

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 10E & 11E
Sections: 13; 18, & 19
Quarter Sec: PT SW4 SE4 (S13); PT SW4 SW4 (S18); PT W2 NW4 (S19)
Lat/Long: 31.566021 -90.142237

WHO

Tract Name: Bass Tree Farm
Land Owner: Hortense Bass

WHEN

Sale Date: June 20th, 2025
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 59.5
Timber Cutting Description:
 • All merchantable timber –52.5 ac
 • Blue Marked Trees Only— 2.7 ac
 • All merchantable timber except Orange Marked Trees—4.3 ac
Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre, 100%, & 1/4th ac
Stand Age: 39 & 55

Web Soil Survey Harvest Equipment
Operability Rating: Acres %AOI
 Moderately Suited 59.5 100.0%

Estimated Months/Year-Operable: 6.5-7.5

HOW

Contract Length: 18 months
Bond Amount: \$2,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Henry Bass Road, Gate # 6308
Inspection: Buyers feel free to self inspect at their own convenience.

WHY

Purpose of Harvest: Income
Future Use: Timberland



Inside This Timber Sale Invitation

Stand & Stock Table	2-3
Tract Map	4
Location Map	5

BASS TREE FARM TIMBER SALE INVITATION

May 29, 2025

"PARK-LIKE CRUISING"

As agent for Hortense Bass we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Bass Tree Farm in Lawrence County, Mississippi. The timber to be sold includes ①all merchantable timber on approximately 52.5 acres in stands 1 & 3, ②**blue** marked trees only, behind **teal** painted lines on 2.7 acres of in stand 2, and ③all merchantable timber except **orange** marked trees on 4.3 acres located between Henry Bass Road and U.S. Highway 84. The sale boundaries are designated by **orange** painted and **pink** flagged boundary lines and **teal** paint around the SMZ's. 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, June 20th, 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

QUICK VOLUME SUMMARY

All Merchantable	59.5 acres
Pine Pulpwood	21.8 tons
Pine Chip-N-Saw	252.2 tons
Pine Poles	83.8 tons
Pine Sawtimber	3,752.2 tons
Hardwood Pulpwood	126.2 tons
Hardwood Sawtimber	70.8 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 **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:	5/20/2025
Owner:	Hortense Bass	City:	Monticello	State:	Mississippi
Address:	197-215 Henry Bass Rd	Zip:	39654	Section:	13,18, & 19
County:	Lawrence	Longitude:	-90.142237	Township:	7N
Latitude:	31.566021			Range:	10 & 11E

Stand:	1 & 3	Cover Type:	Natural & Planted Pine	Stand Type:	PS2
Method Type:	1/10th ac	BUF:	10	Stand Age:	39 & 55
Area(Acres):	52.5	Description:	All Merchantable	#Points:	52

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	12	9	7.48	2.31
Product Total	Q.M.D.	12.0	9	7.5

Pine Chip-N-Saw				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	12	111	112.27	26.42
	14	56	68.19	16.88
	16	19	27.05	6.91
Product Total	Q.M.D.	13.1	185	207.5

Pine Poles				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	12	19	13.69	4.63
	14	37	33.23	11.54
	16	28	34.85	11.88
Product Total	Q.M.D.	14.3	83	81.8

Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	14	511	627.7	65.73
	16	658	1000.95	125.35
	18	472	854.05	124.87
	20	268	594.62	96.38
	22	74	172.79	31.53
	24	9	28.45	5.35
	26	9	32.98	6.67
Product Total	Q.M.D.	17.0	2001	3311.5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	8	18	4.57	0.92
	20	9	21.48	5.12
Subtotals	13.3	28	26.1	6.0
Hard Hardwood	Inches		Tons	Cord
	10	9	3.60	0.66
	12	9	4.92	0.93
	16	37	47.53	9.57
Subtotals	14.5	55	56.1	11.2
Product Total	Q.M.D.	16.0	83	82.1

Hardwood Sawtimber				
White Oak	Inches		Tons	MBF
	32	9	50.75	6.84
Subtotals	32.0	9	50.8	6.8
Product Total	Q.M.D.	32.0	9	50.8

Forest Pro Cruise Report - Blue Marked Trees

Report Type: Stand: #Trees, Quantities 1 & 2, Means, Total By DBH, Product and Species

Tract:	1	Cruiser:	MD	Date:	5/20/2025
Owner:	Hortense Bass	City:	Monticello	State:	Mississippi
Address:	197-215 Henry Bass Rd	Zip:	39654	Section:	13,18, & 19
County:	Lawrence	Longitude:	-90.142237	Township:	7N
Latitude:	31.566021			Range:	10 & 11E

Stand:	2	Cover Type:	Natural Pine	Stand Type:	PS2
Method Type:	100%	BAF:	1	Stand Age:	55
Area(Acres):	2.7	Description:	Blue Marked Trees	#Points:	1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	20	5	10.4	1.8
	22	3	6.9	1.3
	24	8	22.6	4.5
	26	6	17.9	4.0
	28	4	14.1	3.2
	32	1	5.3	1.3
	38	1	7.20	1.9
Product Total	Q.M.D.	25.2	28	84.4

Forest Pro Cruise Report - Orange Leave Tree Area

Report Type: Stand: #Trees, Quantities 1 & 2, Means, Total By DBH, Product and Species

Tract:	1	Cruiser:	MD	Date:	5/20/2025
Owner:	Hortense Bass	City:	Monticello	State:	Mississippi
Address:	197-215 Henry Bass Rd	Zip:	39654	Section:	15
County:	Lawrence	Longitude:	-90.142237	Township:	6N
Latitude:	31.566021			Range:	20W

Stand:	4	Cover Type:	Natural Pine & Hardwood	Stand Type:	MS2
Method Type:	1/4 ac	BUF	3	Stand Age:	
Area(Acres):	4.3	Description:	All Merchantable Except Orange Marked Trees	#Points:	5

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	6	3	0.4	0.1
	8	10	2.8	0.9
	10	14	5.6	1.8
	16	3	5.5	1.7
Product Total	Q.M.D.	9.9	31	14.3
			4.5	

Pine Chip-N-Saw				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	10	24	14.4	3.6
	12	34	30.3	7.6
Product Total	Q.M.D.	11.2	59	44.7
			11.2	

Pine Poles				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	12	3	2.0	0.8
Product Total	Q.M.D.	12.0	3	2.0
			0.8	

Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	14	28	35.9	3.7
	16	59	97.0	11.8
	18	41	86.2	12.1
	20	21	54.2	8.2
	22	10	34.9	5.8
	24	10	35.7	6.6
	26	3	12.40	2.5
Product Total	Q.M.D.	17.9	172	356.3
			50.7	

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	7	1.2	0.2
	8	24	5.8	1.2
	10	10	3.9	0.9
	12	7	3.6	0.8
Subtotals	8.9	48	14.5	3.1
Hard Hardwood				
	Inches		Tons	Cord
	6	14	2.6	0.4
	8	14	3.9	0.7
	10	28	13.4	2.6
	12	10	6.6	1.3
	14	3	3.1	0.6
Subtotals	9.6	69	29.6	5.6
Product Total	Q.M.D.	9.3	117	44.1
			8.7	

Hardwood Palletwood				
Hard Hardwood	Inches		Tons	Cord
	16	3	4.4	1.2
Subtotals	16.0	3	4.4	1.2
Product Total	Q.M.D.	16.0	3	4.4
			1.2	

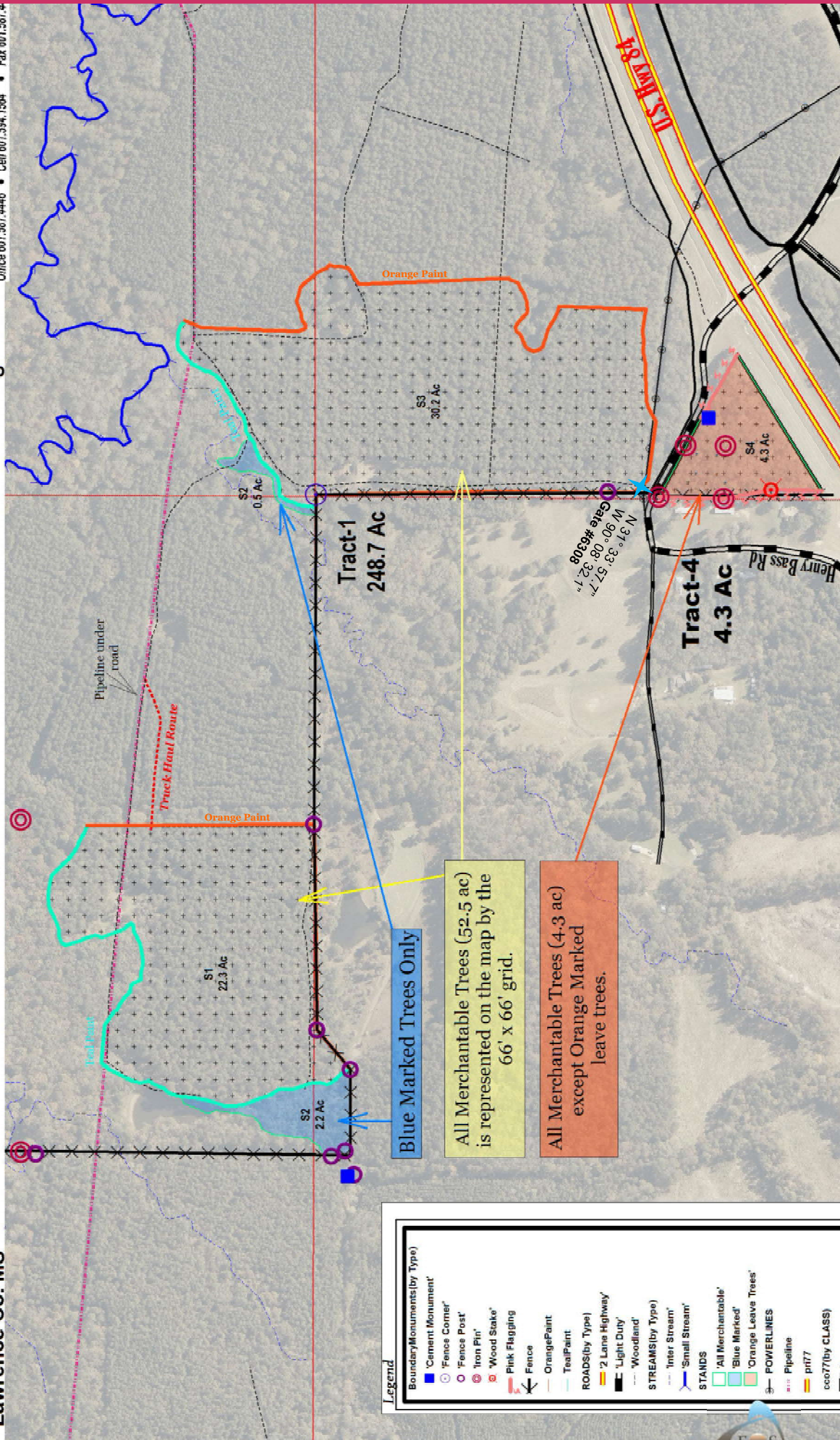
Hardwood Sawtimber				
Cherrybark Oak	Inches		Tons	MBF
	20	3	7.8	1.0
Subtotals	20.0	3	7.8	1.0
Red Oak				
	Inches		Tons	MBF
	28	3	12.2	1.8
Subtotals	28.0	3	12.2	1.8
Product Total	Q.M.D.	25.9	6	20.0
			2.8	





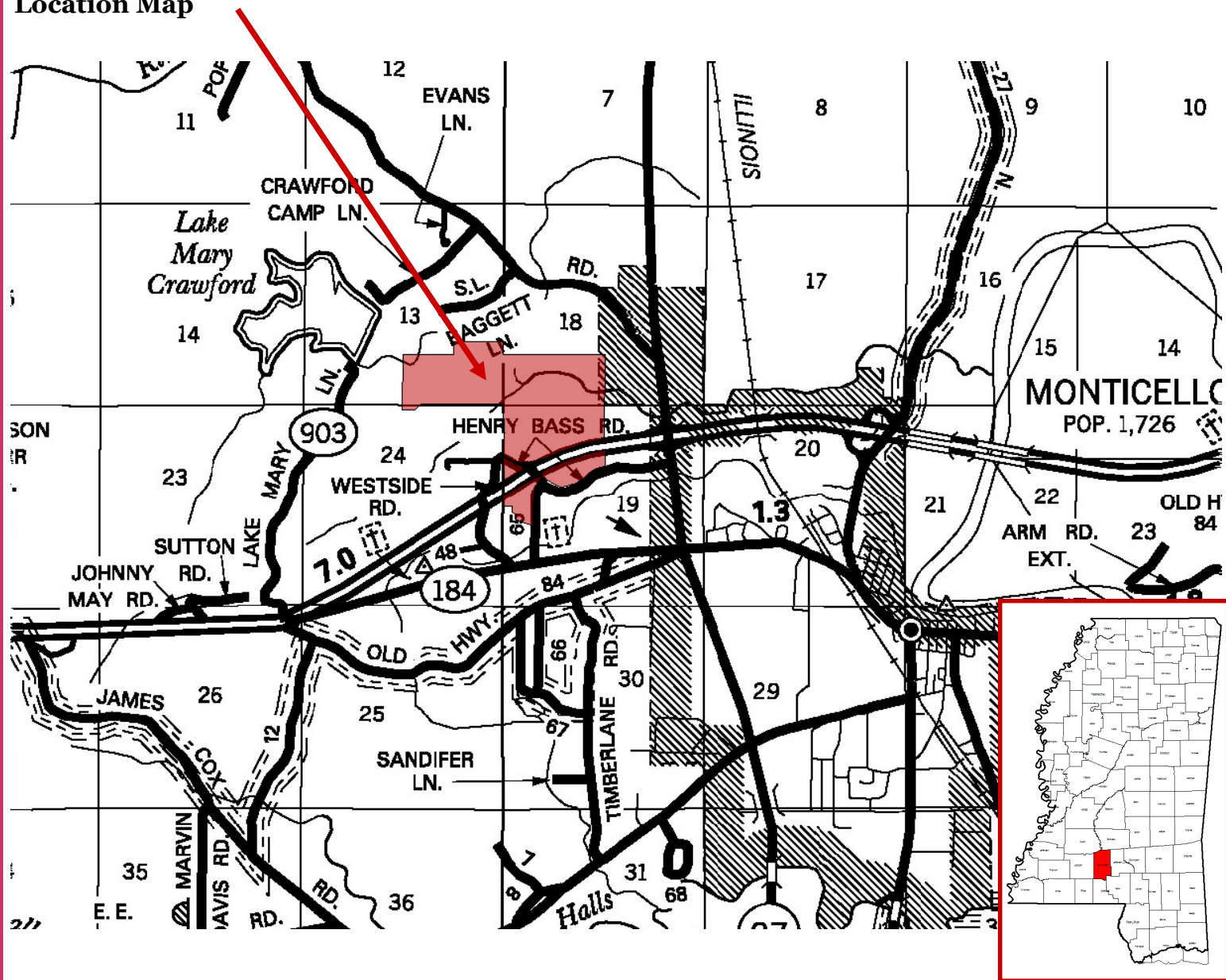
Stand #	Acreage	Total	Description
1	22.3	52.5	All Merchantable
3	30.2	2.7	All Merchantable
2	2.7	4.3	Blue Marked
4	4.3	4.3	Orange Leave Trees
Total Acreage: 59.5			

Hortense Bass Tract
 2006 Aerial Photo
 Sec 13, T7N, R10E
 Sec 18 & 19, T7N, R11E
 Lawrence Co. MS



Bass Tree Farm 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