

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

**Timber Sale Quick Facts**

**WHERE**

**State:** Mississippi  
**County:** Lincoln  
**Township:** 5N  
**Range:** 9E  
**Sections:** 36  
**Quarter Sec:** PT E2 E2  
**Lat/Long:** 31.3559 -90.2458

**WHO**

**Tract Name:** Beard, Rutland, & Smith  
**Landowners:** Debbie Beard, Karen Beard, Todd Rutland, Ricky Rutland, Bobbie Smith, Annie Watts, Wanda Layton, Donald Jones.

**WHEN**

**Sale Date:** February 16th, 2024  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

**WHAT**

**Sale Acreage:** 70.46  
**Timber Cutting Description:**  
 • All merchantable timber -70.46 ac  
**Primary Product:** Pine; Pulpwood, Chip-N-Saw & Sawtimber  
**Cruise Type:** 1/10th acre  
**Stand Age:** 30, 38, & 67

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

Acres	%AOI
Moderately Suited	15.9 17.1%
Well Suited	77.2 82.9%

**Estimated Months/Year-Operable:** 7.0-8.0

**HOW**

**Contract Length:** 18 months  
**Bond Amount:** \$2,000.00  
**Bid Type:** Lump Sum (1 for entire property)  
**Special Provisions:** Note: Landowners have agreed to disburse funds as follows:  
 Tracts 3, 5, & 7 51.46%  
 Tracts 1 & 2 28.80%  
 Tract 4 12.84%  
 Tract 6 6.90%  
**Access:** Via Hwy 583 - Open access  
**Inspection:** Interested parties are invited to inspect this offering at their convenience up to the bid date.

**WHY**

**Purpose of Harvest:** Income/Forest health



**Inside This Timber Sale Invitation**

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# BEARD, RUTLAND, & SMITH TRACT TIMBER SALE INVITATION

January 24, 2024

## “MULTI-PRODUCT TRACT WITH AMPLE ACCESS”

As agent for the Beard Family, (see Quick Facts: Landowners) we invite you to submit a sealed, **lump sum** bid (1 bid on entire property) on the following described timber located on the Beard, Rutland & Smith Tract in Lincoln County, Mississippi. The timber to be sold includes all merchantable timber on approximately 70.46 timbered acres. The sale boundaries are designated by **orange** paint. 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, February 16th, 2024, 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	70.46 acres
Pine Pulpwood	2,070.4 tons
Pine Chip-N-Saw	1,549.9 tons
Pine Poles	5.3 tons
Pine Sawtimber	2,562.2 tons
Hardwood Pulpwood	1,142.3 tons
Hardwood Palletwood	81.7 tons
Hardwood Sawtimber	370.7 tons



**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 **(\$2000)** 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

<b>Tract:</b> 1	<b>Date:</b> 1/3/2023
<b>Owner:</b> Beard, Rutland, & Smith	<b>State:</b> Mississippi
<b>Address:</b> 4236-4280 MS 583	<b>Section:</b> 36
<b>County:</b> Lincoln	<b>Township:</b> 5N
<b>Latitude:</b> 31.3559	<b>Range:</b> 9E
<b>Cruiser:</b> MD	
<b>City:</b> Jayess	
<b>Zip:</b> 39641	
<b>Longitude:</b> -90.2458	

Stand: All Stands	Cover Type: Mixed Natural Pine & Hardwood	Stand Type: PS3
Method Type: 1/10th Ac	BUF: 10	Stand Age: 30, 38, & 67
Area(Acres): 70.46	Description: All Merchantable	#Points: 73

Product/Species	DBH	#Trees	Quantity1
<b>Pine Pulpwood</b>			
<i>Loblolly, Longleaf &amp; Spruce Pine</i>	Inches		Tons
	6	231	35.70
	8	1045	314.40
	10	1093	520.10
	12	722	501.20
	14	460	440.00
	16	122	163.30
	18	63	95.70
<b>Product Total</b>	<b>Q.M.D.</b> 10.7	<b>3735</b>	<b>2070.4</b>

Product/Species	DBH	#Trees	Quantity1
<b>Pine Chip-N-Saw</b>			
<i>Loblolly &amp; Longleaf Pine</i>	Inches		Tons
	10	286	156.00
	12	947	722.10
	14	644	640.30
	16	25	31.50
<b>Product Total</b>	<b>Q.M.D.</b> 12.5	<b>1902</b>	<b>1549.9</b>

Product/Species	DBH	#Trees	Quantity1
<b>Pine Poles</b>			
<i>Loblolly Pine</i>	Inches		Tons
	14	7	5.30
<b>Product Total</b>	<b>Q.M.D.</b> 14.0	<b>7</b>	<b>5.3</b>

Product/Species	DBH	#Trees	Quantity1
<b>Pine Sawtimber</b>			
<i>Loblolly &amp; Longleaf Pine</i>	Inches		Tons
	14	232	257.80
	16	602	779.60
	18	415	663.10
	20	178	363.60
	22	50	119.50
	24	35	109.50
	26	41	150.20
	28	31	118.90
<b>Product Total</b>	<b>Q.M.D.</b> 17.8	<b>1583</b>	<b>2562.2</b>

Product/Species	DBH	#Trees	Quantity1
<b>Hardwood Pulpwood</b>			
<i>Soft Hardwood</i>	Inches		Tons
	6	27	4.00
	8	544	113.30
	10	236	77.00
	12	212	101.30
	14	109	85.80
	16	88	82.40
	18	15	22.00
Subtotals	10.6	1232	485.8
<i>Hard Hardwood</i>	Inches		Tons
	8	237	55.80
	10	216	73.50
	12	322	186.60
	14	198	164.20
	16	99	107.30
	18	17	23.30
	20	15	24.50
	22	8	21.30
Subtotals	12.1	1112	656.5
<b>Product Total</b>	<b>Q.M.D.</b> 11.3	<b>2344</b>	<b>1142.3</b>

Product/Species	DBH	#Trees	Quantity1
<b>Hardwood Palletwood</b>			
<i>Soft Hardwood</i>	Inches		Tons
	14	17	17.4
	16	25	25.5
Subtotals	8.9	43	42.90
<i>Hard Hardwood</i>	Inches		Tons
	14	39	30.70
	16	11	8.10
Subtotals	14.5	49	38.80
<b>Product Total</b>	<b>Q.M.D.</b> 10.6	<b>92</b>	<b>81.7</b>

Product/Species	DBH	#Trees	Quantity1
<b>Hardwood Sawtimber</b>			
<i>Red Oak</i>	Inches		Tons
	16	17	12.2
	18	24	25.5
	20	10	9.9
	24	8	10.6
	26	19	47.9
	28	19	51.7
Subtotals	22.4	97	157.8
<i>Water Oak</i>	Inches		Tons
	22	11	11.1
	26	8	21.8
Subtotals	23.9	19	32.9
<i>White Oak</i>	Inches		Tons
	24	8	20.2
Subtotals	24.0	8	20.2
<i>Post Oak</i>	Inches		Tons
	16	8	7.3
	18	23	25.7
	24	11	23.3
	26	7	13.8
Subtotals	20.4	49	70.1
<i>Sweet Gum</i>	Inches		Tons
	16	8	11.2
	18	8	10.8
	20	8	6.9
	22	19	23.6
	24	8	21.4
Subtotals	20.6	53	73.9
<i>Black Gum</i>	Inches		Tons
	18	8	7.2
Subtotals	18.0	8	7.2
<i>Misc.</i>	Inches		Tons
	18	10	8.6
Subtotals	18.0	10	8.6
<b>Product Total</b>	<b>Q.M.D.</b> 21.2	<b>244</b>	<b>370.7</b>

# Beard, Rutland, & Smith Tracts (1-6) Combined Timber Sale Map Section 36, T5N R9E Lincoln Co. MS

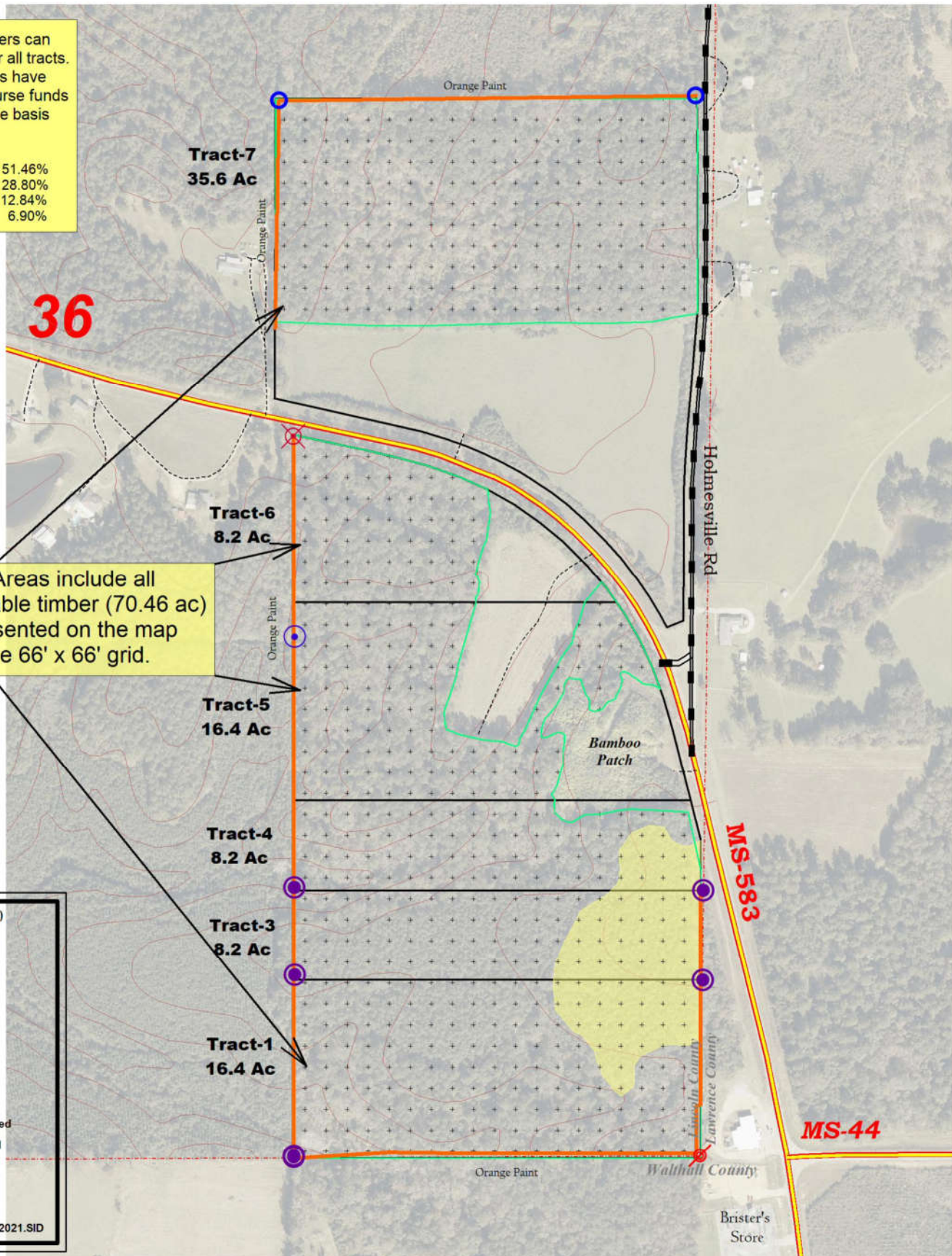


**FOREST PRO L.L.C.**  
 TIMBER & LAND MANAGEMENT COMPANY  
 FORESTRY | REAL ESTATE | APPRAISALS  
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654  
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

Interested bidders can submit 1 bid for all tracts. The landowners have agreed to disburse funds on a percentage basis as follows:

Tract 3, 5, & 7	51.46%
Tract 1 & 2	28.80%
Tract 4	12.84%
Tract 6	6.90%

Sale Areas include all merchantable timber (70.46 ac) is represented on the map by the 66' x 66' grid.



### Legend

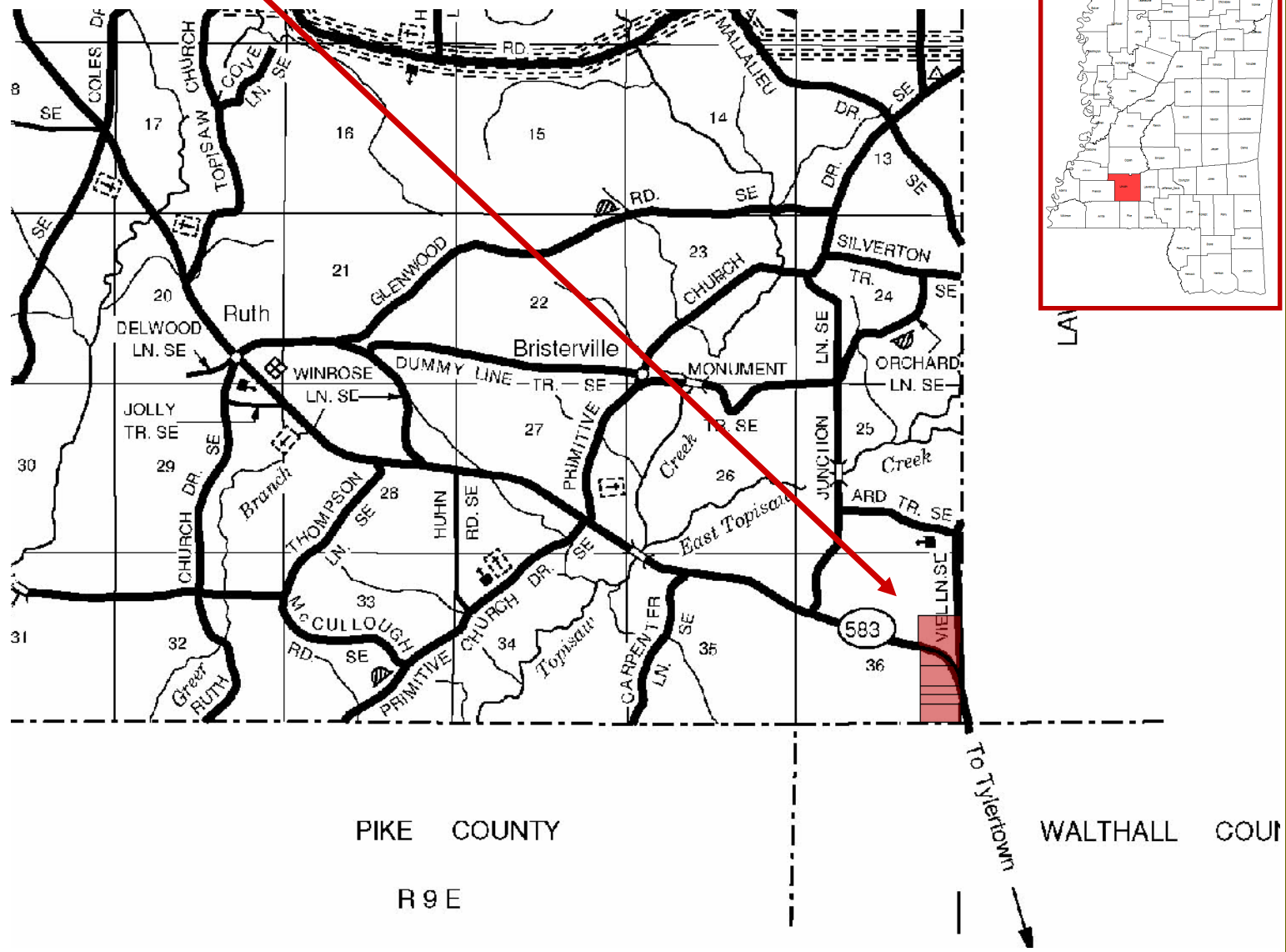
- boundary30(by Type)
  - 'Fence Post'
  - ⊙ 'Iron Pin'
  - ⊕ 'Iron Pipe'
  - ⊗ 'T Post'
  - ✂ 'axil'
- Orange Paint
- ROADS
- cco85(by CLASS)
  - 6
  - Highway
- STANDSCombined
- RecentBeetleKill
- TRACTS
  - cont85
  - pls85
  - LINCOLN\_NAIP\_2021.SID

Scale = 1 : 450.00 (In : US Feet)



# Beard, Rutland, & Smith Tract Timber Sale

## Location Map



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