

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 20W
Sections: 5 & 6
Quarter Sec: PT NE4, SE4, SW4, & NW4(ss)
Lat/Long: 31.60441, -90.04549

WHO

Tract Name: Wellborn Living Trust
Land Owner: Jack Wellborn

WHEN

Sale Date: March 19th, 2025
Sale Day: Wednesday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 236.0
Timber Cutting Description:
 • All "Pine" timber - 227.2 ac
 • Blue Marked Trees Only - 8.8 ac.
Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre
Stand Age: 80+

Web Soil Survey Harvest Equipment
Operability Rating: Acres %AOI
 Moderately Suited 210.3 87.1%
 Well Suited 27.7 11.5%

Estimated Months/Year-Operable: 8-9

HOW

Contract Length: 18 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Fire Tower Road (no Gate)
Inspection: Feel free to self inspect

WHY

Purpose of Harvest: Income/Estate Planning



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JACK WELLBORN TRACT TIMBER SALE INVITATION

February 21, 2025

"ONE FINE TRACT OF TIMBER"

As agent for Jack Wellborn we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Wellborn Living Trust Tract in Lawrence County, Mississippi. The timber to be sold includes (1) all "Pine" (No Hardwood) timber on approximately 227.2 acres, and (2) **Blue** marked Pine trees within the **Teal** painted 8.8 acre area around the pond. The sale boundaries are designated by **Orange** painted boundary lines and **Blue** paint along Weyerhaeuser boundaries. 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: Wednesday, March 19th, 2025, 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	236.0 acres
Pine Pulpwood	792.6 Tons
Pine Chip-N-Saw	1,385.7 tons
Pine Poles	1,035.2 tons
Pine Sawtimber	11,276.9 tons
Spruce Pine Sawtimber	77.5 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 **(\$3000)** 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:	2/20/2025
Owner:	Jack Wellborn	City:	Silver Creek	State:	Mississippi
Address:	490 Fire Tower Rd	Zip:	39563	Section:	5
County:	Lawrence	Longitude:	-90.04549	Township:	7N
Latitude:	31.604410			Range:	20W

Stand:	1 & 2	Cover Type:	Natural Pine	Stand Type:	PS2 & MS2
Method Type:	1/10th Ac	BAF:	10	Stand Age:	80
Area(Acres):	227.2	Description:	All Merchantable Pine (No Hardwoods)	#Points:	113

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Spruce Pine	Inches		Tons	Cord
	6	312	41.27	14.04
	8	666	170.06	55.44
	10	365	156.09	49.83
	12	233	142.57	44.02
	14	117	95.00	28.92
	16	94	113.35	34.59
	20	38	74.27	22.40
Product Total	Q.M.D.	10.1	1825	792.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	10	467	293.63	73.46
	12	964	857.59	209.31
	14	230	234.44	59.65
Product Total	Q.M.D.	11.8	1661	1385.7

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Poles				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	8	22	4.99	2.17
	10	170	66.84	27.21
	12	321	208.88	75.36
	14	456	417.17	145.56
	16	189	242.59	82.43
	18	41	61.10	20.45
	20	19	33.68	10.78
Product Total	Q.M.D.	13.5	1218	1035.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	14	1053	1325.39	138.12
	16	1124	1743.74	217.03
	18	1069	2036.54	295.39
	20	1058	2392.76	388.81
	22	545	1546.96	269.79
	24	338	1050.5	201.87
	26	158	577.15	118.91
	28	22	79.77	17.97
	30	41	195.96	45.08
	32	41	199.52	50.61
Product Total	Q.M.D.	18.8	5449	11148.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
Spruce Pine	Inches		Tons	MBF
	24	19	58.53	11.00
Product Total	Q.M.D.	24.0	19	58.5

Forest Pro Cruise Report - Blue Marked Trees Only Area

Stand:	3	Cover Type:	Natural Pine	Stand Type:	MS2
Method Type:	100%	BAF:	1	Stand Age:	80
Area(Acres):	8.8	Description:	Blue Marked Trees Only	#Points:	1

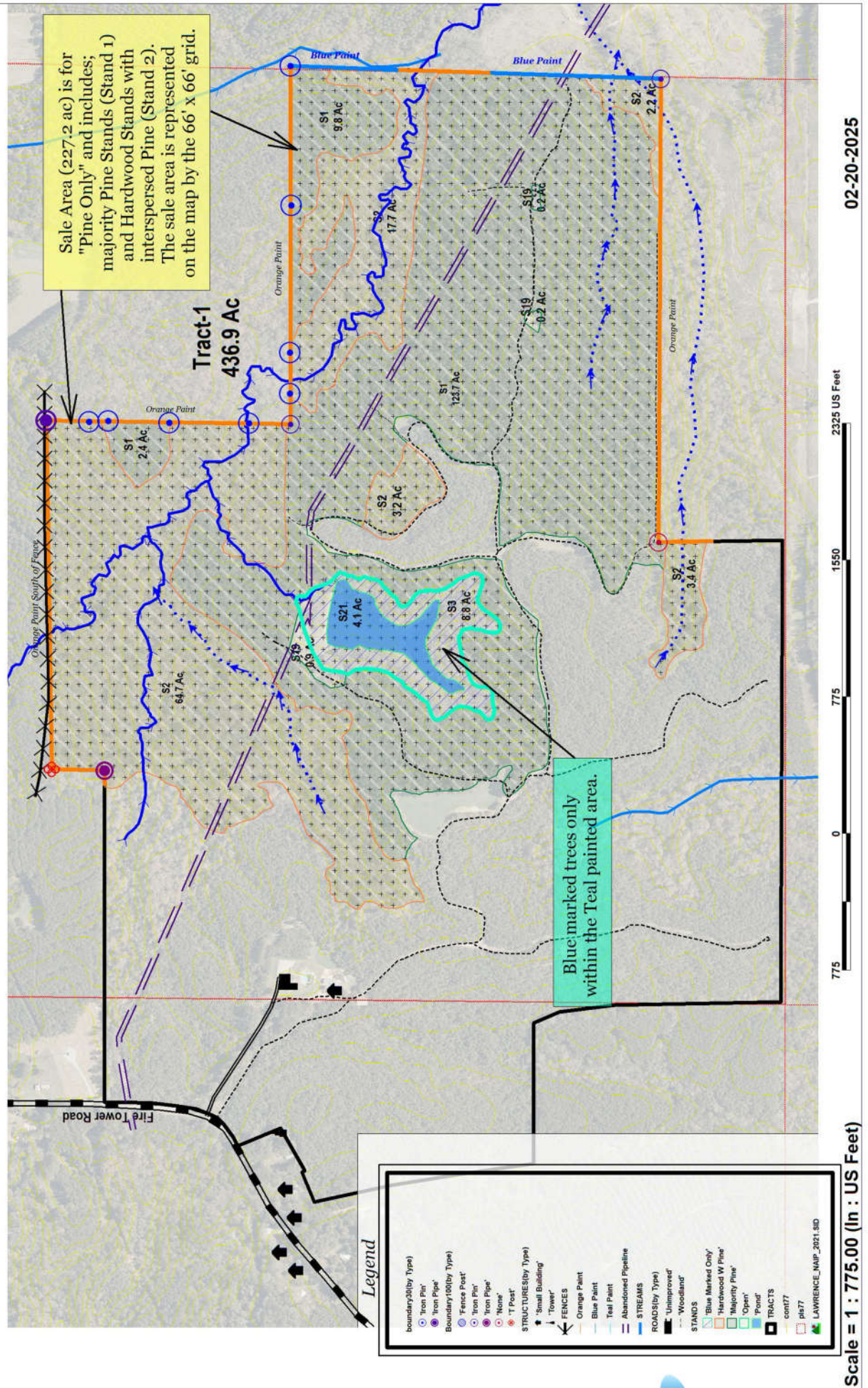
Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	22	5	14	2.60
	24	19	56.2	10.90
	26	7	24.4	5.10
	28	9	34.00	7.60
Product Total	Q.M.D.	25.1	40	128.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
Spruce Pine	Inches		Tons	MBF
	24	1	1.9	0.40
	26	1	3.3	0.70
	30	1	4.7	1.10
	34	1	4.3	1.10
	36	1	4.80	1.30
Product Total	Q.M.D.	30.3	5	19.0



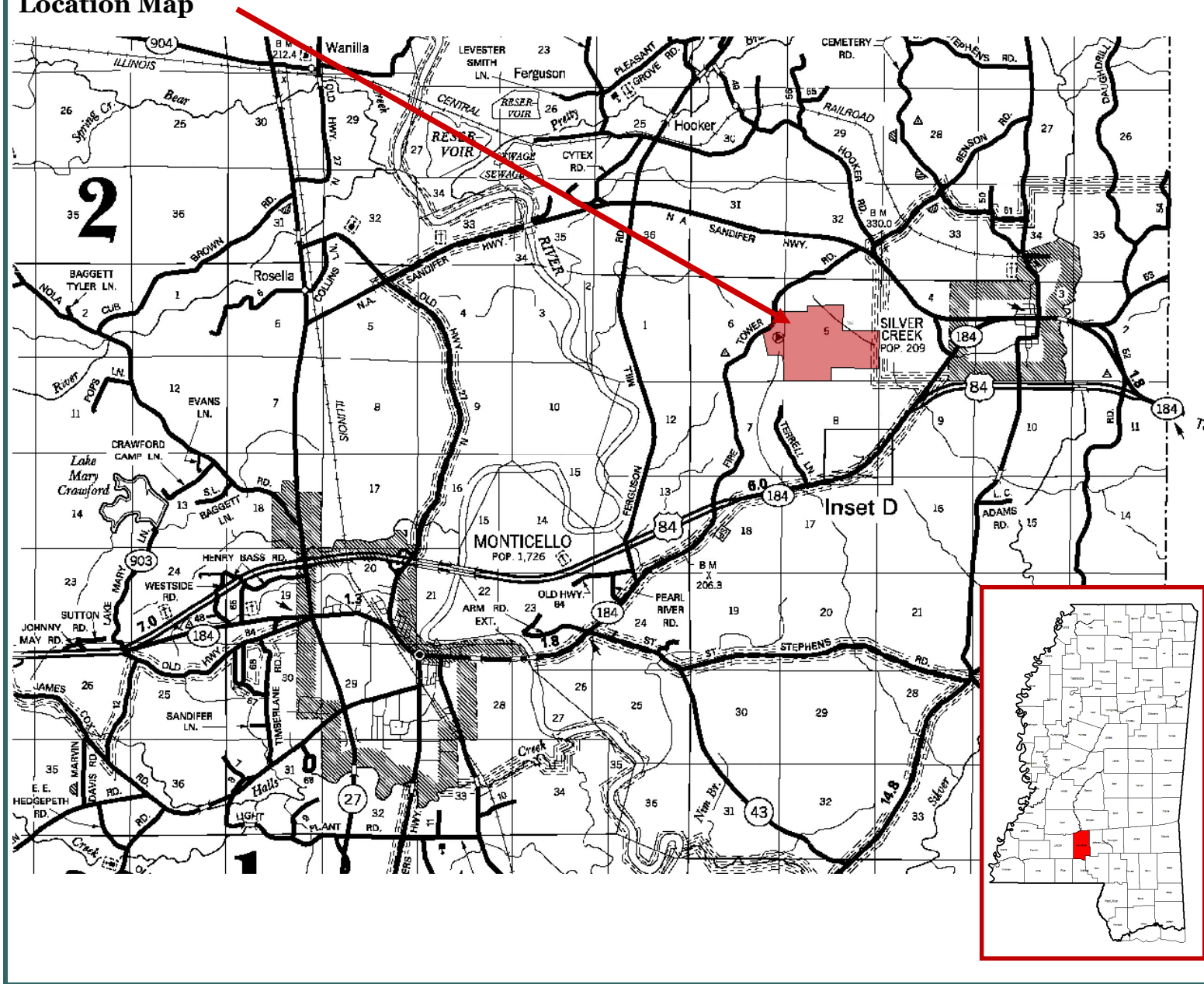
STAND_TYPE	Stand #	Acreage	Description
Blue Marked Only	3	8.8	23+'' Pine
Hardwood W Pine	2	91.3	MS2
Majority Pine	1	135.9	PS2
Open	19	1.3	OR0
Pond	21	4.1	H20
Total Acreage: 241.4			

Jack Wellborn Tract
 Sale Area Map over 2021 Aerial Photo
 Sections 5 & 6, T7N, R20W
 Lawrence Co. MS



Jack Wellborn Tract Timber Sale Invitation

Location Map



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