



CIRCLE BAR RANCH TIMBER SALE INVITATION

July 27, 2023

“FIRST THINNING”

As agent for Taylor Land & Cattle Co., we invite you to submit a sealed **Per Ton (with 50% Advance)** bid, based on the estimated harvest volumes listed below. The following described timber located on the Circle Bar Ranch in Marion County, MS. The timber to be sold includes operator selected, fourth row thinning method of harvest with a target residual basal area of 75 (±5). This timber is further designated by the attached timber sale map and referred to as the Circle Bar 2023 per ton sale.

Please note, due to impending site construction, 42 acres (as outlined on the map) need to be thinned before December 30th, 2023. Other designated sale areas may be harvested at the purchasers discretion. Each prospective purchaser should determine for themselves the volumes, values, & acreages of this offering. Purchasers are invited to inspect the timber on their own or call Mark E. Dale at Forest Pro LLC if assistance is needed.

Prices will be accepted until Friday, August 11th, 2023, at 10:00 a.m. at the office of Forest Pro LLC. Bids will be accepted by picture 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.

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.
- The Seller or Agent is not responsible for any injuries or loss that may occur from the inspection of the property.
- Bidders will include the name of the logging contractor who will be conducting the thinning operations. Once the high bidder is determined, the high bidder's logging contractor will be inspected to determine the quality of work prior too accepting the bid.

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

Timber Sale Quick Facts

WHERE

County: Marion
 Township: 4N
 Range: 12E
 Sections: 21, 27, 28 & 34
 Quarter Sec: Multiple
 Lat/Long: 31.27757/-89.98763

WHO

Tract Name: Circle Bar Ranch
 Land Owner: Taylor Land & Cattle Company

WHEN

Sale Date: August 11th, 2023
 Sale Day: Friday
 Sale Time: 10:00 a.m.
 Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage:
 • 250.9 acres-1st thinning
Timber Cutting Description:
 • Operator Select, 4th row thinning to approximately 75 Basal Area (1st Thinning areas).
Primary Product: Pine Pulpwood

Web Soil Survey Harvest Equipment Operability Rating:

Acres	%AOI
Moderately Suited 40.8	16.3%
Well Suited 210.1	83.7%

Estimated Months/Year-Loggable: 9-10

HOW

Contract Length: 12 months
 Bid Type: Per Ton w/ 50% Advance
 Special Provisions: Forty-Two (42) acres need to be harvested before 12/30/23 due to Site construction. See Map.
 Access: Via Circle Bar Road,
 Inspection: For interior stands Contact Bo (Ranch Manager) @ 601-441-1725

WHY

Purpose of Harvest: Forest Health

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 blanket performance bond of (\$1500) into Forest Pro LLC Inc., 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 and shall apply to all properties described herein.
- 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.
- The unit price and full payment will be guaranteed regardless as to whether all timber, within the designated sale area, has been harvested, provided that reasonable access is available. If at the completion of the contract, an extension has not been secured or this provision has been waived, and if more than 10% of the ownership has not been cut, then the Seller will still be paid full price for the uncut wood based upon the actual average volume produced per acre times the contract price. (Example: On a 50 acre tract, should 5 acres remain un-harvested at completion; the Purchaser will still be responsible for payment of the non harvested volume.)
- The name of the logging contractor shall be included. Should that contractor be unable to complete harvesting then the buyer and sellers agent shall determine an alternate contractor.

ESTIMATED VOLUME TO BE REMOVED, REQUESTED PRICING, & SPECIFICATIONS

250.9 ACRES

Product	Est. Tons	\$/Ton	Min. Butt"	Max Butt "	Top Dia."	Min Length '
Pine Pulpwood	7,411.7					
Pine Chip-N-Saw	337.5					
Pine Sawtimber	214.0					

**Circle Bar Ranch
2023 First Thinning Map
Sections 10, 15, 21, 22, 27, 28, 33, 34 T4N, R12E
Marion Co. MS**

ForestActivity2023	Stand #	Acreage	Total	Description
First Thin	1140	25.73		PP3
First Thin	1141	2.46		PP3
First Thin	1142	16.57		PP3
First Thin	1143	13.64		PP3
First Thin	1144	0.46		PP3
First Thin	1145	0.36		PP3
First Thin	1146	11.09		PP3
First Thin	1147	9.58		PP3
First Thin	1148	12.33		PP3
First Thin	1149	10.55		PP3
First Thin	1150	2.46		PP3
First Thin	1151	7.16		PP3
First Thin	1152	5.90		PP3
First Thin	1153	0.19		PP3
First Thin	1154	1.21		PP3
First Thin	1155	1.15		PP3
First Thin	1156	15.13		PP3
First Thin	1157	17.10		PP3
First Thin	1158	0.97		PP3
First Thin	1159	15.89		PP3
First Thin	1160	37.34		PP4
First Thin	1161	16.83		PP4
First Thin	1162	11.86		PP4
First Thin	1251	0.60		PI3
First Thin	1252	14.31	250.90	PI3

Total Acreage: 250.90

Legend

STREAMS(by Type)

- 'Inter Stream'
- 'Small Stream'

POWERLINES

- ⊗

cco91(by CLASS)

- 6
- 7
- 8

ROADS(by Type)

- ≡ 'Air Strip'
- ≡ 'Unimproved'
- ≡ 'Old Railroad'
- 'Interior Road'
- Logging Route

sec91

-

cont91

-

pls91

-

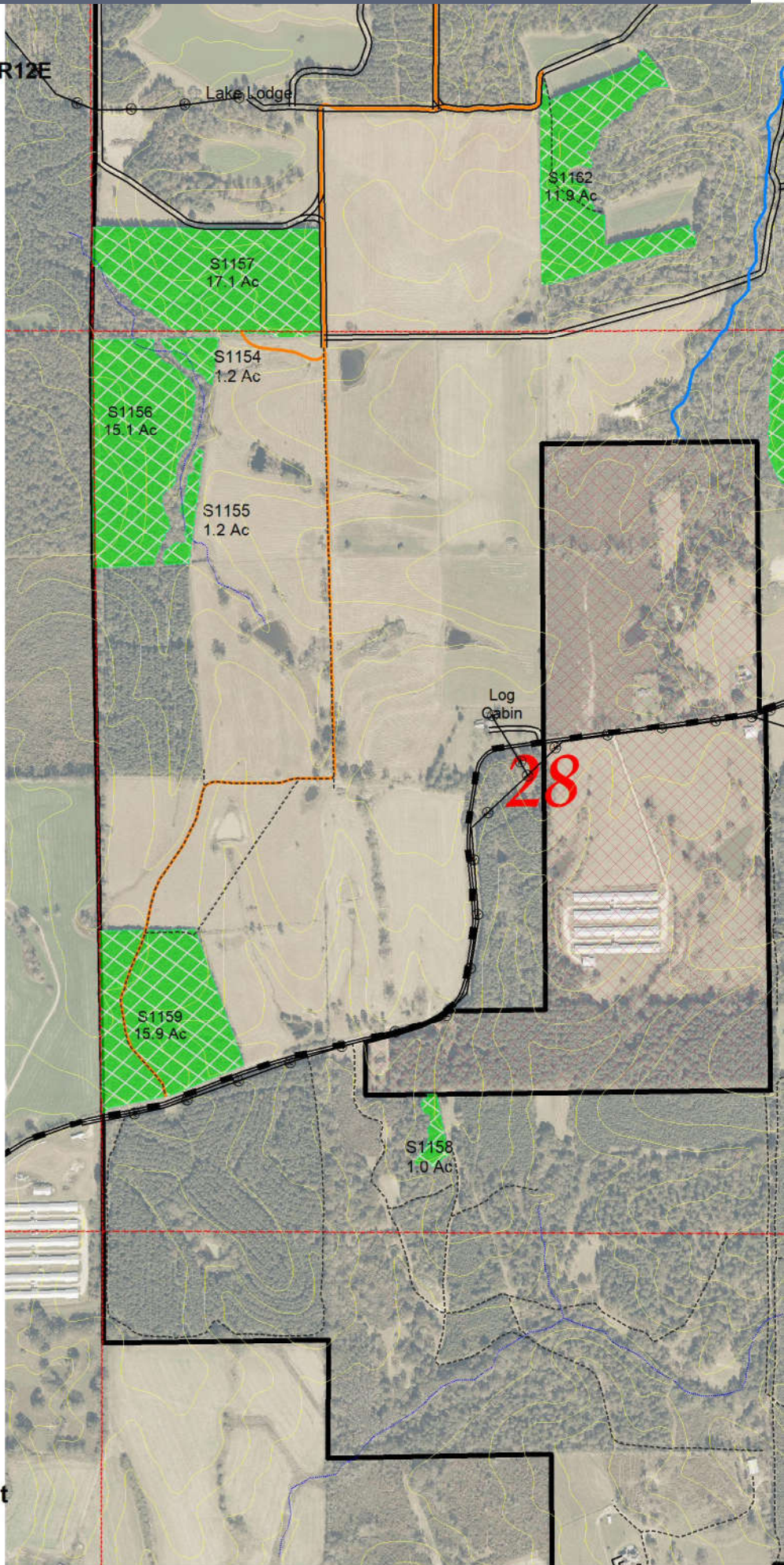
STANDS

- 'First Thin'

TRACTS

- 1
- 11
- 12
- 13

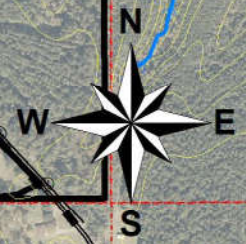
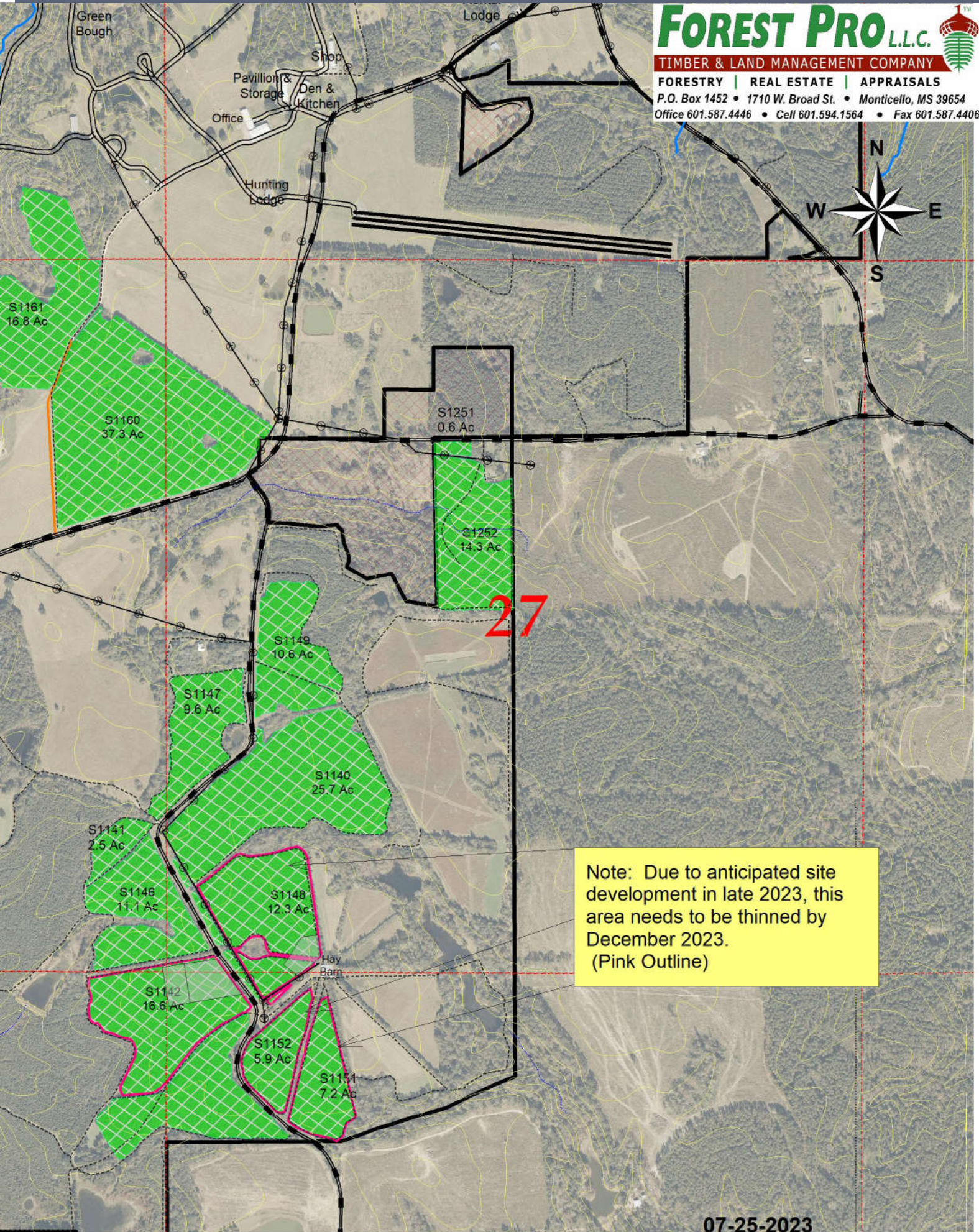
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Scale = 1 : 900.00 (In : US Feet)



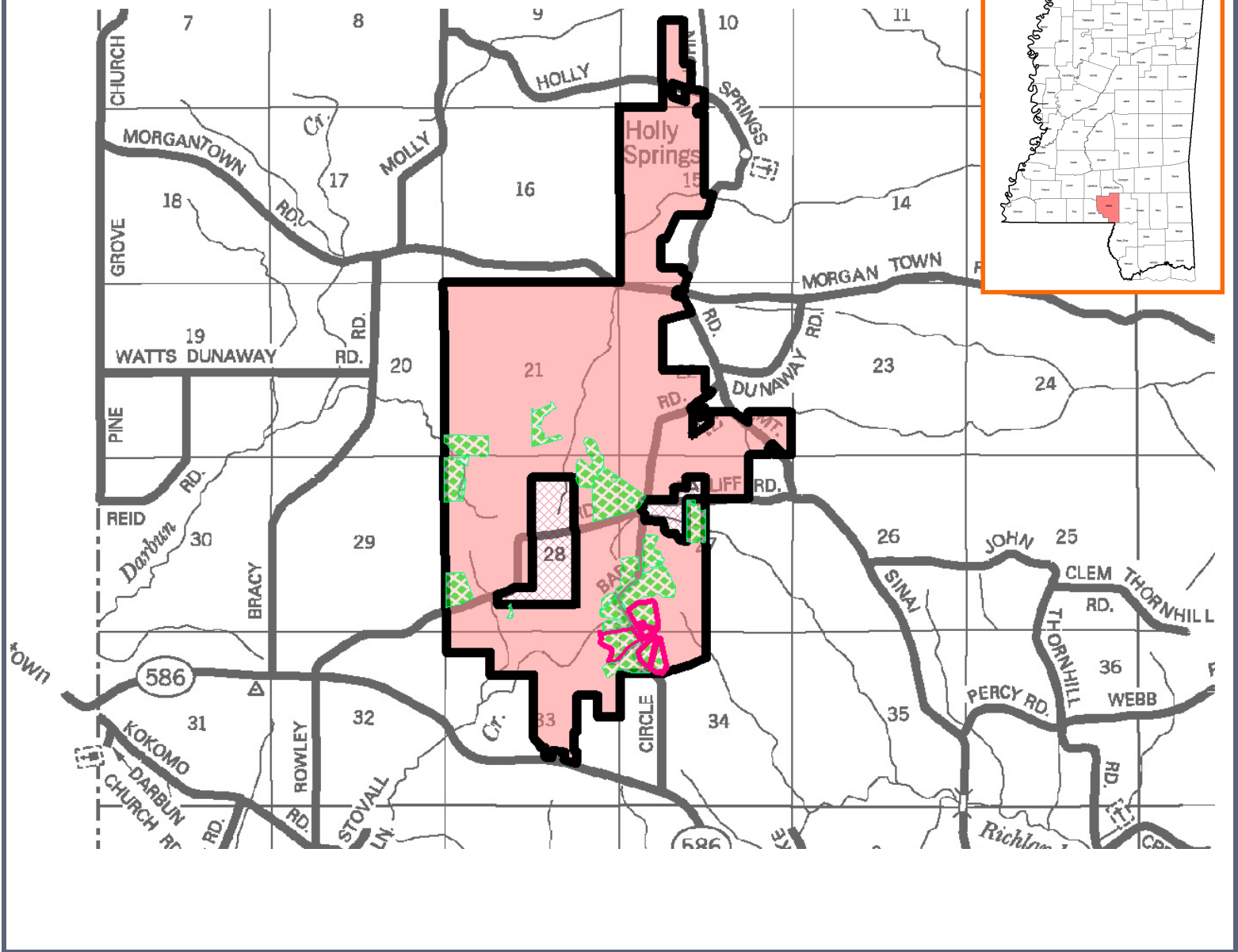
FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406



Note: Due to anticipated site development in late 2023, this area needs to be thinned by December 2023.
 (Pink Outline)

Circle Bar Ranch Timber Sale Invitation

Location Map



FOREST PRO L.L.C.
TIMBER & LAND MANAGEMENT COMPANY
FORESTRY | REAL ESTATE | APPRAISALS
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