

See this sale and other information at: [www.theforestpro.com](http://www.theforestpro.com)

### Timber Sale Quick Facts

#### WHERE

**State:** Mississippi  
**County:** Simpson  
**Township:** 9N  
**Range:** 20W  
**Sections:** 1 & 12  
**Quarter Sec:** PT SE4 SW4 (S1) & PT W2 (S12)  
**Lat/Long:** 31.767419 -89.97088

#### WHO

**Tract Name:** Tract 3  
**Land Owner:** Clinton Timber LLC

#### WHEN

**Sale Date:** June 5th, 2025  
**Sale Day:** Thursday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

#### WHAT

**Sale Acreage:** 61.7  
**Timber Cutting Description:**  
 • All merchantable timber -61.7 ac  
**Primary Product:** Pine, Chip-N-Saw & Sawtimber  
**Cruise Type:** 1/10th acre  
**Stand Age:** 43

**Web Soil Survey Harvest Equipment**  
**Operability Rating:** Acres %AOI  
 Moderately Suited 61.3 99.4%  
 Well Suited 0.4 0.6%

**Estimated Months/Year-Operable:** 7.0-8.0

#### HOW

**Contract Length:** 12 months  
**Bond Amount:** \$3,000.00  
**Bid Type:** Lump Sum  
**Special Provisions:** None  
**Access:** Hardy Williams Rd, & D.K. Mansfield Rd. (Hardy Williams changes to Ned Riley Rd @ J.D. county line)  
**Inspection:** Feel free to self inspect.

#### WHY

**Purpose of Harvest:** Income  
**Future Use:** Timberland



### Inside This Timber Sale Invitation

Stand & Stock Table	2
Tract Map	3
Location Map	4

# CLINTON TIMBER LLC, TRACT 3, TIMBER SALE INVITATION

May 14, 2025

## "AMPLE ROAD FRONTAGE"

As agent for Clinton Timber LLC, we invite you to submit a sealed, **lump sum** bid on the following described timber located on Tract 3 in Simpson County, Mississippi. The timber to be sold includes all merchantable timber on approximately 61.7 acres. The sale boundaries are designated by **orange & blue** 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: Thursday, June 5th, 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](mailto: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	61.7 acres
Pine Pulpwood	135.7 tons
Pine Chip-N-Saw	900.9 tons
Pine Poles	416.0 tons
Pine Sawtimber	5,664.9 tons
Hardwood Pulpwood	82.0 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 **(\$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 &amp; 2, Means, Total By DBH, Product and Species

<b>Tract:</b>	1	<b>Cruiser:</b>	MD	<b>Date:</b>	5/6/2025
<b>Owner:</b>	Clinton Timber LLC	<b>City:</b>	Pinola	<b>State:</b>	Mississippi
<b>Address:</b>	Hardy Williams Rd	<b>Zip:</b>	39149	<b>Section:</b>	12
<b>County:</b>	Simpson	<b>Longitude:</b>	-89.970881	<b>Township:</b>	9N
<b>Latitude:</b>	31.767419			<b>Range:</b>	20W

<b>Stand:</b>	1	<b>Cover Type:</b>	Planted Pine	<b>Stand Type:</b>	PS3
<b>Method Type:</b>	1/10th ac	<b>BUF:</b>	10	<b>Stand Age:</b>	43
<b>Area(Acres):</b>	61.7	<b>Description:</b>	All Merchantable	<b>#Points:</b>	60

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Pulpwood</b>				
Loblolly Pine	Inches		Tons	Cord
	6	31	4.0	1.4
	8	103	27.2	8.9
	10	103	42.6	13.6
	12	31	23.4	7.2
	14	21	23.9	7.4
	16	10	14.6	4.5
<b>Product Total</b>	<i>Q.M.D.</i>	9.9	298	135.7 43.0

<b>Pine Chip-N-Saw</b>				
Loblolly Pine	Inches		Tons	Cord
	10	113	72.2	18.0
	12	823	769.8	185.9
	14	51	58.9	14.6
<b>Product Total</b>	<i>Q.M.D.</i>	11.9	987	900.9 218.5

<b>Pine Poles</b>				
Loblolly Pine	Inches		Tons	Cord
	10	21	9.8	3.9
	12	195	135.6	47.4
	14	216	196.9	68.3
	16	62	73.7	25.8
<b>Product Total</b>	<i>Q.M.D.</i>	13.4	494	416.0 145.5

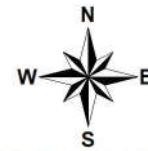
<b>Pine Sawtimber</b>				
Loblolly Pine	Inches		Tons	MBF
	14	1378	1713	175
	16	1810	2900	349
	18	402	792	111
	20	72	168	26
	24	21	51	11
	30	10	42	10
<b>Product Total</b>	<i>Q.M.D.</i>	15.7	3692	5664.9 681.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Pulpwood</b>				
Soft Hardwood	Inches		Tons	Cord
	6	10	1.8	0.3
	8	62	16.5	3.4
	10	51	20.5	4.7
	12	10	6.4	1.5
	14	10	11.8	2.9
	16	10	13.4	3.1
<b>Subtotals</b>	10.1	154	70.3	15.9
<b>Hard Hardwood</b>				
	Inches		Tons	Cord
	14	10	11.7	2.4
<b>Subtotals</b>	14.0	10	11.7	2.4
<b>Product Total</b>	<i>Q.M.D.</i>	10.3	165	82.0 18.3

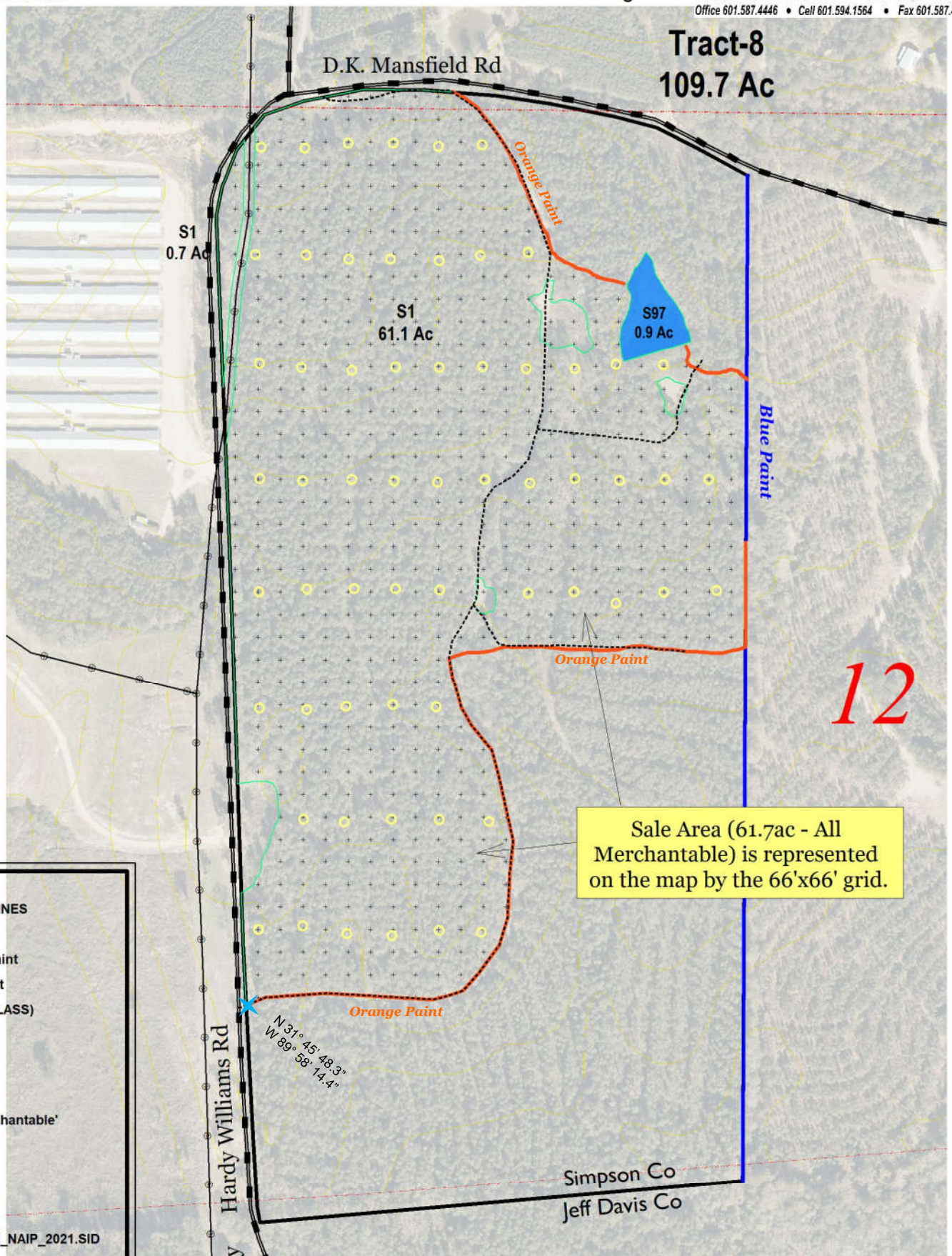


**Clinton Timber LLC**  
**Tract 3- Timber Sale Map**  
**Sections 1 & 12, T9N, R20W**  
**Simpson Co. MS**

Stand #	Acreage	Description
1	61.7	All Merchantable
97	0.9	H2O
Total Acreage: 62.6		

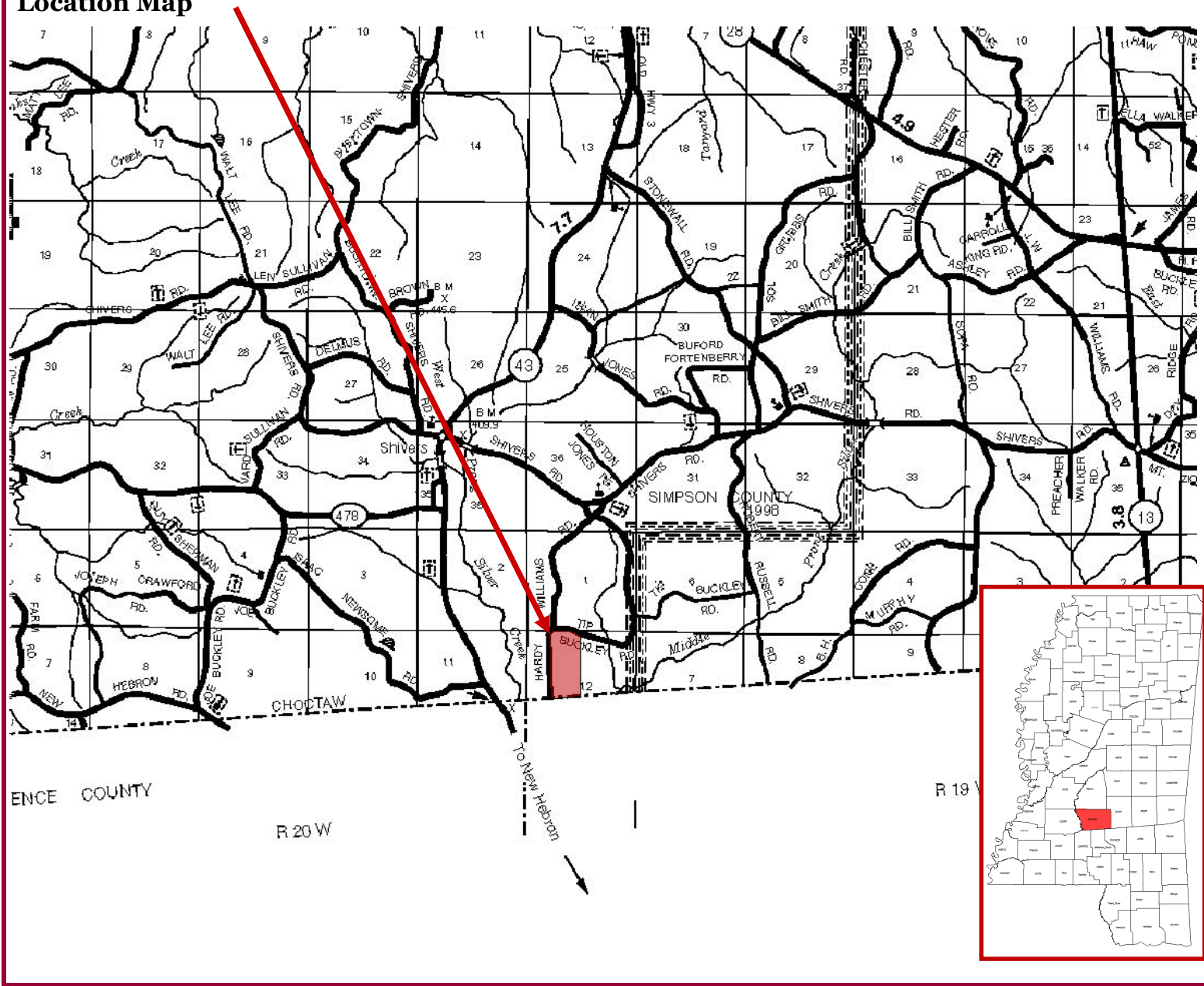


**FOREST PRO L.L.C.**  
 TIMBER & LAND MANAGEMENT COMPANY  
 FORESTRY | REAL ESTATE | APPRAISALS  
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654  
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406





## Location Map



**FOREST PRO<sup>LLC</sup>**  
**TIMBER & LAND MANAGEMENT COMPANY**  
**FORESTRY | REAL ESTATE | APPRAISALS**  
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654