

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 6N
Range: 20W
Sections: 15
Quarter Sec: PT SE4 NW4 & PT NE4 SW4
Lat/Long: 31.4888 -90.0015

WHO

Tract Name: Josh Garrett
Land Owner: Josh Garrett

WHEN

Sale Date: February 23rd, 2024
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 43.77
Timber Cutting Description:
 • All merchantable timber – 42.4 ac
 • (SMZ) Pine Sawtimber Only – 1.4 ac.
Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre
Stand Age: 39

Web Soil Survey Harvest Equipment Operability Rating:

	Acre	%AOI
Moderately Suited	0.5	1.2%
Well Suited	45.6	98.8%

Estimated Months/Year-Operable: 10-11.5

HOW

Contract Length: 18 months
Bond Amount: \$2,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via MS Hwy 43
Inspection: Available anytime

WHY

Purpose of Harvest: Income



Inside This Timber Sale Invitation

- Stand & Stock Table **2**
- Tract Map **3**
- Location Map **4**



JOSH GARRETT TRACT TIMBER SALE INVITATION

January 24, 2024

“ROADSIDE LOGS”

As agent for Joshua Garrett we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Josh Garrett Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 42.4 acres, and Pine only within 30 feet (1.4 ac.) of the stream in the southwest portion of the tract. The sale boundaries are designated by **orange** painted boundary lines and **teal** 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 23rd, 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), 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	43.77 acres
Pine Pulpwood	27.0 tons
Pine Chip-N-Saw	94.8 tons
Pine Poles	39.9 tons
Pine Sawtimber	4,293.1 tons
Hardwood Pulpwood	20.0 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 in Tons, Total By DBH, Product and Species

Tract:	1	Date:	1/23/2024
Owner:	Josh Garrett	Cruiser:	MD
Address:	1612-1738 Hwy 43	City:	Silver Creek
County:	Lawrence	Zip:	39663
Latitude:	31.4888	Longitude:	-90.0015
		State:	Mississippi
		Section:	15
		Township:	6N
		Range:	20W

Stand:	1	Cover Type:	Planted Pine	Stand Type:	PS3 & HI2
Method Type:	1/10th Ac	BUF:	10	Stand Age:	39
Area(Acres):	43.77	Description:	All Merchantable	#Plots:	43

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly & Slash Pine	Inches	# Num	Tons
	6		
	8		
	10		
	12	7	4.4
	14	7	6.0
	16	10	16.6
	22		
Product Total	Q.M.D.	14.3	25 27.0

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	Inches	# Num	Tons
	8	14	3.3
Subtotals	8.0	14	3.3
Hard Hardwood			
	Inches		Tons
	8	14	3.0
	14	7	5.4
	16	7	8.3
Subtotals	12.0	29	16.7
Product Total	Q.M.D.	10.9	43 20.0

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
Loblolly Pine	Inches		Tons
	10	10	5.8
	12	21	18.0
	14	72	71.0
Product Total	Q.M.D.	13.3	103 94.8

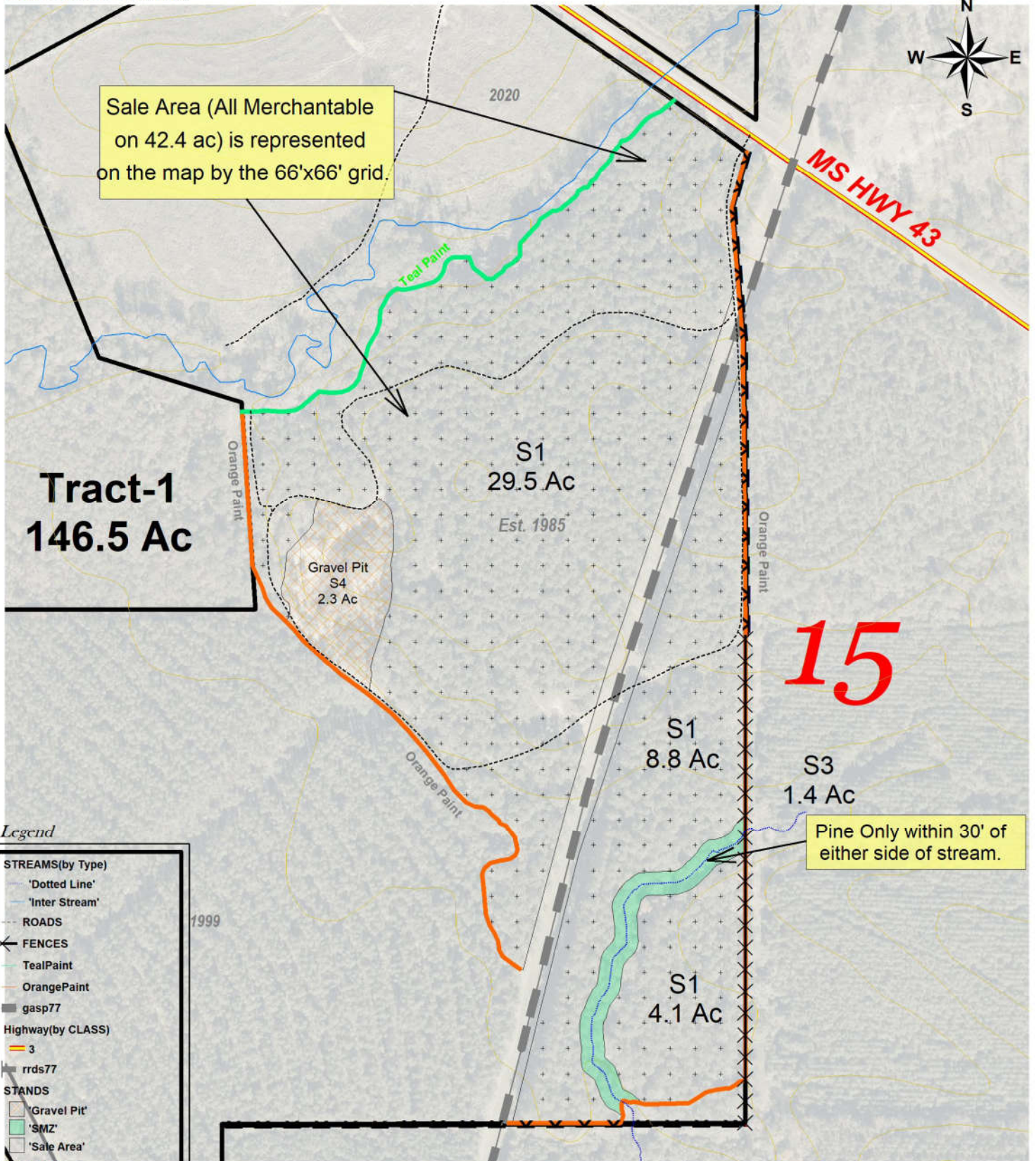
Product/Species	DBH	Trees	Quantity1
Pine Poles			
Loblolly & Slash Pine	Inches		Tons
	12	10	7.5
	14	21	20.0
	16	10	12.4
Product Total	Q.M.D.	14.1	41 39.9

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
Loblolly & Slash Pine	Inches		Tons
	14	401	479.4
	16	946	1454.0
	18	654	1218.3
	20	401	888.0
	22	72	165.8
	24	21	60.0
	26	10	27.6
Product Total	Q.M.D.	17.3	2505 4293.1

**Garrett Tract
Timber Sale Map
Sec. 15, T6N, R20W
Lawrence Co. MS**

Stand #	Acreage	Description
4	2.35	Gravel Pit
3	1.36	SMZ
1	42.42	Sale Area
Total Acreage: 46.12		

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



Legend

STREAMS(by Type)	
	'Dotted Line'
	'Inter Stream'
ROADS	
	FENCES
	TealPaint
	OrangePaint
	gasp77
Highway(by CLASS)	
	3
	rrds77
STANDS	
	'Gravel Pit'
	'SMZ'
	'Sale Area'
	cont77
TRACTS	
	pls77
	LAWRENCE_NAIP_2021.SID

Scale = 1 : 350.00 (In : US Feet)

350 0 US Feet

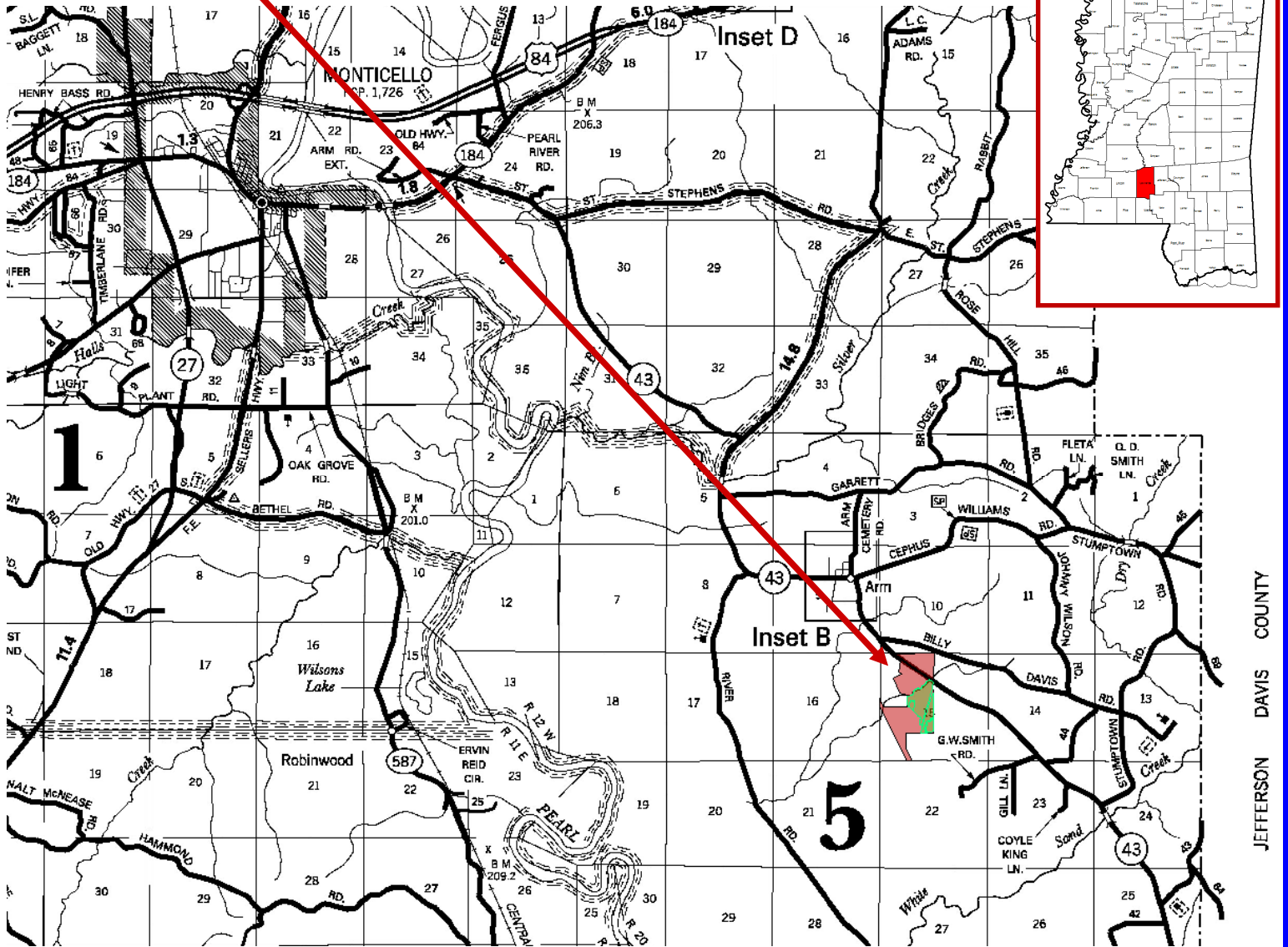


Arrow 100 GPS acreage

01-23-2024

Josh Garrett Tract 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