

See this sale and other information at: 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), 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

1. Bids received are considered acceptance of the terms and conditions set forth in this invitation.
2. 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.
3. 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.
4. 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

1. The successful bidder will be required to enter into a written contract, a sample of which is available for inspection at our office.
2. Closing is expected on or before thirty (30) days from the date of acceptance of bid.
3. 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.
4. A quality-logging job with a minimum amount of soil disturbance is expected.
5. Operations may begin as soon as the contract is consummated.
6. Termination date of the contract shall be **12** months from the date of execution.
7. Compliance with Mississippi's Best Management Practices for Harvesting is mandatory.
8. 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.
9. 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.
10. Agent will be notified 48 hours in advance of the beginning of any logging operations.



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Forest Pro Cruise Report - Clear cut Area

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

Tract:	1	Date:	6/30/2025
Owner:	David Russell	Cruiser:	MD
Address:	285-235 Peavy Rd	City:	Columbia
County:	Marion	Zip:	39429
Latitude:	31.250402	Longitude:	-89.742897

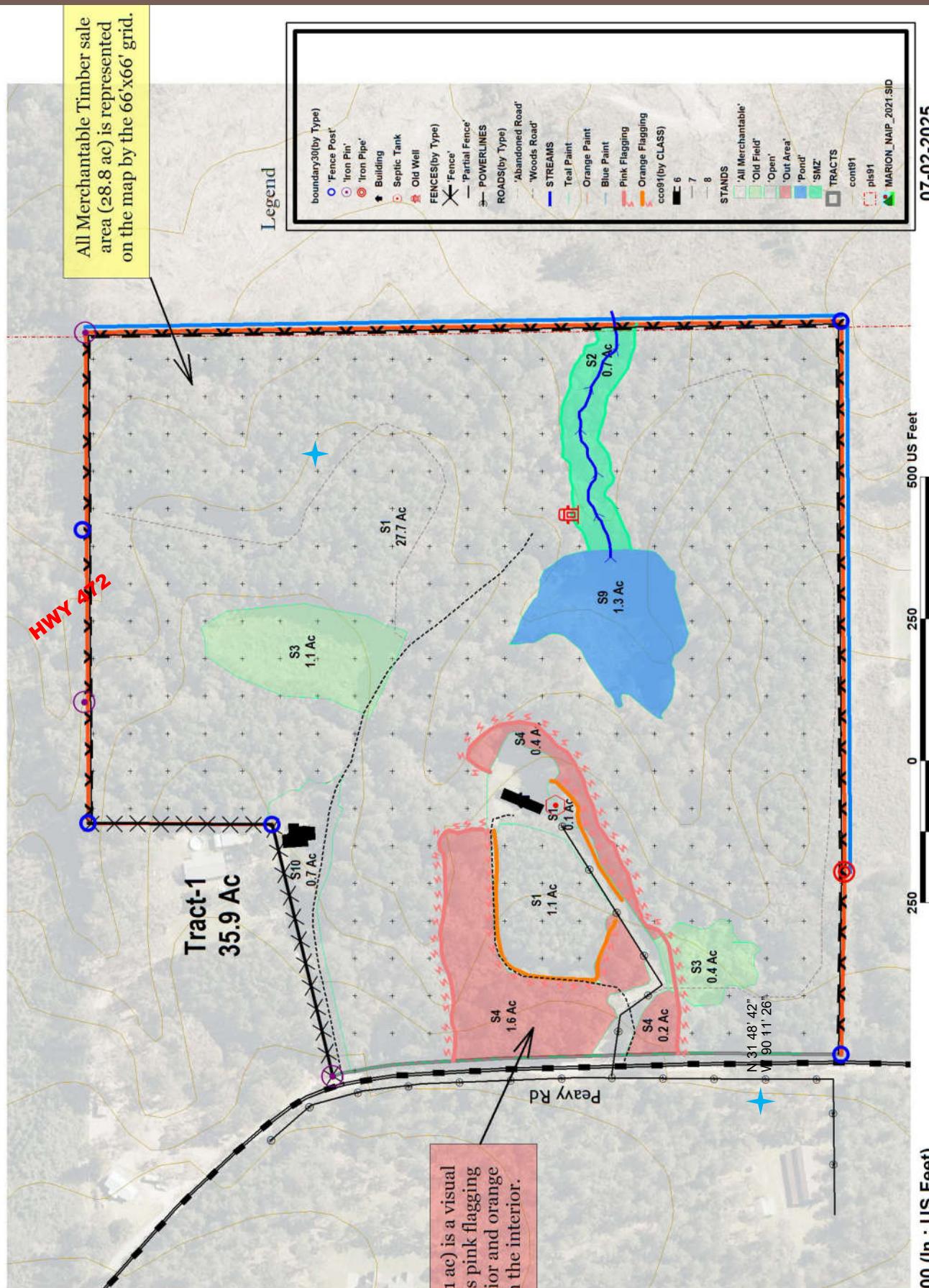
Stand:	1	Cover Type:	Natural Pine & Hardwood	Stand Type:	MS2
Method Type:	1/10th Ac	BUF	10	Stand Age:	46
Area(Acres):	28.8	Description:	All Merchantable	#Plots:	36

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1	
Pine Pulpwood				Hardwood Pulpwood				
<i>Loblolly Pine</i>	Inches	# Num	Tons	<i>Soft Hardwood</i>	Inches	# Num	Tons	
	6	96	11.4		6	8	0.6	
	8	550	123.3		8	134	17.3	
	10	409	159.7		10	110	26.8	
	12	235	146.8		12	134	58.5	
	14	197	149.8		14	30	17.9	
	16	77	62.1		16	30	24.1	
	18	56	54.2	Subtotals	10.9	446	145.2	
Product Total	Q.M.D.	10.8	1620					
				<i>Hard Hardwood</i>	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	
Product Total	Q.M.D.	12.8	835					
				Product Total	Q.M.D.	11.3	871	338.3

Pine Sawtimber			
<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
Product Total	Q.M.D.	19.1	662
			1486.3

Hardwood Sawtimber			
<i>Cherrybark Oak</i>	Inches		Tons
	24	8	12.9
Subtotals	24.0	8	12.9
<i>Water Oak</i>	Inches		Tons
	16	15	9.2
	20	8	9.0
	22	8	12.0
	24	23	38.3
Subtotals	21.1	53	68.5
<i>White Oak</i>	Inches		Tons
	14	8	4.3
	18	8	4.2
	20	8	6.6
	26	8	11.4
Subtotals	20.0	30	26.5
<i>Yellow Poplar</i>	Inches		Tons
	26	8	12.9
	32	15	54.5
Subtotals	30.1	23	67.4
<i>Sweet Gum</i>	Inches		Tons
	18	8	6.3
Subtotals	18.0	8	6.3
Product Total	Q.M.D.	22.8	122
			181.6

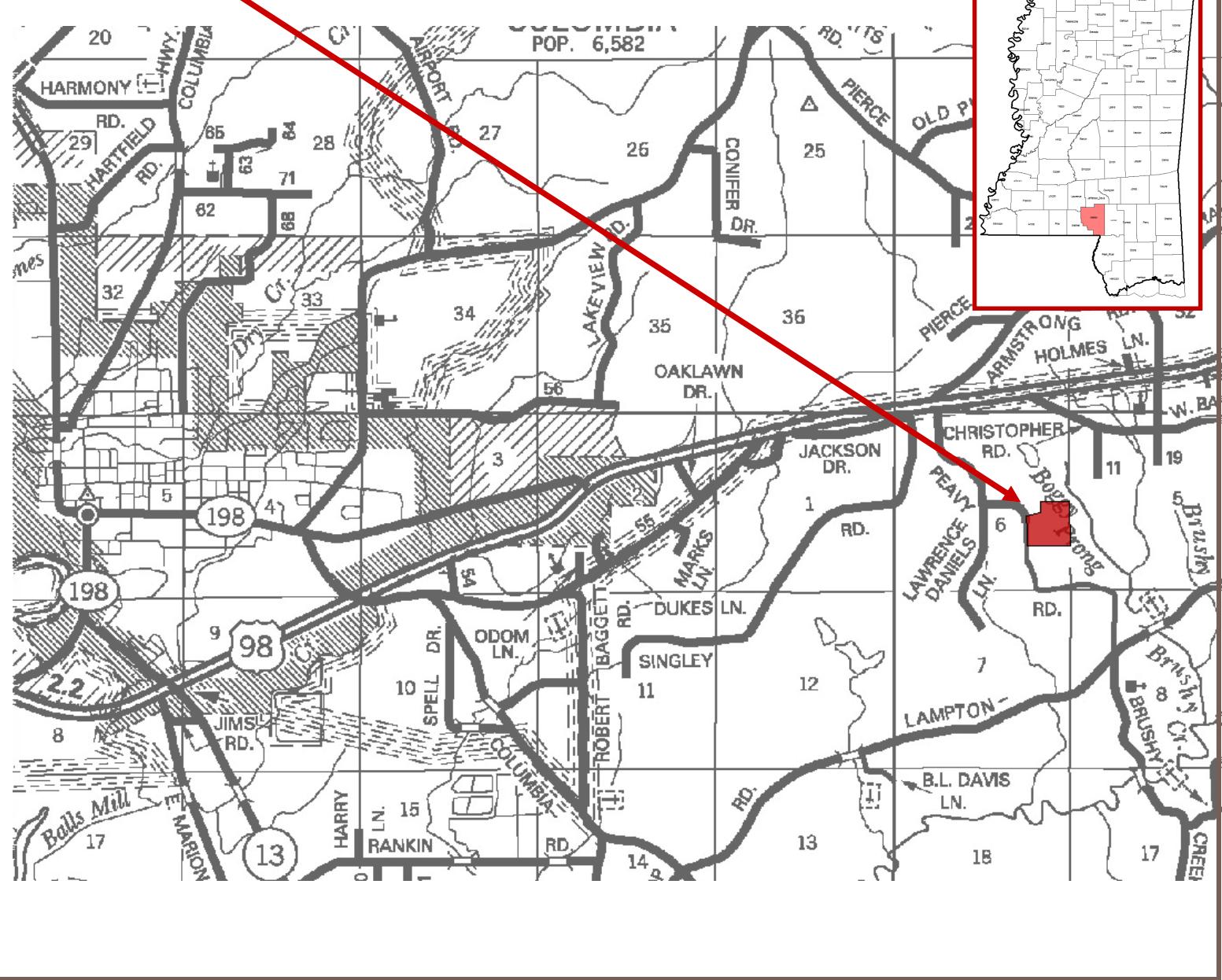
Stand #	Acreage	Description
1	28.8	All Merchantable
3	1.5	Old Field
10	1.5	Open
4	2.1	Out Area
9	1.3	Pond
2	0.7	SMZ
Total Acreage: 35.9		

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


Scale = 1 : 250.00 (In : US Feet)

Russell Tract Timber Sale Invitation

Location Map



FORESTRY | REAL ESTATE | APPRAISALS
P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654