

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 21W
Sections: 22 & 23
Quarter Sec: PT Frac. (S22) & PT NW4 NW4 (S23)
Lat/Long: 31.56472, -90.09028

WHO

Tract Name: Jim George Farm LLC
Land Owner: Jane Tyrone, Matt Tyrone, Mandy Owens, Alison Colby

WHEN

Sale Date: May 9th, 2025
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 72.7
Timber Cutting Description:
 • All merchantable timber – 72.7 ac
Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre
Stand Age: 31

Web Soil Survey Harvest Equipment Operability Rating: Acres %AOI
 Moderately Suited 70.5 96.9%
 Well Suited 2.2 3.1%

Estimated Months/Year-Operable: 6.5-7.5

HOW

Contract Length: 12 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via U.S. Hwy 84
Inspection: Feel free to self inspect

WHY

Purpose of Harvest: Income



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JIM GEORGE FARM LLC TRACT TIMBER SALE INVITATION

April 15, 2025

As agent for Jim George Farm LLC we invite you to submit a sealed, **lump sum** bid on the following described timber located on the George Farm Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 72.7 acres. The sale boundaries are designated by **orange** painted boundary lines. 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, May 9th, 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	72.7 acres
Pine Pulpwood	728.2 tons
Pine Chip-N-Saw	827.5 tons
Pine Sawtimber	4,371.8 tons
Hardwood Pulpwood	802.1 tons
Hardwood Sawtimber	66.5 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 **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 1 & 2, Means, Total By DBH, Product and Species

Tract:	1	Cruiser:	MD	Date:	4/4/2024
Owner:	Jim George Farm	City:	Monticello	State:	Mississippi
Address:	US - 84	Zip:	39654	Section:	22 & 23
County:	Lawrence	Longitude:	-90.09793	Township:	7N
Latitude:	31.56415			Range:	21W
Stand:	1 & 2	Cover Type:	Planted Pine	Stand Type:	PI2
Method Type:	1/10th ac	BUF:	10	Stand Age:	31
Area(Acres):	72.7	Description:	All Merchantable	#Points:	79

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	6	9	1.50	0.51
	8	71	18.29	5.99
	10	241	106.74	33.86
	12	390	246.71	76.17
	14	179	156.25	47.81
	16	109	123.91	37.67
	18	19	34.42	10.57
	20	18	40.41	12.28
Product Total	<i>Q.M.D.</i>	12.5	1035	728.2
			224.9	

Pine Chip-N-Saw				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord
	10	53	35.58	8.81
	12	339	300.49	74.34
	14	320	373.78	93.66
	16	81	117.69	30.07
Product Total	<i>Q.M.D.</i>	13.2	794	827.5
			206.9	

Pine Sawtimber				
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	MBF
	14	244	307.19	30.83
	16	884	1404.45	173.34
	18	696	1407.97	198.43
	20	319	726.32	114.97
	22	170	447.27	78.78
	24	18	53.46	10.11
	26	9	25.12	5.47
Product Total	<i>Q.M.D.</i>	17.6	2341	4371.8
			611.9	

*Dead trees were not included in the inventory.

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	256	49.23	9.65
	8	393	119.34	25.57
	10	339	159.01	37.96
	12	227	154.16	37.66
	14	35	38.92	9.69
	16	44	62.44	15.22
	20	9	15.96	3.56
Subtotals	9.6	1304	599.1	139.3
Hard Hardwood	Inches		Tons	Cord
	6	100	22.74	3.96
	8	117	36.72	6.59
	10	72	34.49	6.71
	12	63	44.71	9.01
	14	36	44.39	9.43
	16	18	19.97	3.97
Subtotals	8.7	405	203.0	39.7
Product Total	<i>Q.M.D.</i>	5.5	1709	802.1
			179.0	

Hardwood Sawtimber				
<i>Cherrybark Oak</i>	Inches		Tons	MBF
	22	9	15.22	2.07
Subtotals	22.0	9	15.2	2.1
<i>Water Oak</i>	Inches		Tons	MBF
	16	9	10.04	0.77
Subtotals	16.0	9	10.0	0.8
<i>Sweet Gum</i>	Inches		Tons	MBF
	16	9	13.05	1.41
	18	9	12.04	1.45
Subtotals	17.0	19	25.1	2.9
<i>Cypress</i>	Inches		Tons	MBF
	18	9	16.1	2.09
Subtotals	18.0	9	16.1	2.1
Product Total	<i>Q.M.D.</i>	18.1	46	66.5
			7.8	

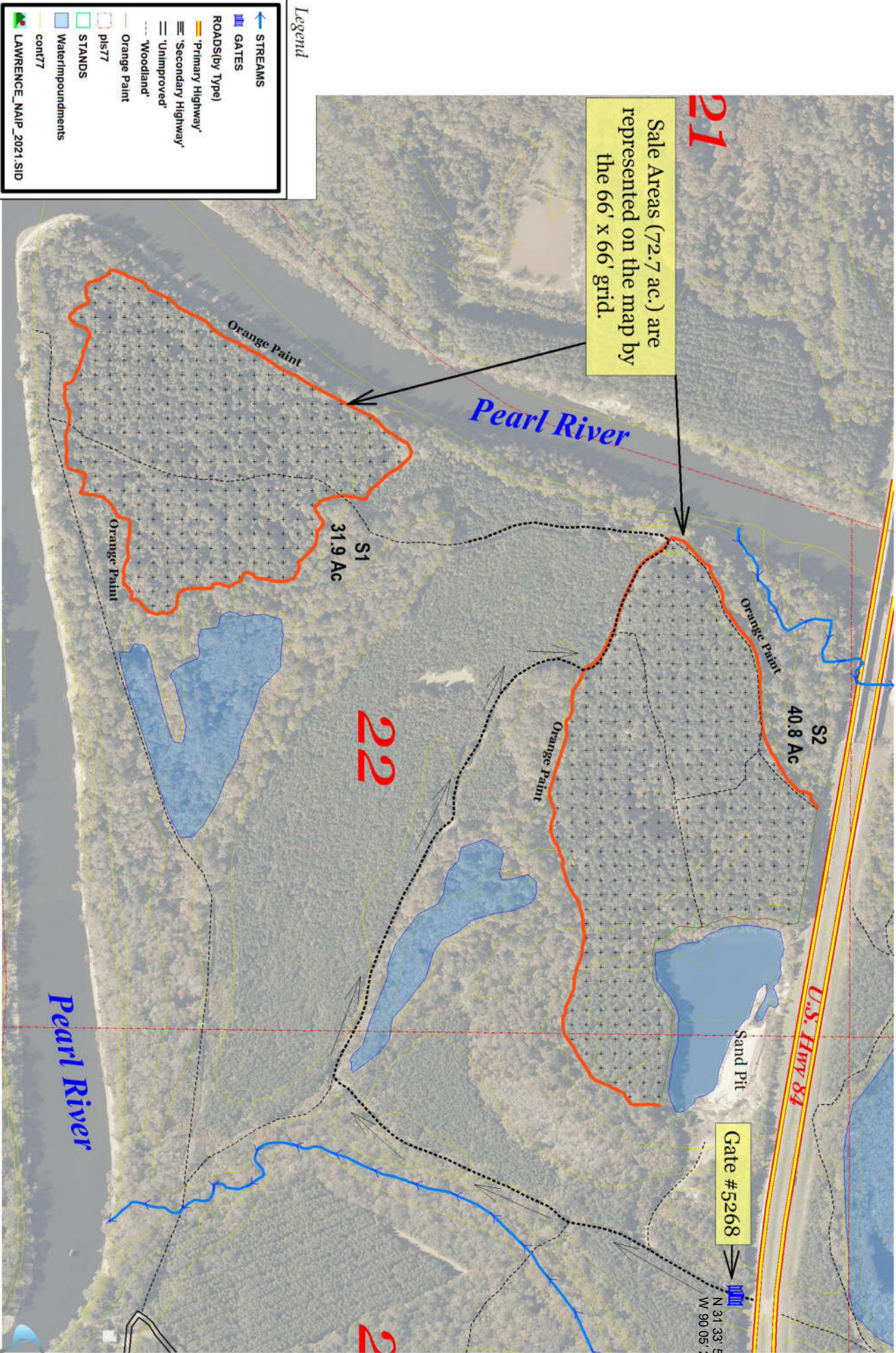
Jim George Farm LLC
2025 Timber Sale Map
Section 22, T7N, R21W
Lawrence Co. MS

Stand #	Acreage	Description
1	31.9	Clear cut
2	40.8	Clear cut
Total Acreage: 72.7		



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 601.584.1564 • Fax 601.587.4406

Sale Areas (72.7 ac.) are represented on the map by the 66' x 66' grid.



Legend

- STREAMS
- GATES
- ROADS (by Type)
 - 'Primary Highway'
 - 'Secondary Highway'
 - 'Unimproved'
 - 'Woodland'
- Orange Paint
- dis77
- STANDS
- Water Impoundments
- cont77
- LAWRENCE_MAIP_2021.SID

Scale = 1 : 600.00 (In : US Feet)

600 0 600 US Feet

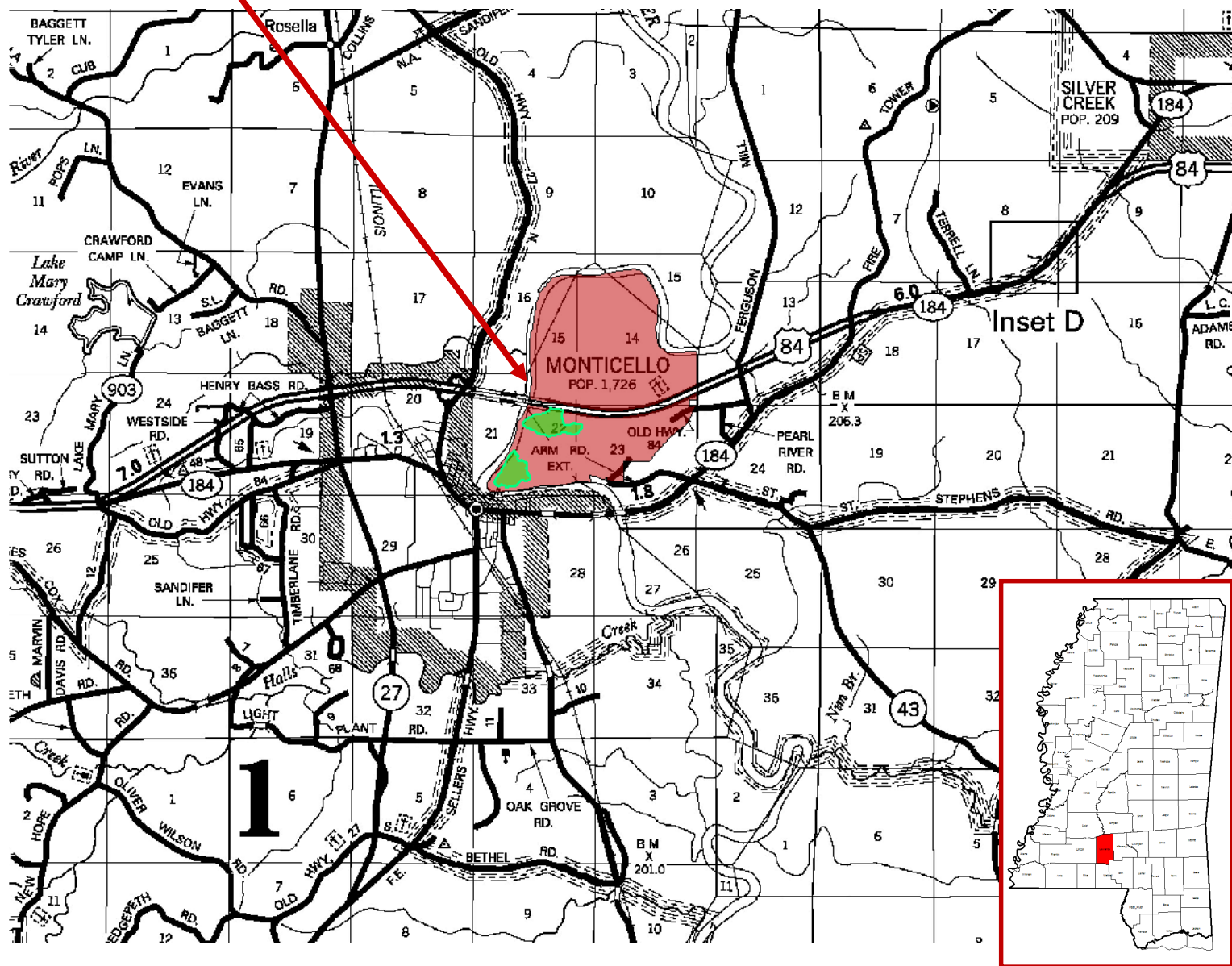
04-15-2025



Arrow 100 GPS acreage

Jim George Farm LLC Tract Timber Sale

Location Map



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