ) which affected some of the standing volume. Estimates from drone photography show that less than 5% of the area was damaged.

*The following prices are requested for this tract.*

**Crymes Pittman Tract  
Sections 2 & 3, T1N, R3W  
Copiah County, MS**

| Bidder Information |                |  |  |
|--------------------|----------------|--|--|
| Company Name       | Office Number  |  |  |
| Company Address    | Office Fax     |  |  |
| Wood Buyer Name    | Contact Number |  |  |

| Bid Price & Specifications |             |                        |                       |           |  |
|----------------------------|-------------|------------------------|-----------------------|-----------|--|
|                            | Price / Ton | Product Specifications |                       |           |  |
|                            |             | End Diameter (inches)  | Top Diameter (inches) | Length Ft |  |
|                            |             | Min                    | Max                   | Min       |  |
| Pine Pulpwood              | \$          |                        |                       |           |  |
| Pine Chip-N-Saw            | \$          |                        |                       |           |  |
| Pine Sawtimber             | \$          |                        |                       |           |  |
| Spruce Pine Sawtimber      | \$          |                        |                       |           |  |
| Hardwood Pulpwood          | \$          |                        |                       |           |  |
| Hardwood Palletwood        | \$          |                        |                       |           |  |

Additional Terms or Conditions:

\* Please send bids to: Forest Pro LLC  
"Crymes Pittman Tracts Bid"  
P.O. Box 1452  
Monticello, MS 39654  
Fax #: 601-587-4406  
Office #: 601-587-4446  
Cell#: 601-594-1564



**Crymes Pittman Tracts**  
**Timber Sale Map**  
**Sections 2 & 3, T1N, R3W**  
**Copiah Co. MS**

| Stand #              | Acreage | Description      |
|----------------------|---------|------------------|
| 1                    | 33.4    | All Merchantable |
| 2                    | 6.9     | SMZ              |
| 3                    | 69.5    | All Merchantable |
| 4                    | 13.0    | SMZ              |
| Total Acreage: 122.6 |         |                  |

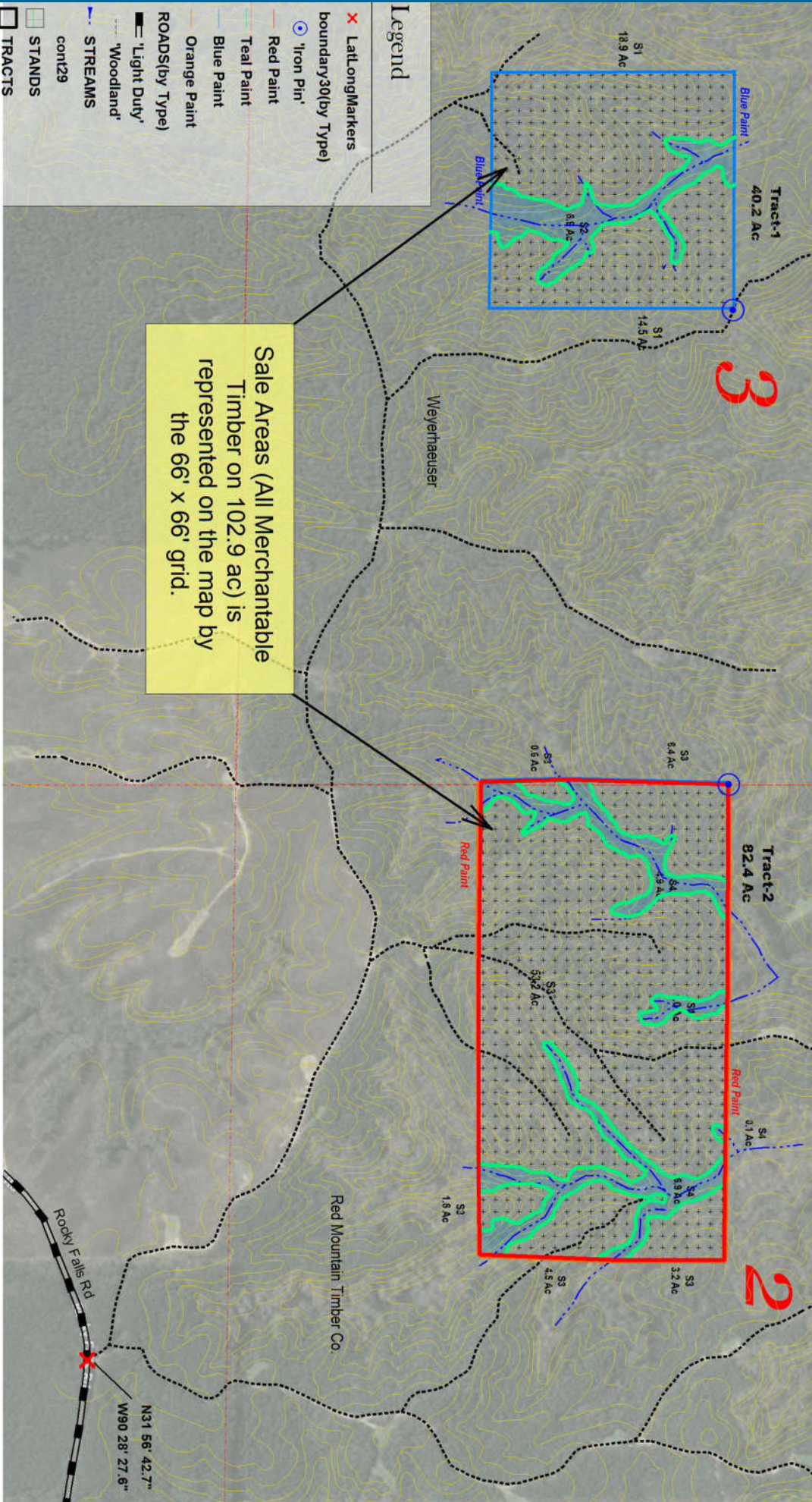
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FOREST PRO L.L.C.  
TIMBER & LAND MANAGEMENT COMPANY  
FORESTRY | REAL ESTATE | APPRAISALS  
P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39054  
Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406



Scale = 1 : 800.00 (In : US Feet)

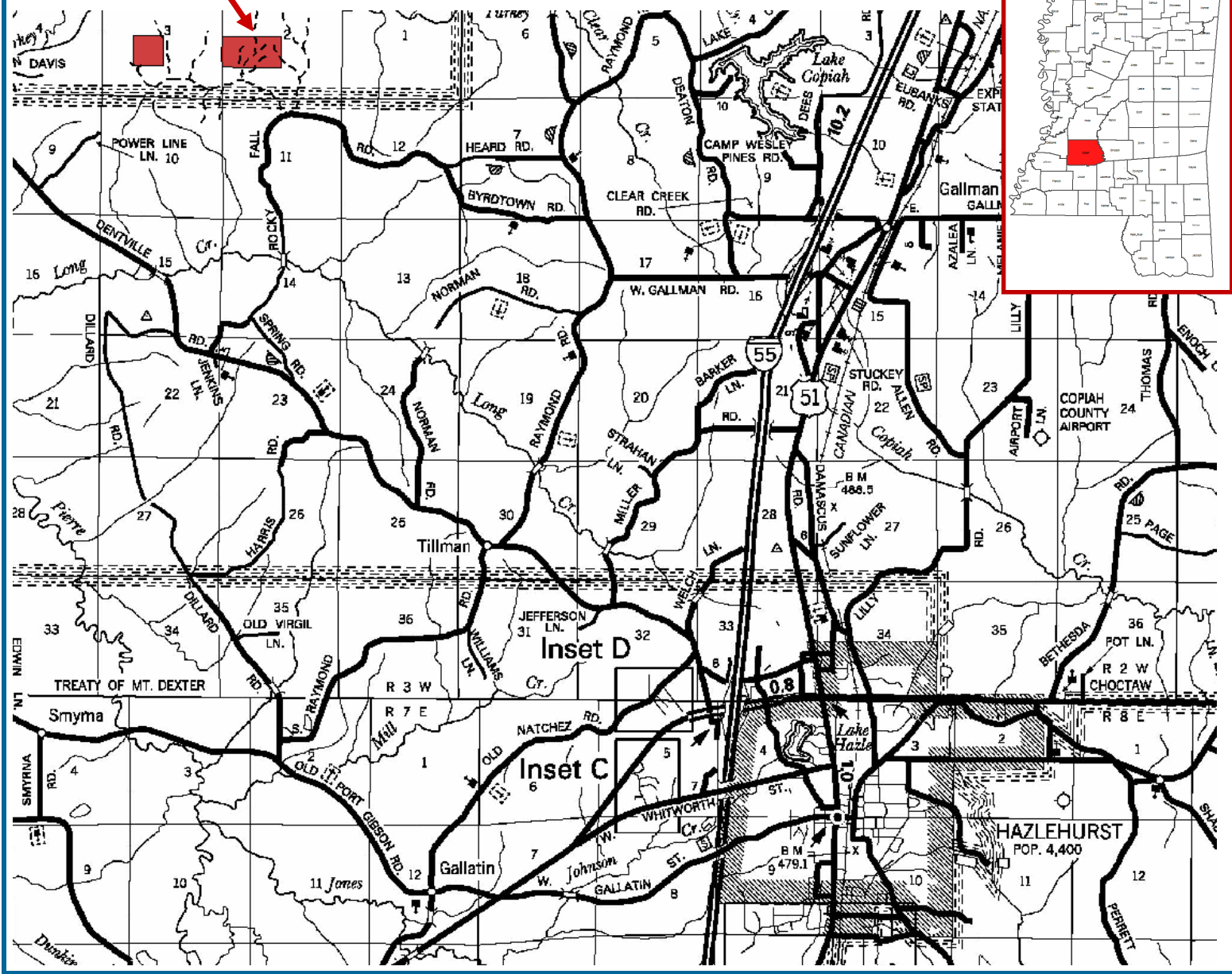


03-30-2022



# Crymes Pittman Tracts Timber Sale Invitation

## Location Map



**FOREST PRO L.L.C.**   
 TIMBER & LAND MANAGEMENT COMPANY  
 FORESTRY | REAL ESTATE | APPRAISALS  
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654