

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 6N
Range: 20W
Sections: 3
Quarter Sec: SW4; PT S2 NW4
Lat/Long: 31.51478, -90.00823

WHO

Tract Name: McGehee, Adams, & Smith Tract
Land Owner: Kathy McGehee, Judy Adams, Debra Smith

WHEN

Sale Date: January 20th, 2023
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 191.2
Estimated Months/Year-Operable: 7-9
Stand Age: 37, 52, & 84
Timber Cutting Description:
 • All merchantable timber - 172.9 ac
 • Blue Marked (SMZ) - 14.3 ac
 • Pine Sawtimber Only - 4.0
 • No Harvest - 3.3 ac
Primary Product: Pine, Chip-N-Saw & Sawtimber
Cruise Type: 1/10th acre & 100%

HOW

Contract Length: 18 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Garrett Rd, Gate lock #7648

WHY

Purpose of Harvest: Income



Inside This Timber Sale Invitation

- Stand & Stock Table **2-3**
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McGehee, Adams, & Smith Tract TIMBER SALE INVITATION

December 29, 2022

“GOOD WET WEATHER, MIX OF PRODUCTS”

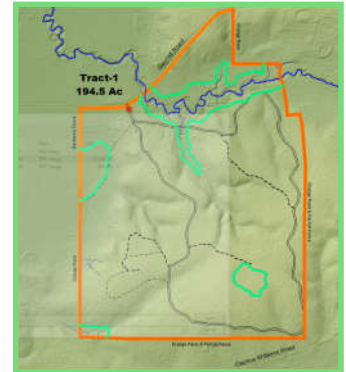
As agent for Kathy McGehee, Judy Adams & Debra Smith we invite you to submit a sealed, **lump sum** bid on the following described timber located on the McGehee, Adams, & Smith Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 172.9 acres, **blue** marked trees only inside the 14.3 acres of Stream-side Management Zones (SMZ's), and pine sawtimber only inside the 4.0 acre “Pine Sawtimber Only” area. Additionally, there are two small “No Harvest” areas encompassing 3.3 acres. The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the SMZ's, “Pine only”, & “No Harvest” 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, January 20th, 2023, 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		191.2 acres
Pine Pulpwood	2,238.8 tons	732.3 cds
Pine Chip-N-Saw	8,599.0 tons	2,136.4 cds
Pine Poles	1,295.1 tons	496.2cds
Pine Sawtimber	8,232.9 tons	1,068.8 MBF
Hardwood Pulpwood	1,421.3 tons	293.5 cds
Hardwood Palletwood	159.3 tons	51.2 cds
Hardwood Sawtimber	855.9 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 **(\$3000)** 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 & 2, Means, Total By DBH, Product and Species

Tract:	1	Date:	11/2/2022
Owner:	McGehee, Adams, Smith	Cruiser:	MD
Address:	Garrett Road	City:	Silver Creek
County:	Lawrence	Zip:	39663
Latitude:	31.514855	Longitude:	-90.008255
State:	Mississippi	Section:	3
Township:	6N	Range:	20W

Stand:	1	Cover Type:	Planted & Natural Pine	Stand Type:	PI3 & MS2
Method Type:	1/10th Ac	BUF:	10	Stand Age:	30 & 52
Area(Acres):	172.9	Description:	All Merchantable	#Points:	95

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly & Spruce Pine</i>				
	Inches		Tons	Cord
	6	3514	409.19	139.30
	8	4712	1291.75	423.15
	10	828	349.27	111.55
	12	220	139.44	43.19
	14	40	37.24	11.48
	16	9	11.87	3.65
Product Total	<i>Q.M.D.</i>	7.7	9323	2238.8

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
<i>Loblolly Pine</i>				
	Inches		Tons	Cord
	10	5279	3149.46	784.57
	12	5798	5096.14	1263.57
	14	340	353.36	88.31
Product Total	<i>Q.M.D.</i>	11.2	11416	8599.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Poles				
<i>Loblolly Pine</i>				
	Inches		Tons	Cord
	10	1119	491.01	197.14
	12	1139	696.09	261.85
	14	113	107.17	36.95
Product Total	<i>Q.M.D.</i>	11.2	2370	1294.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly Pine</i>				
	Inches		Tons	MBF
	14	2831	3229.42	330.71
	16	1528	2221.71	279.00
	18	642	1205.46	173.20
	20	276	641.64	102.89
	22	83	244.24	42.25
	24	47	123.64	24.12
	26	22	93.95	18.70
	28	22	105.10	22.67
	30	9	47.31	10.29
	32	13	87.71	19.61
Product Total	<i>Q.M.D.</i>	15.7	5472	8000.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>				
	Inches		Tons	Cord
	6	637	105.77	19.94
	8	465	129.04	26.38
	10	373	151.37	34.69
	12	373	222.32	51.19
	14	160	123.43	27.67
	16	33	37.62	8.77
	18	13	19.40	4.47
Subtotals	9.6	2053	789.0	173.1
<i>Hard Hardwood</i>				
	Inches		Tons	Cord
	6	202	37.98	6.29
	8	213	66.25	11.82
	10	167	69.57	13.10
	12	371	239.18	46.19
	14	109	89.95	17.53
	16	93	105.14	20.79
	18	20	24.26	4.66
Subtotals	11.0	1175	632.3	120.4
Product Total	<i>Q.M.D.</i>	10.1	3228	1421.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
<i>Spruce Pine</i>				
	Inches		Tons	MBF
	16	20	17.64	2.50
Product Total		20	17.6	2.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
<i>Soft Hardwood</i>				
	Inches		Tons	Cord
	12	86	53.12	17.25
	14	64	54.3	18.21
	16	20	19.22	6.32
Subtotals	13.3	171	126.64	41.78
<i>Hard Hardwood</i>				
	Inches		Tons	Cord
	12	9	7.77	2.35
	14	29	24.84	7.07
Subtotals	13.6	38	32.61	9.42
Product Total	<i>Q.M.D.</i>	7.6	208	159.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
<i>Cherrybark Oak</i>				
	Inches		Tons	MBF
	20	13	18.94	2.38
Subtotals	20.0	13	18.9	2.4
<i>Red Oak</i>				
	Inches		Tons	MBF
	18	40	54.62	5.55
Subtotals	18.0	40	54.6	5.6
<i>Water Oak</i>				
	Inches		Tons	MBF
	14	40	38.48	2.65
	16	29	37.31	3.04
	20	13	22.45	2.34
	22	9	11.43	1.41
	24	13	33.62	4.40
	34	13	58.63	9.71
Subtotals	20.2	117	201.9	23.6
<i>White Oak</i>				
	Inches		Tons	MBF
	14	20	16.06	1.32
	16	20	25.94	2.36
	18	62	65.54	6.28
	26	13	34.87	4.15
Subtotals	18.2	115	142.4	14.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Yellow Poplar				
	Inches		Tons	MBF
	14	13	13.12	1.31
	16	53	58.44	6.55
	18	13	17.84	2.38
	20	26	50.91	7.36
	24	9	22.52	3.60
	26	26	62.17	10.69
	28	13	45.20	8.08
Subtotals	20.4	155	270.2	40.0
Sweet Gum				
	Inches		Tons	MBF
	14	20	22.53	1.68
	16	33	39.80	4.16
Subtotals	15.3	53	62.3	5.8
Black Cherry				
	Inches		Tons	MBF
	14	20	9.91	0.82
Subtotals	14.0	20	9.9	0.8
Product Total	<i>Q.M.D.</i>	19.0	514	760.3

Forest Pro Cruise Report - Clear cut Area

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

Tract:	1			Date:	11/2/2022
Owner:	McGehee, Adams, Smith	Cruiser:	MD	State:	Mississippi
Address:	Garrett Road	City:	Silver Creek	Section:	3
County:	Lawrence	Zip:	39663	Township:	6N
Latitude:	31.514855	Longitude:	-90.008255	Range:	20W

Stand:	2	Cover Type:	SMZ	Stand Type:	SMZ
Method Type:	100% Tally	BUF:	1	Stand Age:	84
Area(Acres):	14.3	Description:	Blue Marked Trees	#Points:	1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	4	5.40	0.55
	16	7	11.76	1.48
	18	8	15.90	2.23
	20	7	14.65	2.45
	22	2	6.95	1.14
	24	9	29.35	5.68
	26	6	22.66	4.69
	28	11	46.88	10.05
	30	4	18.24	4.12
	32	2	10.54	2.51
	34	4	24.21	6.06
Product Total	<i>Q.M.D.</i>	24.1	64	206.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Poles				
Loblolly Pine	Inches		Tons	Cord
	14	1	0.84	0.29
Product Total	<i>Q.M.D.</i>	14.0	1	0.8

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
Spruce Pine			Tons	MBF
	32	1	5.95	1.37
Product Total		1	6.0	1.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
Cherrybark Oak	Inches		Tons	MBF
	32	1	5.9	1.2
	34	1	6.3	1.2
Subtotals		33.0	2	12.2
Water Oak	Inches		Tons	MBF
	28	1	3.1	0.5
	32	1	4.7	0.7
	34	1	5.6	0.9
	36	1	6.1	1.1
Subtotals		32.6	4	19.5
Yellow Poplar	Inches		Tons	MBF
	26	3	10.78	1.85
	28	3	13.7	2.5
	30	2	6.8	1.3
	32	1	5.7	1.1
	34	4	23.8	4.8
Subtotals		30.2	13	60.8
Sycamore	Inches		Tons	MBF
	30	1	3.1	0.7
Subtotals		30.0	1	3.1
Product Total	<i>Q.M.D.</i>	29.1	20	95.6

Stand:	3	Cover Type:	Hardwood Area	Stand Type:	Pine Only
Method Type:	100% Tally	BUF:	1	Stand Age:	84
Area(Acres):	4	Description:	Pine Sawtimber Only	#Points:	1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	1	0.85	0.09
	16	6	7.29	1.00
	18	4	5.68	0.91
	20	3	5.69	0.97
	22	1	2.11	0.42
	24	1	1.86	0.40
	26	1	2.65	0.58
Product Total	<i>Q.M.D.</i>	18.7	17	26.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
Spruce Pine			Tons	MBF
	14	3	2.2	0.27
	16	4	4.2	0.57
	20	4	4.22	0.81
	22	4	8.06	1.55
Product Total		15	18.7	3.2



Stand #	Acres	Description
1	172.94	All Merchantable
4	3.26	No Harvest
3	4.04	Pine Only
2	14.28	SMZ-Blue Marked
Total Acres: 194.52		

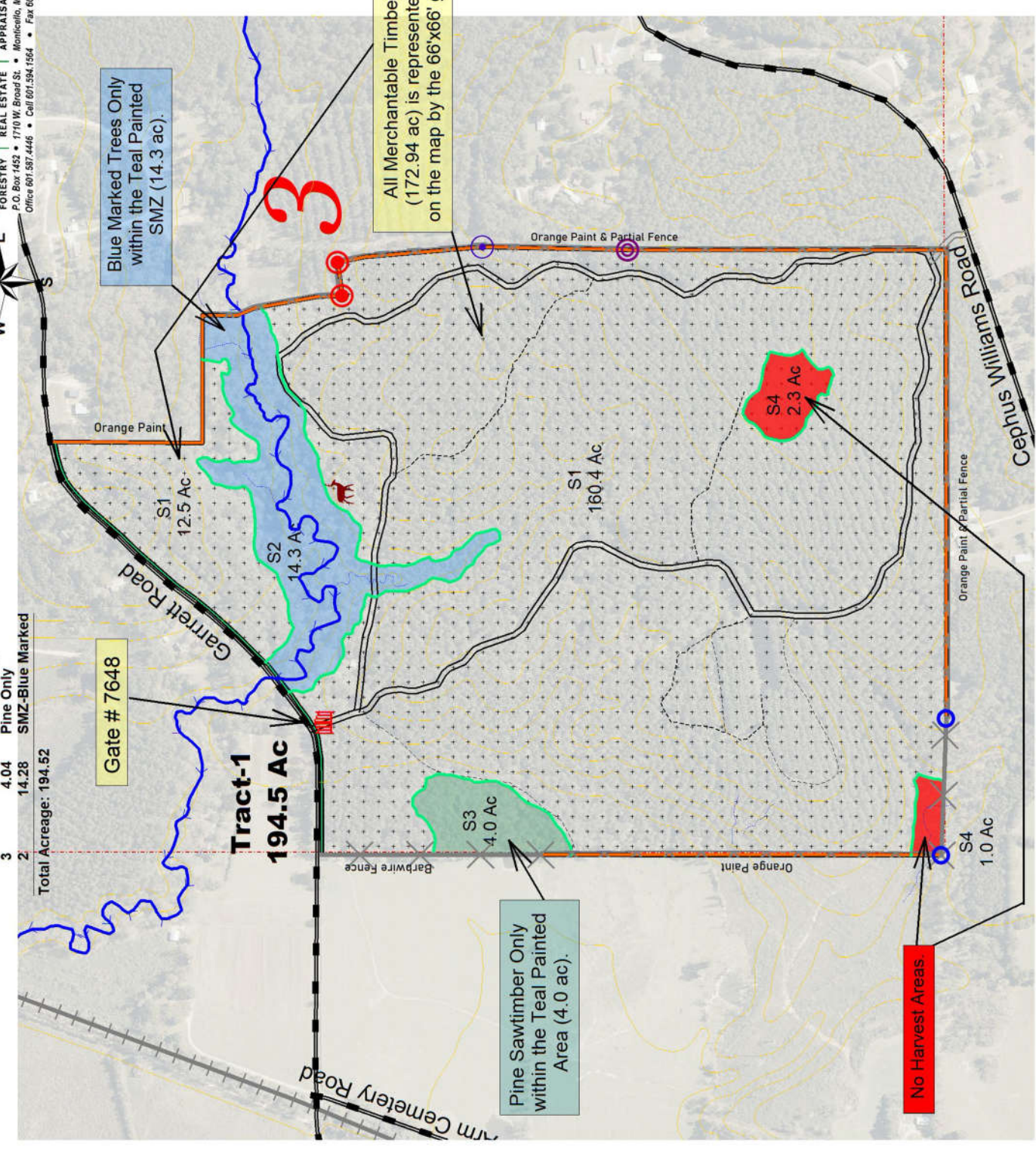
McGehee, Adams, & Smith Tract
 Timber Sale Map
 Section 3, T6N, R20W
 Lawrence Co. MS

Blue Marked Trees Only
 within the Teal Painted
 SMZ (14.3 ac).

All Merchantable Timber
 (172.94 ac) is represented
 on the map by the 66'x66' grid.

Pine Sawtimber Only
 within the Teal Painted
 Area (4.0 ac).

No Harvest Areas



Legend

- Gate
- deer stand
- boundary30(by Type)
- 'Fence Post'
- 'Iron Pin'
- 'Iron Pipe'
- 'Tree'
- PARTIAL FENCES
- FENCES
- Teal Paint
- Orange Paint
- STREAMS
- ROADS
- STANDS
- 'All Merchantable'
- 'No Harvest'
- 'Pine Only'
- 'SMZ-Blue Marked'
- cc077
- rrds77
- cont77
- TRACTS
- pls77
- LAWRENCE_NAIP_2021.SID



Scale = 1 : 660.00 (In : US Feet)

12-29-2022



Arrow 100 GPS acreage

McGehee, Adams, & Smith Tract Timber Sale Location Map



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