

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

### Timber Sale Quick Facts

#### WHERE

**State:** Mississippi  
**County:** Marion  
**Township:** 3N  
**Range:** 17W  
**Sections:** 6  
**Quarter Sec:** PT NE4 SE4  
**Lat/Long:** 31.250402 -89.742897

#### WHO

**Tract Name:** Russell  
**Land Owner:** Amanda & David Russell

#### WHEN

**Sale Date:** August 1st, 2025  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

#### WHAT

**Sale Acreage:** 28.8  
**Timber Cutting Description:**  
 • All merchantable timber—28.8ac  
**Primary Product:** Pine Sawtimber  
**Cruise Type:** 1/10th acre  
**Stand Age:** Multiple—Average 46 yrs

**Web Soil Survey Harvest Equipment**  
**Operability Rating:** Acres %AOI  
 Moderately Suited 12.7 35.4%  
 Well Suited 23.2 64.6%

**Estimated Months/Year-Operable:** 9-10

#### HOW

**Contract Length:** 12 months  
**Bond Amount:** \$1,500.00  
**Bid Type:** Lump Sum  
**Special Provisions:** See map for visual buffer area description.  
**Access:** Via Peavy Rd  
**Inspection:** Buyers feel free to self inspect at their own convenience.

#### WHY

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

# RUSSELL TRACT TIMBER SALE INVITATION

July 11, 2025

## "MIX OF PRODUCTS"

As agent for Amanda & David Russell we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Russell Tract in Marion County, Mississippi. The timber to be sold includes all merchantable timber on approximately 28.8 acres. The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the SMZ's. There is also an area intended to be a visual buffer from Peavy Road. The 2.1 acre visual buffer is designated with **pink** flagging on the exterior and **orange** flagging on the interior. 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, August 1st, 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

### QUICK VOLUME SUMMARY

All Merchantable	28.8 acres
Pine Pulpwood	707.3 tons
Pine Chip-N-Saw	582.1 tons
Pine Sawtimber	1,486.3 tons
Hardwood Pulpwood	338.3 tons
Hardwood Sawtimber	181.6 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
- 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 **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.



## Inside This Timber Sale Invitation

Stand & Stock Table **2**

Tract Map **3**

Location Map **4**

## Forest Pro Cruise Report - Clear cut Area

Report Type: Stand: #Trees, Quantities in Tons, Total By DBH, Product and Species

<b>Tract:</b>	1	<b>Cruiser:</b>	MD	<b>Date:</b>	6/30/2025
<b>Owner:</b>	David Russell	<b>City:</b>	Columbia	<b>State:</b>	Mississippi
<b>Address:</b>	285-235 Peavy Rd	<b>Zip:</b>	39429	<b>Section:</b>	6
<b>County:</b>	Marion	<b>Longitude:</b>	-89.742897	<b>Township:</b>	3N
<b>Latitude:</b>	31.250402			<b>Range:</b>	17W

Stand:	1	Cover Type:	Natural Pine & Hardwood	Stand Type:	MS2
Method Type:	1/10th Ac	BUF:	10	Stand Age:	46
Area(Acres):	28.8	Description:	All Merchantable	#Plots:	36

Product/Species	DBH	Trees	Quantity1
<b>Pine Pulpwood</b>			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	6	96	11.4
	8	550	123.3
	10	409	159.7
	12	235	146.8
	14	197	149.8
	16	77	62.1
	18	56	54.2
<b>Product Total</b>	<i>Q.M.D.</i>	<b>1620</b>	<b>707.3</b>

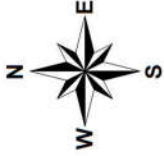
<b>Pine Chip-N-Saw</b>			
<i>Loblolly Pine</i>	Inches		Tons
	10	132	52.6
	12	337	197.0
	14	327	283.6
	16	40	48.9
<b>Product Total</b>	<i>Q.M.D.</i>	<b>835</b>	<b>582.1</b>

<b>Pine Sawtimber</b>			
<i>Loblolly Pine</i>	Inches		Tons
	14	74	91.6
	16	195	284.3
	18	151	303.8
	20	96	248.4
	22	32	115.8
	24	57	180.8
	26	35	134.8
	28	12	62.2
	30	11	64.6
<b>Product Total</b>	<i>Q.M.D.</i>	<b>662</b>	<b>1486.3</b>

Product/Species	DBH	Trees	Quantity1
<b>Hardwood Pulpwood</b>			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	6	8	0.6
	8	134	17.3
	10	110	26.8
	12	134	58.5
	14	30	17.9
	16	30	24.1
Subtotals	10.9	446	145.2
<b>Hard Hardwood</b>	Inches		Tons
	6	15	1.4
	8	110	17.7
	10	76	19.3
	12	101	46.8
	14	61	40.4
	16	30	22.1
	18	17	20.7
	20	8	11.0
	22	8	13.7
Subtotals	11.7	425	193.1
<b>Product Total</b>	<i>Q.M.D.</i>	<b>871</b>	<b>338.3</b>

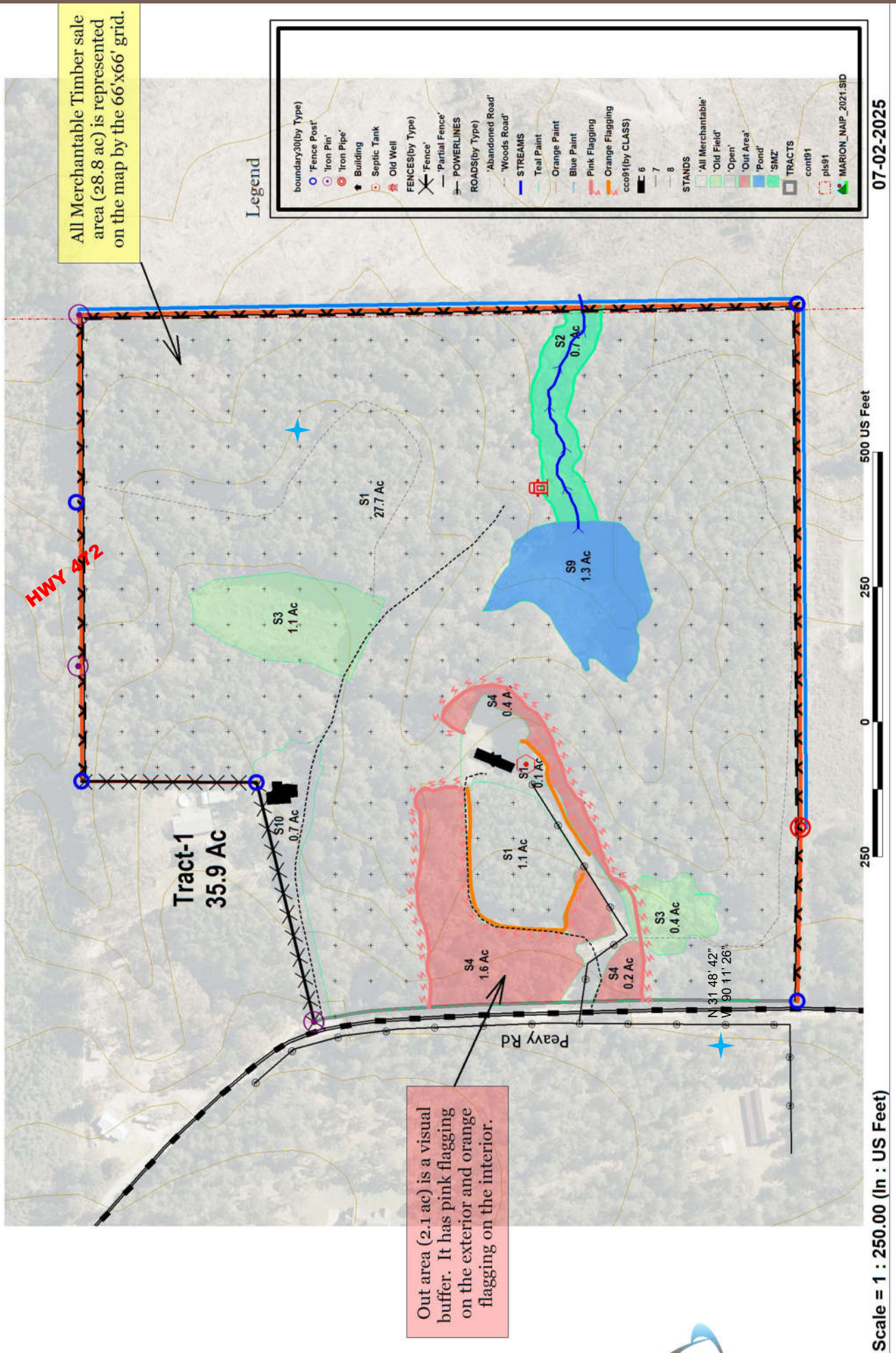
<b>Hardwood Sawtimber</b>			
<i>Cherrybark Oak</i>	Inches		Tons
	24	8	12.9
Subtotals	24.0	8	12.9
<b>Water Oak</b>	Inches		Tons
	16	15	9.2
	20	8	9.0
	22	8	12.0
	24	23	38.3
Subtotals	21.1	53	68.5
<b>White Oak</b>	Inches		Tons
	14	8	4.3
	18	8	4.2
	20	8	6.6
	26	8	11.4
Subtotals	20.0	30	26.5
<b>Yellow Poplar</b>	Inches		Tons
	26	8	12.9
	32	15	54.5
Subtotals	30.1	23	67.4
<b>Sweet Gum</b>	Inches		Tons
	18	8	6.3
Subtotals	18.0	8	6.3
<b>Product Total</b>	<i>Q.M.D.</i>	<b>122</b>	<b>181.6</b>



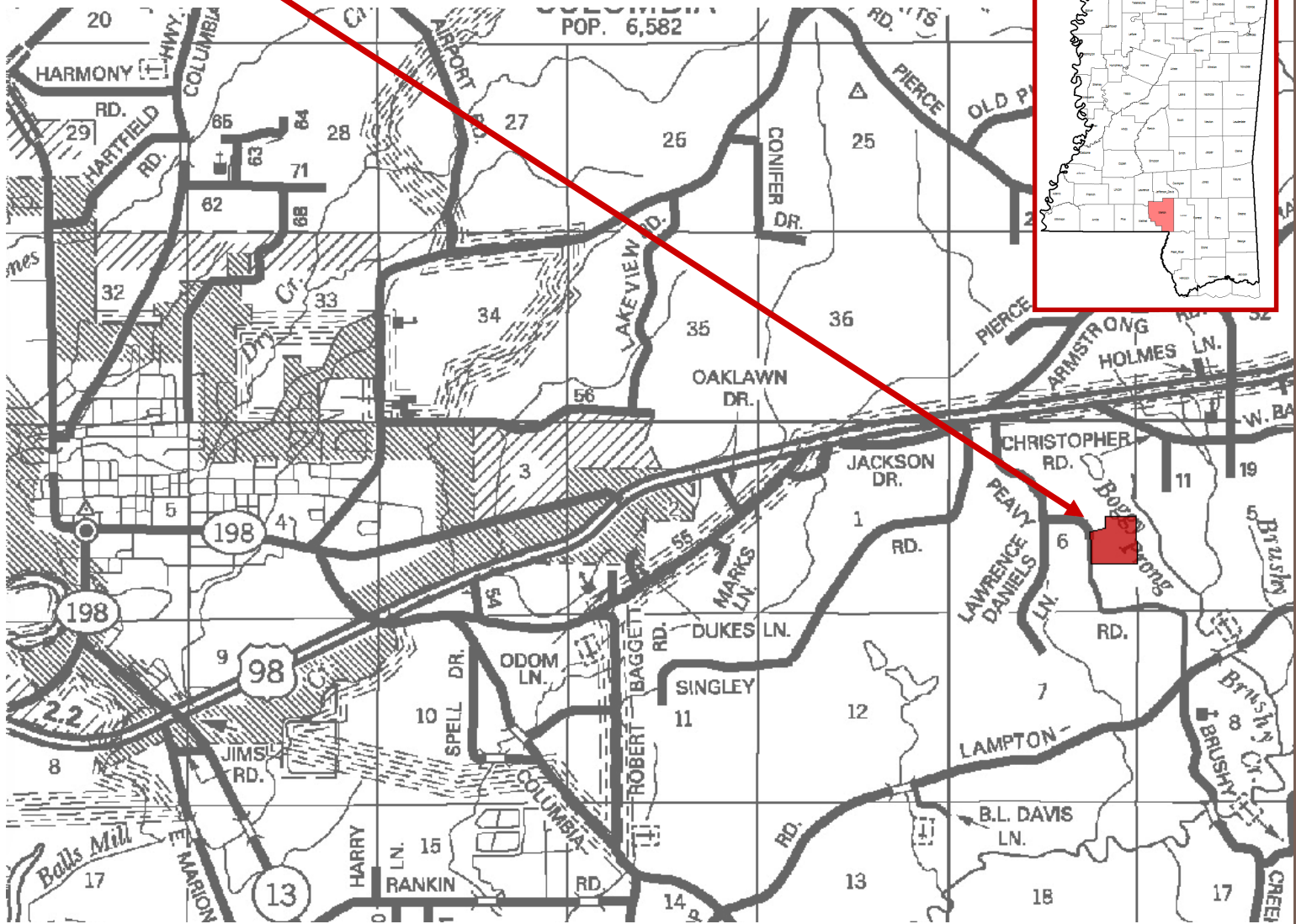


Stand #	Acreage	Description
1	28.8	All Merchantable
3	1.5	Old Field
10	1.5	Open
4	2.1	Out Area
9	1.3	Pond
2	0.7	SMZ
Total Acreage: 35.9		

David Russell Tract  
 Timber Sale Map  
 Section 6, T3N, R17W  
 Marion Co. MS



**Russell 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