

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 20W & 21W
Sections: 12 & 13^(T21W); 7 & 18^(T20W)
Quarter Sec: PT SE4^(S12); PT NE4^(S13); PT SW4 SW4^(S7); PT NW4 NW4^(S18)
Lat/Long: 31.580841 -90.068296

WHO

Tract Name: Hill
Land Owner: Alison G. Colby

WHEN

Sale Date: May 16th, 2025
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 64.9
Timber Cutting Description:
 • All merchantable timber – 64.9 ac
Primary Product: Pine Sawtimber
Cruise Type: 1/10th acre
Stand Age: 38 & 40

Web Soil Survey Harvest Equipment

Operability Rating:	Acres	%AOI
Moderately Suited	63.6	97.9%
Well Suited	1.3	2.1%

Estimated Months/Year-Operable: 6.5-7.5

HOW

Contract Length: 18 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Ferguson Mill Rd, Gate Lock #4455
Inspection: Feel free to self inspect.

WHY

Purpose of Harvest: Income



Inside This Timber Sale Invitation

Stand & Stock Table	2
Tract Map	3
Location Map	4

A. COLBY "HILL TRACT" TIMBER SALE INVITATION

April 23, 2025

"6 LOADS/ACRE"

As agent for Alison Colby we invite you to submit a sealed, **lump sum** bid on the following described timber located on the "Hill" Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 64.9 acres. The sale boundaries are designated by **orange & blue** painted 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, May 16th, 2025, at 10:00 a.m.** at the office of Forest Pro LLC. Bids will be accepted by text (601.594.1564) or email (totalfor@bellsouth.net), with the contact information of the 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	64.9 acres
Pine Pulpwood	144.3 tons
Pine Chip-N-Saw	273.5 tons
Pine Poles	738.8 tons
Pine Sawtimber	9,630.9 tons
Hardwood Pulpwood	262.5 tons
Hardwood Sawtimber	9.6 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 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 **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:	4/10/2025
Owner:	Alison George Colby	City:	Monticello	State:	Mississippi
Address:	352-506 Ferguson Mill Rd	Zip:	39654	Section:	12 & 13; 7 & 18
County:	Lawrence	Longitude:	-90.068296	Township:	7N
Latitude:	31.580841			Range:	21W; 20W
Stand:	1 & 2	Cover Type:	Planted Pine	Stand Type:	PS3
Method Type:	1/10th ac	BUF:	10	Stand Age:	38 & 40
Area(Acres):	64.9	Description:	All Merchantable	#Plots:	63

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	10	31	8.56	2.63
	12	30	12.72	3.85
	14	40	43.26	13.37
	16	20	25.47	7.82
	18	30	54.30	16.68
Product Total	Q.M.D.	14.1	151	144.3

Pine Chip-N-Saw				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	10	10	6.38	1.63
	12	213	226.89	53.56
	14	30	40.24	9.61
Product Total	Q.M.D.	12.2	253	273.5

Pine Poles				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	12	76	59.09	20.21
	14	231	272.04	90.87
	16	226	346.56	112.79
	18	32	61.12	19.46
Product Total	Q.M.D.	14.8	565	738.8

Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	14	918	1305.73	130.53
	16	1774	3368.26	410.34
	18	1444	3286.11	461.98
	20	481	1272.50	189.37
	22	106	320.12	53.34
	24	10	34.95	6.29
	26	11	43.21	9.04
Product Total	Q.M.D.	16.9	4744	9630.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	50	9.29	1.78
	8	152	42.25	8.81
	10	136	47.78	10.49
	12	42	22.18	5.07
	14	52	38.13	8.38
	16	7	7.99	1.85
	18	20	29.83	6.77
Subtotals	10.4	459	197.5	43.2

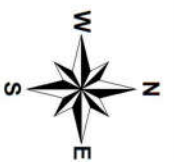
Hard Hardwood				
	Inches		Tons	Cord
	10	30	15.20	2.99
	12	10	8.39	1.77
	14	10	9.88	2.00
	16	20	31.54	6.62
Subtotals	12.8	70	65.0	13.4
Product Total	Q.M.D.	10.8	529	262.5

Hardwood Sawtimber				
Poplar	Inches		Tons	MBF
	16	10	9.56	1.07
Subtotals		10	9.6	1.1
Product Total	Q.M.D.	16.0	10	9.6

Hardwood Cull				
Cherrybark Oak	Inches		Tons	Cord
	26	1	1.81	0.41
Water Oak	60	1	7.12	2.26
Subtotals		2	8.93	2.67

Alison G. Colby - 5-Hill Tract
2025 Timber Sale Map
Sections 12 & 13, T7N, R21W
Sections 7 & 18, T7N, R20W
Lawrence Co. MS

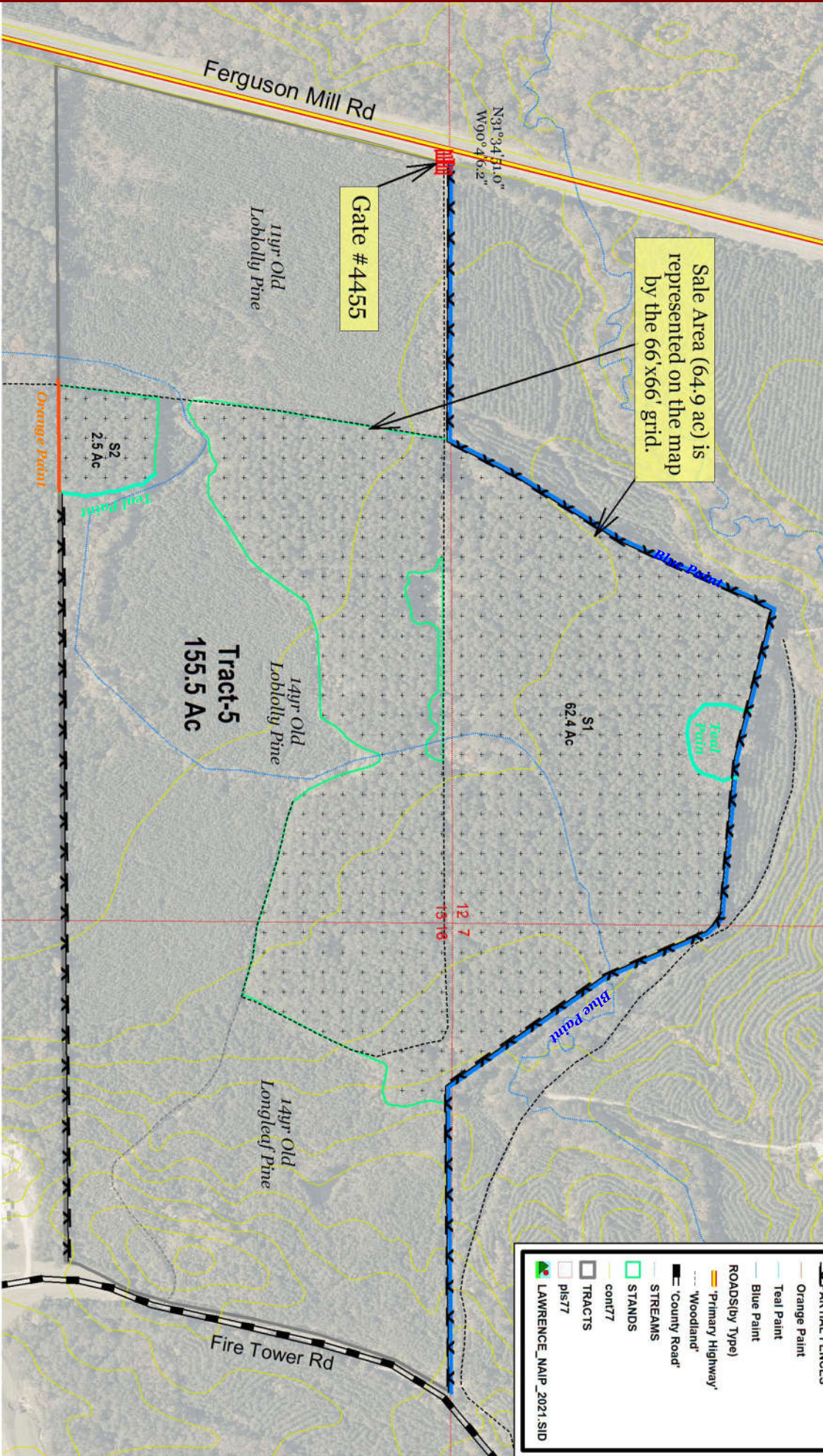
Stand #	Acreage	Description
1	62.4	All Merchantable Timber
2	2.5	All Merchantable Timber
Total Acreage: 64.9		



FOREST PRO LLC
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

Legend

Gate
Gate #4455
PARTIAL FENCES
Orange Paint
Teal Paint
Blue Paint
ROADS (by Type)
Primary Highway
Woodland
County Road
STREAMS
STANDS
TRACTS
ps177
LAWRENCE, NAIP, 2021 SID



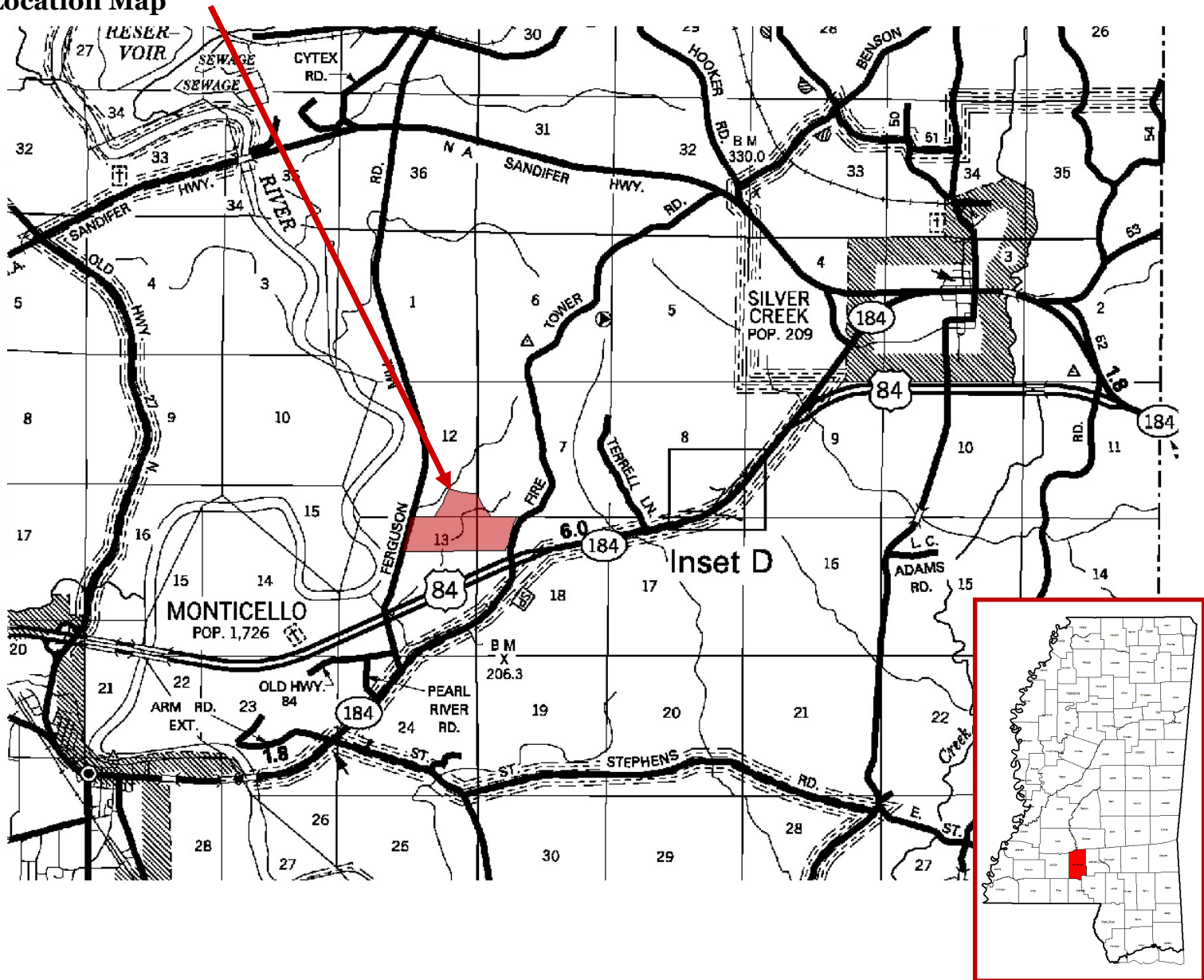
Scale = 1 : 470.00 (in : US Feet)



04-16-2025

A. Colby "Hill 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