

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

Timber Sale Quick Facts

WHERE

State: Mississippi
 County: Lawrence
 Township: 5N
 Range: 11E
 Sections: 22
 Quarter Sec: PT N2 SE4
 Lat/Long: 31.3865, -90.0781

WHO

Tract Name: NBC LLC
 Land Owner: Baptiste Brunner

WHEN

Sale Date: March 8th, 2024
 Sale Day: Friday
 Sale Time: 10:00 a.m.
 Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 32.6
 Timber Cutting Description:
 • All blue marked trees and any salvageable dead trees.
 Primary Product: Pine, Chip-N-Saw & Sawtimber
 Cruise Type: 100% (August 2023)
 Stand Age: 60

Web Soil Survey Harvest Equipment
 Operability Rating: Acres %AOI
 Moderately Suited 26.5 81.3%
 Well Suited 6.1 18.7%

Estimated Months/Year-Operable: 7.5-8.0

HOW

Contract Length: 12 months
 Bond Amount: \$2,000.00
 Bid Type: Per Ton with 20% advance based on advertised volumes
 Special Provisions: Weyerhaeuser "Temporary Road Use Agreement" required.
 Access: Via Weyerhaeuser Company Road
 Inspection: Interested parties are invited to inspect this offering at their convenience up to bid date.

WHY

Purpose of Harvest: Wildlife Improvement



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NBC LLC TRACT TIMBER SALE INVITATION

February 21, 2024

“OLDER GROWTH”

As agent for Baptiste Brunner we invite you to submit a sealed, *per ton with 20% advance* (based on advertised volumes) bid on the following described timber located on the NBC LLC in Lawrence County, Mississippi. The timber to be sold includes all **blue** marked trees, and any salvageable dead trees on approximately 32.6 acres. 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, March 8th, 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	32.6 acres
Pine Pulpwood	220.0 tons
Pine Chip-N-Saw	462.0 tons
Pine Poles	19.2 tons
Pine Sawtimber	1,196.1 tons
Hardwood Pulpwood (all Hrdwd)	308.8 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 **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.

Forest Pro Cruise Report - Clear cut Area

Report Type: Stand: #Trees, Quantities in Tons, Total By DBH, Product and Species

Tract:	1	Date:	8/20/2023
Owner:	NBC LLC	Cruiser:	MD
Address:	392 Price Rd	City:	Jayess
County:	Lawrence	Zip:	39641
Latitude:	31.3865	Longitude:	-90.0781
		State:	Mississippi
		Section:	22
		Township:	5N
		Range:	11E

Stand:	1	Cover Type:	Natural Pine	Stand Type:	PS2
Method Type:	100 % Tally	BUF:	10	Stand Age:	56
Area(Acres):	32.62	Description:	Blue Marked Trees	#Plots:	12

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly & Spruce Pine	Inches	# Num	Tons
	6	201	21.0
	8	216	49.1
	10	158	64.3
	12	48	30.7
	14	33	32.5
	16	13	17.0
	18	2	3.7
	20	1	1.7
Product Total	Q.M.D. 9.0	672	220.0

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
Loblolly Pine	Inches	# Num	Tons
	10	184	104.8
	12	330	299.1
	14	53	57.4
	16	1	0.7
Product Total	Q.M.D. 11.6	568	462.0

Product/Species	DBH	Trees	Quantity1
Pine Poles			
Loblolly & Slash Pine	Inches	# Num	Tons
	10	4	1.9
	12	14	10.2
	14	4	4.0
	16	1	1.4
	18	1	1.7
Product Total	Q.M.D. 12.5	24	19.2

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
Loblolly & Longleaf Pine	Inches	# Num	Tons
	14	257	330.0
	16	192	300.8
	18	107	206.2
	20	57	125.4
	22	36	92.6
	24	28	82.9
	26	9	25.3
	28	7	23.0
	32	2	5.6
	34	1	4.3
Product Total	Q.M.D. 17.2	696	1196.1

Product/Species	DBH	Trees	Quantity1
Spruce Pine Sawtimber			
Spruce Pine	Inches	# Num	Tons
	16	1	1.7
Product Total	Q.M.D. 16.0	1	1.7

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	Inches	# Num	Tons
	6	207	35.9
	8	229	61.6
	10	146	59.9
	12	63	40.2
	14	19	17.6
	16	5	5.9
	18	1	2.0
	22	1	1.9
Subtotals	8.8	671	225.0
Hard Hardwood			
	Inches	# Num	Tons
	6	55	11.0
	8	66	19.2
	10	46	20.5
	12	17	11.6
	14	3	2.5
	16	2	2.6
	18	1	1.5
Subtotals	8.8	190	68.9
Product Total	Q.M.D. 8.8	861	293.9

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	12	7	4.9
	14	6	5.4
	16	1	0.8
Subtotals	13.2	14	11.1
Hard Hardwood			
	Inches	# Num	Tons
	14	1	1.0
Subtotals	14.0	1	1.0
Product Total	Q.M.D. 5.5	15	12.1

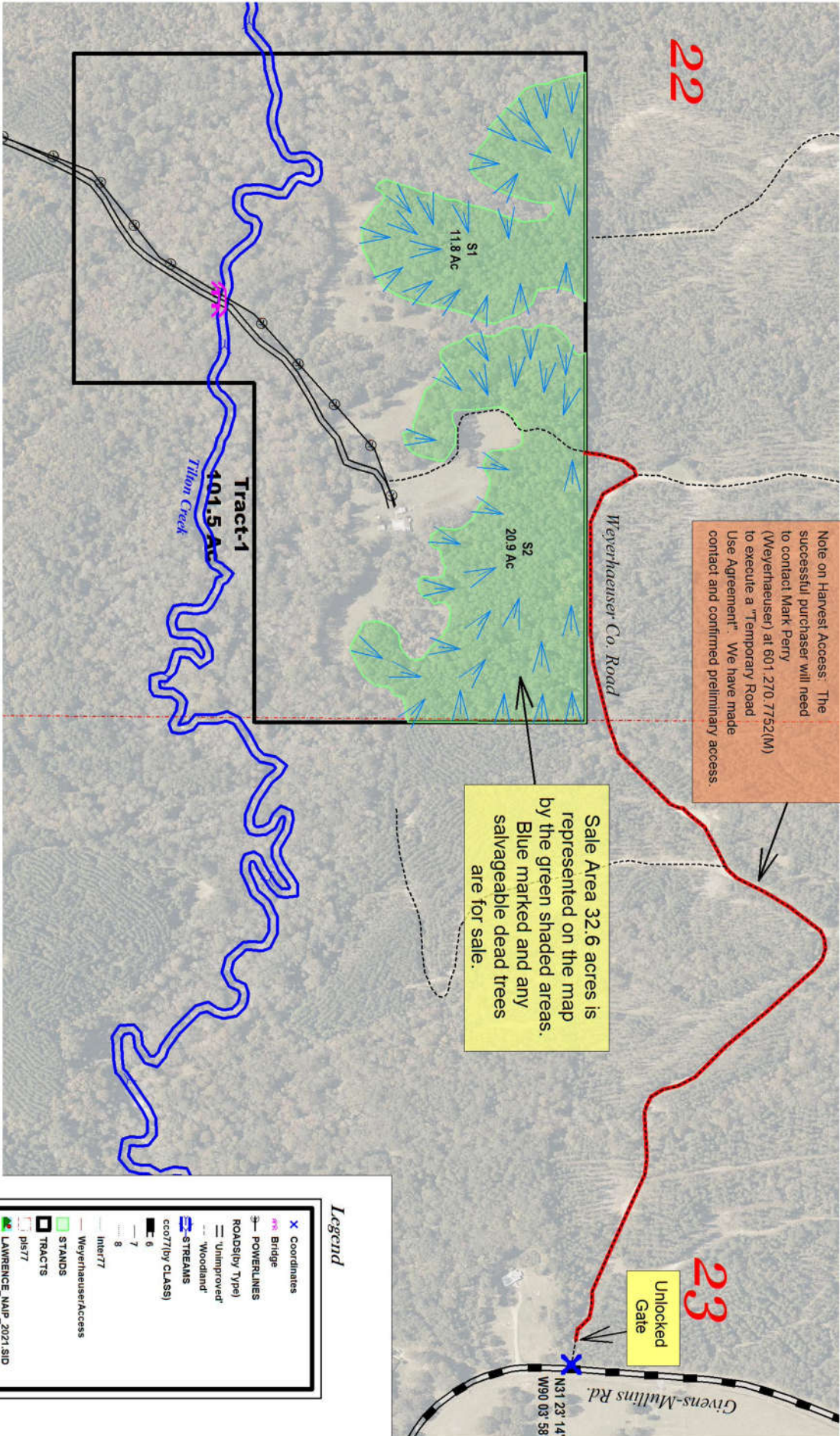
Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
Sweet Gum	Inches	# Num	Tons
	16	1	1.4
	18	1	1.4
Subtotals	17.0	2	2.8
Product Total	Q.M.D. 17.0	2	2.8

**NBC LLC Tract
Timber Sale Map
Section 22, T5N, R11E
Lawrence Co. MS**

Stand #	Acres	Description
1	11.76	Blue Marked Trees
2	20.86	Blue Marked Trees
Total		Acres: 32.62

Note on Harvest Access: The successful purchaser will need to contact Mark Perry (Weyerhaeuser) at 601.270.7752(M) to execute a "Temporary Road Use Agreement". We have made contact and confirmed preliminary access.

Sale Area 32.6 acres is represented on the map by the green shaded areas. Blue marked and any salvageable dead trees are for sale.



Legend

- X Coordinates
- Bridge
- POWERLINES
- ROADS (by Type)
- 'Unimproved'
- 'Woodland'
- STREAMS
- cc077 (by CLASS)
- 6
- 7
- 8
- Inert77
- Weyerhaeuser/Access
- STANDS
- TRACTS
- plst77
- LAWRENCE_NAIP_2021.SID



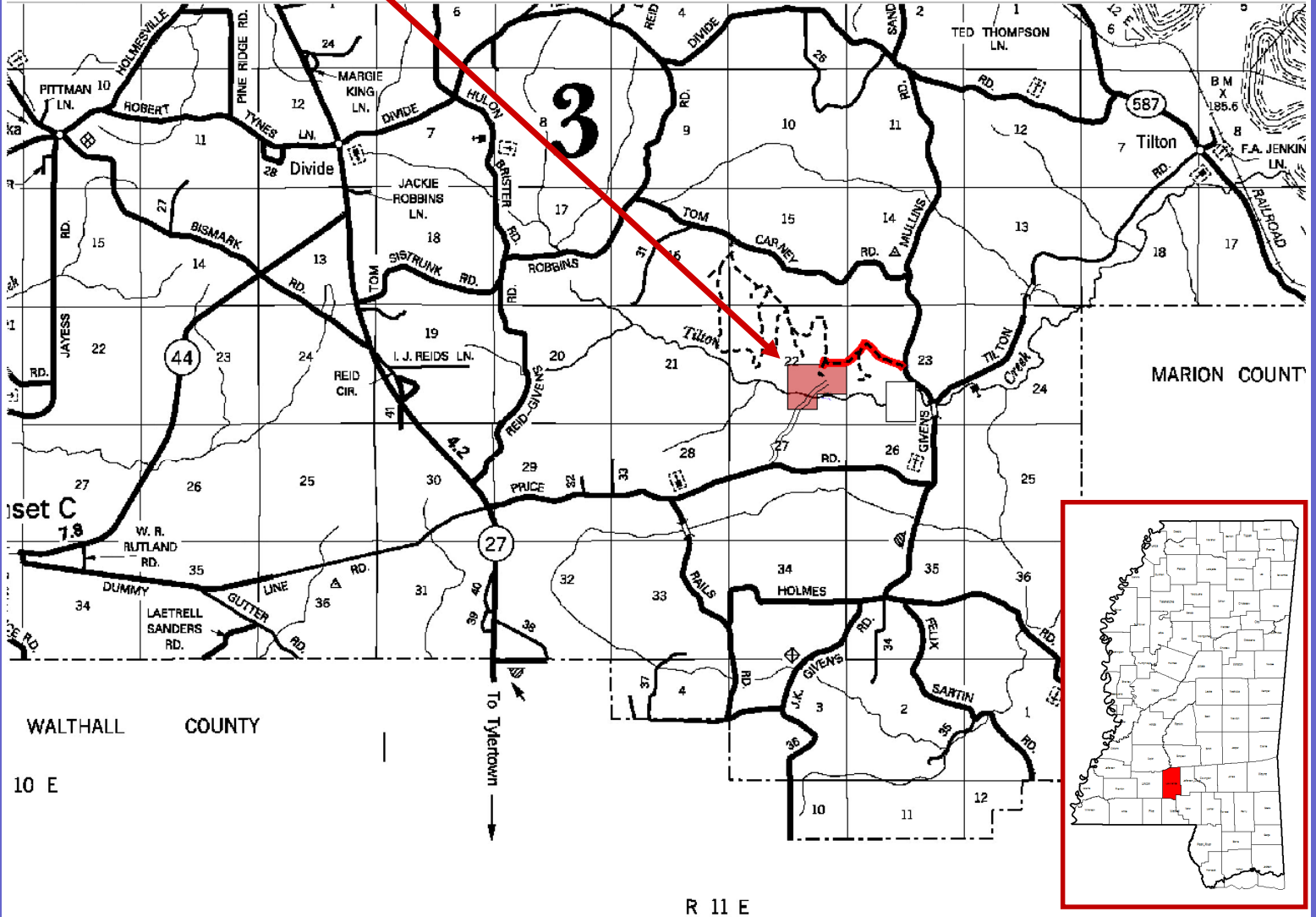
Scale = 1 : 600.00 (In : US Feet)

02-21-2024

FOREST PRO LLC.
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

NBC LLC Tract Timber Sale Invitation

Location Map



FOREST PRO L.L.C.
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