

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 5N
Range: 10E
Sections: 33
Quarter Sec: SE4 NW4 & SW4 NE4
Lat/Long: 31.360118 -90.197514

WHO

Tract Name: Knox
Land Owner: Glen Knox & Roger Knox

WHEN

Sale Date: August 8th, 2025
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 73.8
Timber Cutting Description:
 • All merchantable timber -60.4 ac
 • All Pine Timber & Water Oak Sawtimber >18" DBH - 14.9 ac.
Primary Product: Pine, Chip-N-Saw & Sawtimber
Cruise Type: 1/10th acre & 100%
Stand Age: 30

Web Soil Survey Harvest Equipment Operability Rating: Acres %AOI
 Moderately Suited 77.6 100.0%

Estimated Months/Year-Operable: 7.5-8.5

HOW

Contract Length: 18 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Jessie Wallac Rd., & Topeka-Jayess Rd
Inspection: Interested buyers are free to inspect at their pleasure.

WHY

Purpose of Harvest: Income
Future Use: Timberland



Inside This Timber Sale Invitation

Stand & Stock Table **2**

Stand & Stock Table 2 **3**

Tract Map **4**

Location Map **5**



KNOX TRACT TIMBER SALE INVITATION

July 18, 2025

"SUPER ACCESS"

As agent for Glen Knox & Roger Knox we invite you to submit a sealed, *lump sum* bid on the following described timber located on the Knox Tract in Lawrence County, Mississippi. The timber to be sold includes ⁽¹⁾all merchantable timber on approximately 60.4 acres of planted stands, and ⁽²⁾all Pine Timber and Water Oak Sawtimber greater than 18" DBH on 13.2 acres of natural stands. The sale boundaries are designated by **orange** 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: **Friday, August 8th, 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 the successful bidder.

QUICK VOLUME SUMMARY

All Merchantable, & Other	73.8 acres
Pine Pulpwood	603.0 tons
Pine Chip-N-Saw	1,300.8 tons
Pine Poles	105.1 tons
Pine Sawtimber	3,565.5 tons
Hardwood Pulpwood	116.3 tons
Hardwood Sawtimber	70.0 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 **(\$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.
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 **18** 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.

Forest Pro Cruise Report - Clear cut Area

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

Tract:	1	Cruiser:	MD	Date:	7/2/2024
Owner:	Knox, Glen & Roger	City:	Jayess	State:	Mississippi
Address:	49-85 Jessie Wallace Rd	Zip:	39641	Section:	33
County:	Lawrence	Longitude:	-90.197506	Township:	5N
Latitude:	31.360114			Range:	10E

Stand:	1	Cover Type:	Planted Pine	Stand Type:	PS2
Method Type:	1/10th Ac	BUF	10	Stand Age:	30
Area(Acres):	60.6	Description:	All Merchantable	#Plots:	CHM

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
	7	38	5.9		7	38	5.5
	8	38	9.6		8	76	17.1
	9	76	26.0		9	76	18.9
	10	38	17.4		10	76	23.6
	12	38	27.4		12	38	22.1
	13	190	159.2		13	38	29.1
	14	152	157.8				
	15	38	42.7				
	16	38	49.2				
	17	38	56.1				
Product Total	Q.M.D.	12.7	685	Product Total	Q.M.D.	9.7	342
							116.3

Pine Chip-N-Saw			
<i>Loblolly Pine</i>	Inches		Tons
	10	38	15.9
	11	267	143.3
	12	571	375.9
	13	609	488.7
	14	190	183.6
	15	38	42.7
	16	38	39.5
Product Total	Q.M.D.	12.6	1752
			1289.6

Pine Poles			
<i>Loblolly Pine</i>	Inches		Tons
	13	76	62.4
	15	38	42.7
Product Total	Q.M.D.	13.7	114
			105.1

Pine Sawtimber			
<i>Loblolly Pine</i>	Inches		Tons
	14	800	719.9
	15	1104	1175.8
	16	647	791.4
	17	381	558.4
	18	76	126.8
	19	38	56.5
Product Total	Q.M.D.	15.4	3046
			3428.8



Arrow 100 GPS acreage

Forest Pro Cruise Report - 100%

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

Tract:	1	Date:	7/2/2024
Owner:	Knox, Glen & Roger	Cruiser:	MD
Address:	49-85 Jessie Wallace Rd	City:	Jayess
County:	Lawrence	Zip:	39641
Latitude:	31.360114	Longitude:	-90.197506

Stand:	13.2	Cover Type:	Natural Pine & Hardwood	Stand Type:	MI2
Method Type:	100%	BUF	1	Stand Age:	60
Area(Acres):	13.2	Description:	Pine & 18"> Red Oak Saw	#Plots:	4

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1
Pine Pulpwood							
<i>Loblolly & Slash Pine</i>	Inches	# Num	Tons	Hardwood Sawtimber			
6		1	0.13	<i>Water Oak</i>	Inches		Tons
7		2	0.27	18		7	7.8
9		3	0.98	19		4	5.0
10		4	1.56	20		5	6.0
11		4	2.21	21		3	4.8
12		4	2.71	22		4	7.3
13		3	2.32	23		3	5.5
14		6	5.09	24		2	3.6
15		4	3.87	25		4	10.4
16		6	6.77	26		1	2.6
17		5	5.95	28		2	6.1
18		5	4.96	30		2	6.3
19		5	4.34	31		1	4.9
20		8	10.25	Subtotals	22.5	38	70.3
Product Total	Q.M.D.	15.3	60	Product Total	Q.M.D.	22.5	38
							70.3

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw							
<i>Loblolly & Slash Pine</i>	Inches		Tons	Cull			
12		1	0.69	<i>Loblolly Pine</i>	Inches	# Num	Tons
13		2	1.48	21		1	0.6
14		3	2.59	24		3	5.0
15		1	1.12	25		2	4.4
16		3	3.67	28		4	13.3
18		1	1.67	30		1	4.9
Product Total	Q.M.D.	14.7	11	Product Total	Q.M.D.	26.0	11
							28.2

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
<i>Loblolly & Slash Pine</i>	Inches		Tons
14		1	0.79
15		2	1.82
16		2	2.20
17		7	8.91
18		6	8.78
19		6	8.48
20		7	11.40
21		17	26.87
22		5	10.05
23		3	6.80
24		5	13.43
25		7	16.45
26		3	9.46
27		2	7.37
28		1	1.87
32		1	2.00
Product Total	Q.M.D.	21.3	75
			136.7

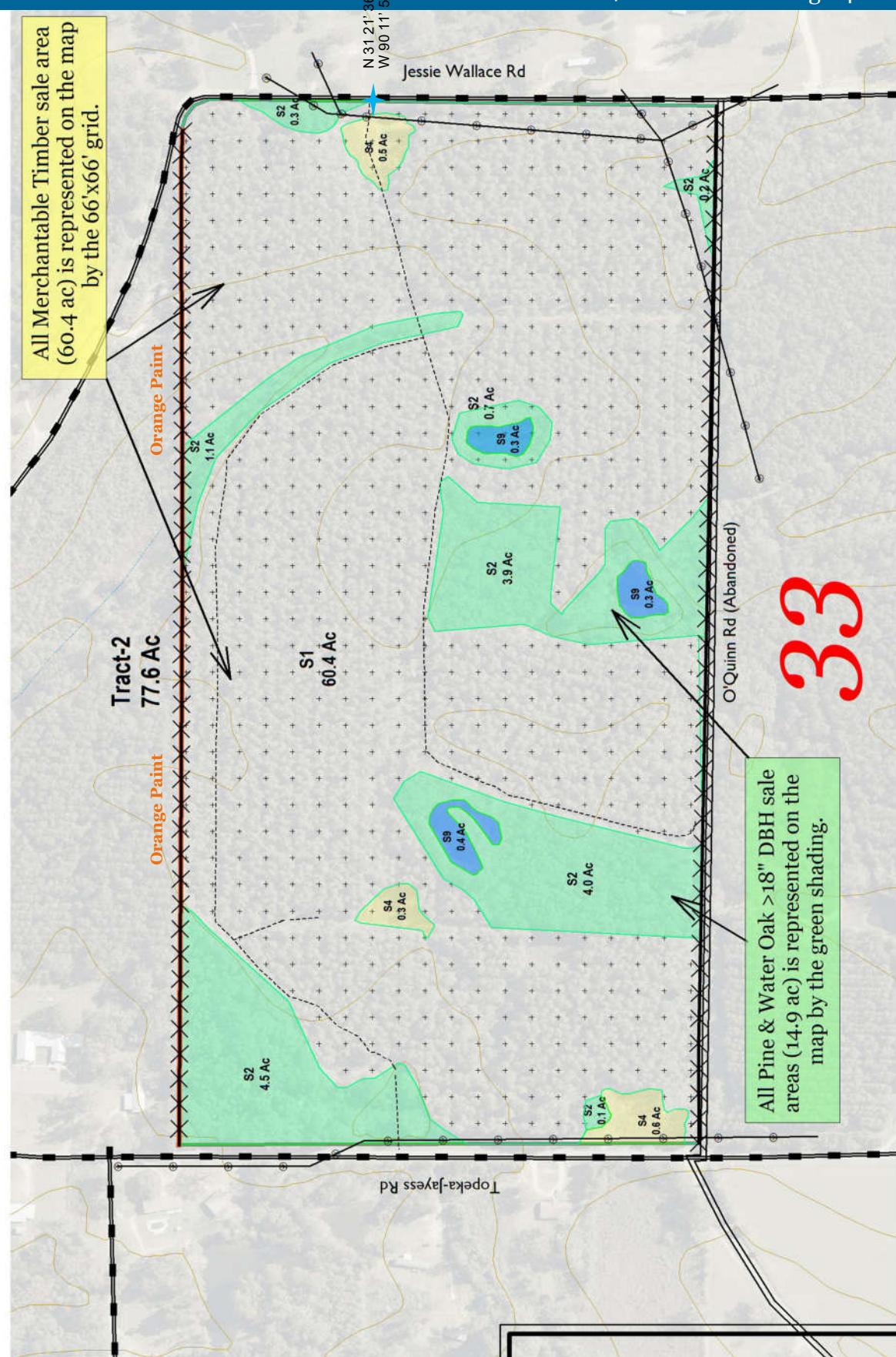
FOREST PRO LLC.

TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISEALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39064
 Office 661.587.4446 • Cell 601.594.1564 • Fax 601.587.444



	Stand #	Acreage	Description
1		60.4	All Merchantable
9		0.9	H2O
4		1.4	MR2
2		14.9	Pine & >18" Red Oak
Total Acreage: 77.7			

Glen Knox & Roger Knox Tract Timber Sale Map Section 33, T5N R10E Lawrence Co. MS

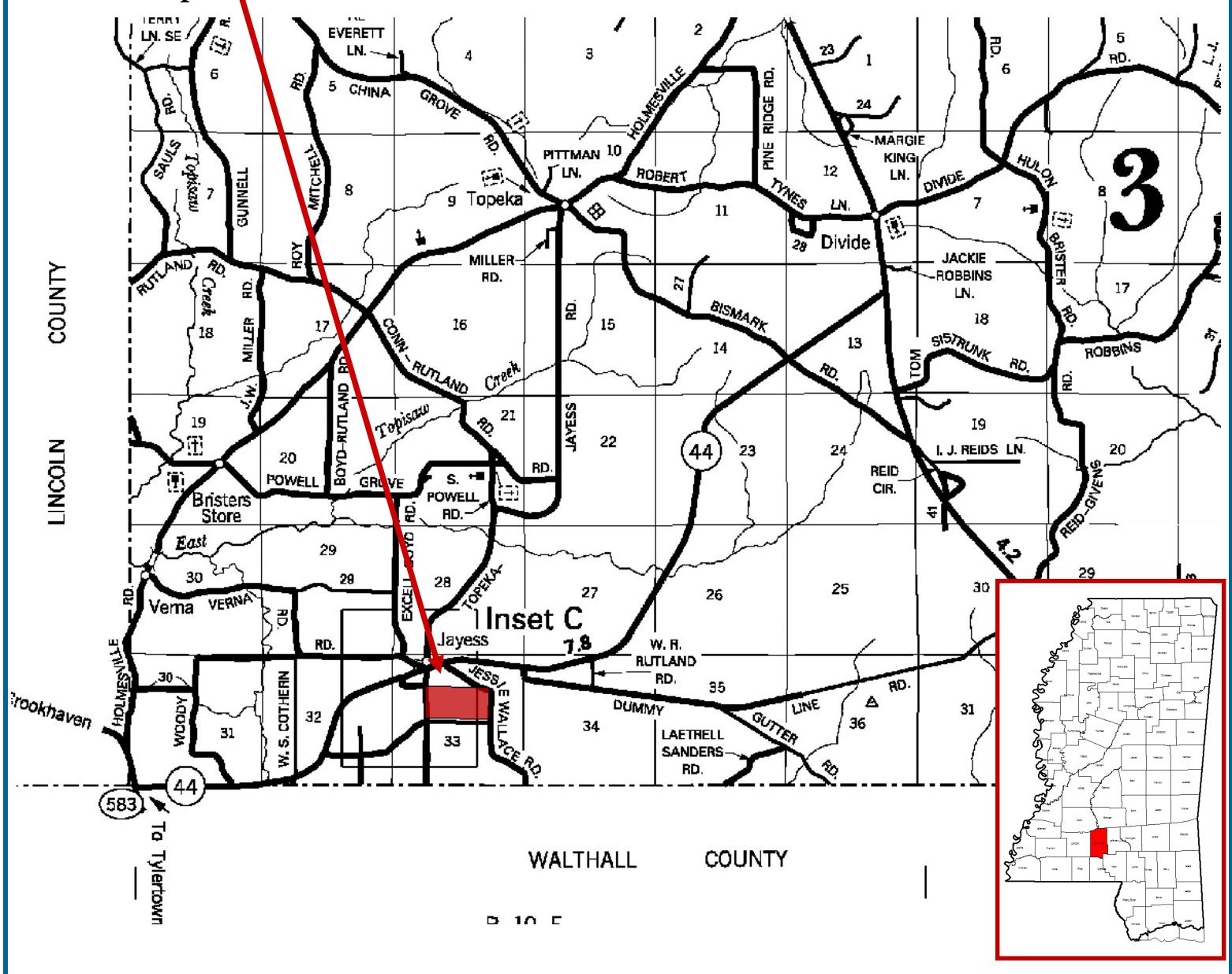


Legend

◀ FENCES	ROADS
— Orange Paint	— Power Lines
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Knox Tract Timber Sale Invitation

Location Map



TIMBER & LAND MANAGEMENT COMPANY

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