

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 11E
Sections: 7
Quarter Sec: PT SE4 NW4, PT SW4 NE4, PT NE4 SW4, PT NW4 SE4, PT NE4 SE4
Lat/Long: 31.59262/-90.13062

WHO

Tract Name: Wilson
Land Owner: Cynthia Wilson
 (Administrator of the Estate of Robert Williams Wilson)

WHEN

Sale Date: September 27th, 2024
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 57.3
Timber Cutting Description:
 • All merchantable timber - 55.2 ac
 • 3rd Row Thinning - 2.1 ac.
Primary Product: Hardwood Pulp & Pine Sawtimber
Cruise Type: 1/10th acre
Stand Age: 43

Web Soil Survey Harvest Equipment Operability Rating: Acres %AOI
 Moderately Suited 57.3 100.0%

Estimated Months/Year-Operable: 6-5

HOW

Contract Length: 18 months
Bond Amount: \$1,500.00
Bid Type: Per ton with 50% advance on advertised volumes.
Special Provisions: Small Bridge on the West side of the highway will not support vehicle traffic.
Access: Via MS Hwy 27
Inspection: Interested parties are invited to inspect this offering at their convenience up to bid date.

WHY

Purpose of Harvest: Estate Income



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WILSON TRACT TIMBER SALE INVITATION

September 6, 2024

"MULTIPLE PRODUCTS"

As agent for Cynthia Wilson (Administrator of the Estate of Robert Williams Wilson) we invite you to submit a sealed, **per ton with 50% advance** bid based on the following described timber volumes located on the Wilson Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 55.2 acres, and 3rd row thinning on the 2.1 acres of Thinning Areas. The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the buffer zones. 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, September 27th, 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 & Thinning	57.3 acres
Pine Pulpwood	988.8 tons
Pine Chip-N-Saw	754.2 tons
Pine Sawtimber	1,153.9 tons
Hardwood Pulpwood	1,424.3 tons
Hardwood Palletwood	118.9 tons
Hardwood Sawtimber	1,012.0 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 **(\$1500)** 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

Tract:	1	Cruiser:	MD	Date:	8/19/2024
Owner:	Cindy Wilson	City:	Monticello	State:	Mississippi
Address:	3576-3648 MS-27	Zip:	39654	Section:	7
County:	Lawrence	Longitude:	-90.130623	Township:	7N
Latitude:	31.592626			Range:	11E
Stand:	1, 2, 3 & 4	Cover Type:	Natural Pine & Hardwood	Stand Type:	MI3, PI3, PP
Method Type:	1/10th ac	BUF:	10	Stand Age:	42
Area(Acres):	57.28	Description:	All Merchantable & Thinning	#Points:	58

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Spruce Pine	Inches		Tons	Cord
	6	793	96.7	33.1
	8	883	230.0	75.1
	10	550	238.6	76.2
	12	260	170.9	62.1
	14	89	86.0	34.2
	16	66	78.7	23.9
	18	6	8.0	2.4
	20	22	41.5	12.5
	22	17	38.4	11.5
Product Total	Q.M.D.	9.3	2686	988.8

Pine Chip-N-Saw				
Loblolly Pine	Inches		Tons	Cord
	10	378	225.4	56.9
	12	426	359.0	88.6
	14	139	153.1	39.2
	16	13	16.7	4.5
Product Total	Q.M.D.	11.6	956	754.2

Pine Sawtimber				
Loblolly Pine	Inches		Tons	MBF
	14	139	161.6	17.30
	16	199	271.1	34.80
	18	75	148.3	21.60
	20	133	314.8	49.00
	22	60	153.3	27.10
	24	10	33.3	6.50
	26	20	71.50	14.50
Product Total	Q.M.D.	17.9	636	1153.9

Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	313	56.7	10.9
	8	343	102.5	21.8
	10	234	104.7	24.6
	12	225	144.8	34.3
	14	176	143.6	33.6
	16	20	25.0	5.9
	18	13	23.2	5.7
Subtotals	10.0	1324	600.5	136.8
Hard Hardwood	Inches		Tons	Cord
	6	105	21.50	3.60
	8	270	79.10	13.90
	10	234	115.10	22.40
	12	250	181.40	36.20
	14	189	184.10	37.00
	16	90	119.00	24.30
	18	40	71.10	14.90
	20	10	25.80	5.60
	22	10	26.70	5.60
Subtotals	11.6	1198	823.8	163.5
Product Total	Q.M.D.	9.8	2521	1424.3

Hardwood Palletwood				
Soft Hardwood	Inches		Tons	Cord
	12	20	12.10	3.90
	14	30	23.50	7.60
Subtotals	13.2	50	35.6	11.5
Hard Hardwood	Inches		Tons	Cord
	12	30	22.10	6.30
	14	50	47.00	13.70
	18	10	14.20	4.00
Subtotals	13.9	90	83.3	24.0
Product Total	Q.M.D.	13.7	140	118.9

Hardwood Sawtimber				
Cherrybark Oak	Inches		Tons	MBF
	14	10	8.7	0.7
	16	20	22.2	2.2
	18	10	11.6	1.3
	24	10	24.4	3.70
Subtotals	17.9	50	66.9	7.9
Red Oak	Inches		Tons	MBF
	16	20	23	2.10
Subtotals	16.0	20	23.0	2.1
Water Oak	Inches		Tons	MBF
	16	40	45.2	3.7
	18	20	25.1	2.3
	20	40	70.1	7.5
	22	10	23.8	2.7
	24	30	62.9	8
	26	10	15.8	2.1
	28	10	31	4.5
	32	10	46.9	7.40
Subtotals	21.7	169	320.8	38.2
White Oak	Inches		Tons	MBF
	14	10	9.9	0.8
	16	80	100.7	8.8
	18	40	62.2	6.1
	20	70	140.8	14.8
	22	20	49	5.4
	24	20	66.9	7.9
	26	20	64.6	7.9
	28	10	22.9	2.80
Subtotals	19.8	269	517.0	54.5
Sweet Gum	Inches		Tons	MBF
	20	20	46.4	6.30
Subtotals	20.0	20	46.4	6.3
Cherry	Inches		Tons	MBF
	14	10	8.1	0.60
Subtotals	14.0	10	8.1	0.6
Soft Hardwood	Inches		Tons	MBF
	22	10	20.6	3.10
Subtotals	22.0	10	20.6	3.1
Post Oak	Inches		Tons	MBF
	16	10	9.2	0.70
Subtotals	16.0	10	9.2	0.7
Product Total	Q.M.D.	20.0	558	1012.0

The following prices are requested for this tract.

Office Number _____

Office Fax _____

Contact Number _____

Bid Price & Specifications		Product Specifications			
	Price / Ton	End Diameter (inches)		Top Diameter (inches)	Length Ft
		Min	Max	Min	Min
Pine Pulpwood	\$				
Pine Chip-N-Saw	\$				
Pine Sawtimber	\$				
Hardwood Pulpwood	\$				
Hardwood Palletwood	\$				
Red Oak Sawtimber	\$				
White Oak Sawtimber	\$				
Misc. Hardwood Saw.	\$				
OR					
All Hardwood Sawtimber (Combined)	\$				

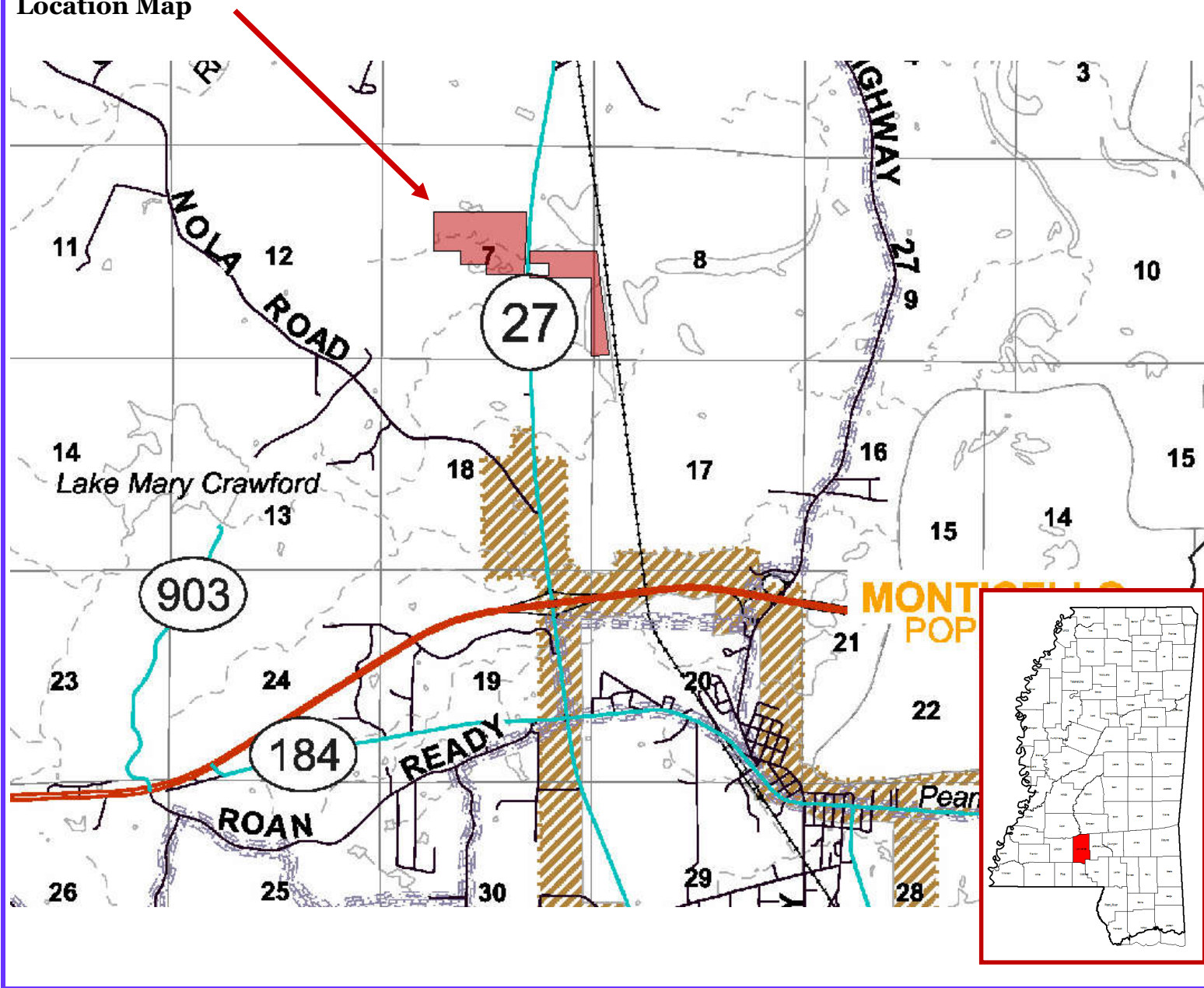
Please submit a price for Hardwood Sawtimber by species group or by blended price.

Additional Terms or Conditions: _____

* Please send bids to: Forest Pro LLC
"Wilson Tract Timber Sale Bid"
P.O. Box 1452
Monticello, MS 39654
Fax #: 601-587-4406
Office #: 601-587-4446
Cell#: 601-594-1564

Wilson 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