

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

**Timber Sale Quick Facts**

**WHERE**

**State:** Mississippi  
**County:** Copiah  
**Township:** 10N  
**Range:** 10E  
**Sections:** 27 & 28  
**Quarter Sec:** S2 NW4 (S27) & S2 NE4 (S28)  
**Lat/Long:** 31.81167 -90.19056

**WHO**

**Tract Name:** James Harris  
**Land Owner:** James A. Harris & Julie H. Boon

**WHEN**

**Sale Date:** January 27th, 2023  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

**WHAT**

**Sale Acreage:** 155.4  
**Timber Cutting Description:**  
 • All merchantable timber -140.5 ac  
 • (SMZ) Pine Sawtimber >16" DBH - 14.85 ac.  
**Primary Product:** Pine, Chip-N-Saw & Sawtimber  
**Cruise Type:** 1/10th acre  
**Stand Age:** 29

**Web Soil Survey Harvest Equipment Operability Rating:**

	Acres	%AOI
Moderately Suited	103.1	64.4%
Well Suited	57.0	35.6%

**Estimated Months/Year-Operable:** 7.5-8.5

**HOW**

**Contract Length:** 18 months  
**Bond Amount:** \$3,000.00  
**Bid Type:** Lump Sum  
**Special Provisions:** None  
**Access:** Via Hwy 432

**WHY**

**Purpose of Harvest:** Income



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# JAMES HARRIS TRACT TIMBER SALE INVITATION

January 6, 2023

## "4+ LOADS/ACRE"

As agent for James A. Harris & Julie H. Boon we invite you to submit a sealed, **lump sum** bid on the following described timber located on the James Harris Tract in Copiah County, Mississippi. The timber to be sold includes all merchantable timber on approximately 140.5 acres, and Pine Sawtimber greater than 16" DBH inside the 14.8 acres of Stream-side Management Zones (SMZ's). The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the 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, January 27th, 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](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	155.4 acres	
Pine Pulpwood	2,687.7 tons	864.1 cds
Pine Chip-N-Saw	6,868.3 tons	1,557.94 cds
Pine Poles	478.7 tons	149.6 cds
Pine Sawtimber	7,568.1 tons	907.3 MBF
Hardwood Pulpwood	1,276.7 tons	274.2 cds
Hardwood Palletwood	32.7 tons	16.4 cds
Hardwood Sawtimber	121.7 tons	22.9 MBF



**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 **(\$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.
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 & 2, Means, Total By DBH, Product and Species

<b>Tract:</b>	1	<b>Cruiser:</b>	MD	<b>Date:</b>	12/3/2022
<b>Owner:</b>	James Harris	<b>City:</b>	Georgetown	<b>State:</b>	Mississippi
<b>Address:</b>	MS Hwy 472	<b>Zip:</b>	39078	<b>Section:</b>	27 & 28
<b>County:</b>	Copiah	<b>Longitude:</b>	-90.190739	<b>Township:</b>	10N
<b>Latitude:</b>	31.811816			<b>Range:</b>	10E

Stand:	1	Cover Type:	Planted Pine	Stand Type:	PI3 &PP4
Method Type:	10 BAF	BUF:	10	Stand Age:	27
Area(Acres):	<b>155.4</b>	Description:	All Merchantable in Clearcut Area, & Pine Saw >16" in SMZ	#Points:	153

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Pulpwood</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	Cord
	6	4224	440.10	150.86
	8	4304	1068.36	346.41
	10	1582	649.95	209.88
	12	627	419.32	126.96
	14	49	44.27	14.02
	16	42	52.69	12.26
	18	8	12.96	3.71
<b>Product Total</b>	<i>Q.M.D.</i>	<b>8.0</b>	<b>10836</b>	<b>2687.7</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Chip-N-Saw</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	Cord
	10	3098	1635.08	372.07
	12	5610	4611.07	1041.21
	14	585	594.40	138.02
	16	22	27.75	6.64
<b>Product Total</b>	<i>Q.M.D.</i>	<b>11.5</b>	<b>9315</b>	<b>6868.3</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Poles</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	Cord
	10	388	147.81	50.97
	12	255	154.59	47.77
	14	150	141.57	40.59
	16	29	34.74	10.23
<b>Product Total</b>	<i>Q.M.D.</i>	<b>11.7</b>	<b>822</b>	<b>478.7</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Sawtimber</b>				
<i>Loblolly &amp; Slash Pine</i>	Inches		Tons	MBF
	14	3038	3387.20	350.06
	16	1759	2566.70	317.31
	18	608	1298.19	184.21
	20	76	165.97	26.98
	22	52	118.30	22.30
	24	9	26.21	5.00
	30	3	5.54	1.43
<b>Product Total</b>	<i>Q.M.D.</i>	<b>15.3</b>	<b>5545</b>	<b>7568.1</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Pulpwood</b>				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	1193	150.78	26.37
	8	943	231.55	45.40
	10	351	152.47	37.24
	12	248	162.67	37.58
	14	158	146.57	34.62
Subtotals	8.4	2893	844.0	181.2
<i>Hard Hardwood</i>	Inches		Tons	Cord
	6	648	94.51	16.25
	10	281	98.42	20.62
	12	280	173.85	39.16
	14	57	54.59	14.27
	18	6	11.31	2.68
Subtotals	9.1	1272	432.7	93.0
<b>Product Total</b>	<i>Q.M.D.</i>	<b>8.6</b>	<b>4165</b>	<b>1276.7</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Palletwood</b>				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	14	23	17.51	10.69
	16	16	15.17	5.74
Subtotals	14.9	39	32.68	16.43
<b>Product Total</b>	<i>Q.M.D.</i>	<b>14.9</b>	<b>39</b>	<b>32.7</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Sawtimber</b>				
<i>Cherrybark Oak</i>	Inches		Tons	MBF
	20	5	8.9	1.3
	22	4	10.2	1.7
	24	3	7.8	4.0
Subtotals	21.7	12	27.0	7.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
<i>Red Oak</i>	Inches		Tons	MBF
	18	5	8.7	2.5
Subtotals	18.0	5	8.7	2.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
<i>Water Oak</i>	Inches		Tons	MBF
	16	16	16.1	1.5
Subtotals	16.0	16	16.1	1.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
<i>White Oak</i>	Inches		Tons	MBF
	16	8	5.6	0.6
	22	9	15.6	2.0
	24	3	8.1	2.8
Subtotals	20.2	20	29.3	5.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
<i>Yellow Poplar</i>	Inches		Tons	MBF
	14	15	12.7	1.6
Subtotals	14.0	15	12.7	1.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
<i>Sweet Gum</i>	Inches		Tons	MBF
	16	18	19.3	3.4
	20	5	4.4	0.8
Subtotals	17.0	23	23.7	4.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
<i>Beech</i>	Inches		Tons	MBF
	24	4	4.2	0.8
Subtotals	24.0	4	4.2	0.8

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Product Total</b>	<i>Q.M.D.</i>	<b>18.2</b>	<b>95</b>	<b>121.7</b>



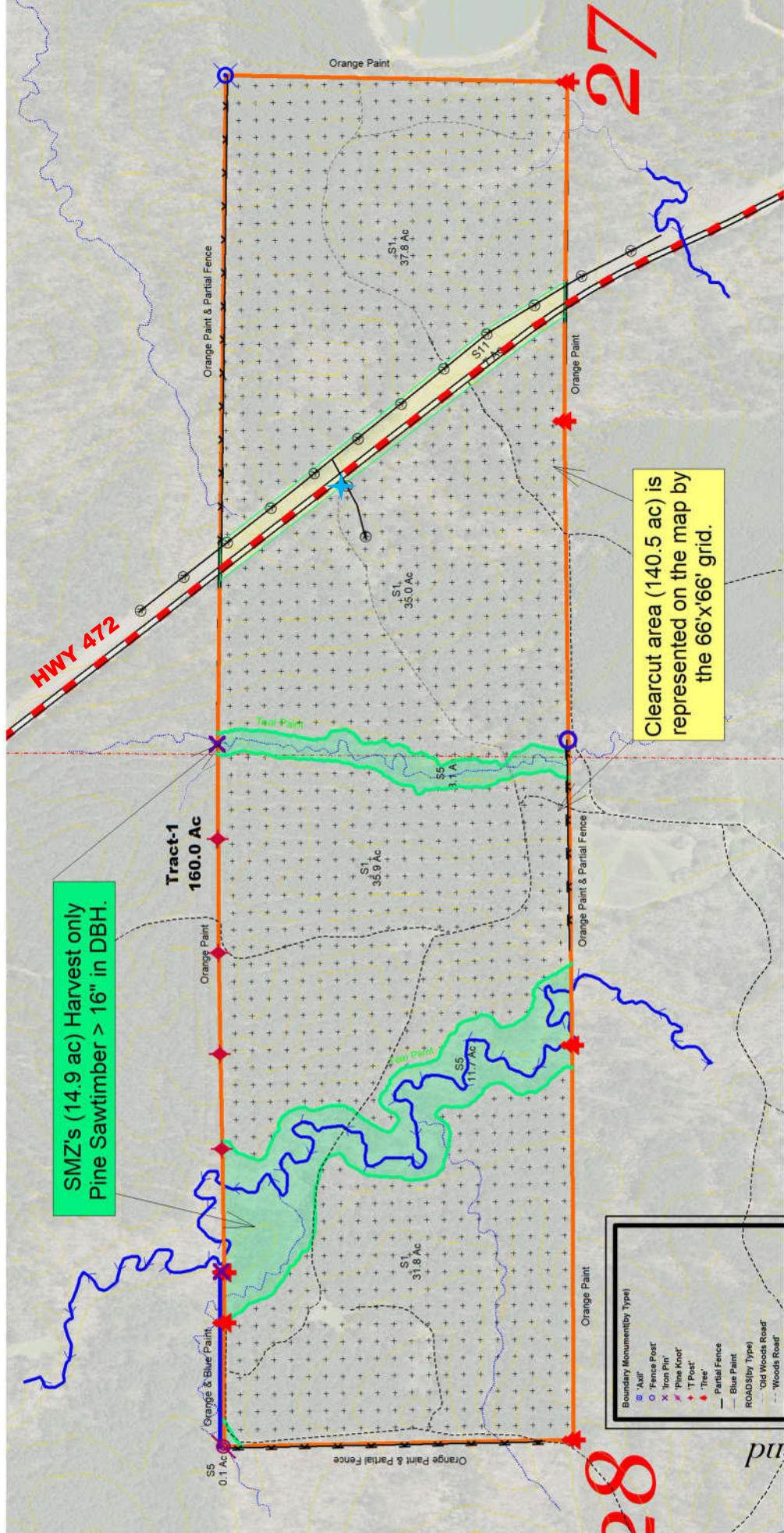
Stand #	Acres	Description
1	140.51	Clearcut
11	4.65	ROW
5	14.85	SMZ
<b>Total Acres: 160.02</b>		

**James Harris Tract**  
**Timber Sale Map**  
**Sec 27 & 28, T10N, R10E**  
**Copiah Co. MS**

SMZs (14.9 ac) Harvest only  
 Pine Sawtimber > 16" in DBH.

Tract-1  
 160.0 Ac

Clearcut area (140.5 ac) is  
 represented on the map by  
 the 66'x'66' grid.



**Legend**

- Boundary Monument (Type)
  - Aux
  - Fence Post
  - Iron Pin
  - Pine Knot
  - T Post
  - Tier
- Partial Fence
  - Blue Paint
  - Orange Paint
- ROAD (By Type)
  - Old Woods Road
  - Woods Road
- Trail Paint
- Streams
- POWERLINES
  - sec29
  - con29
- STANDS
  - Clearcut
  - ROW
  - SMZ
- TRACTS
  - pk29
  - COPIAH\_BOX\_SID

N 31° 48' 42"  
 W 90° 11' 26"



Scale = 1 : 590.00 (In : US Feet)

01-05-2023

