

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Covington
Township: 8N
Range: 16W
Sections: 11
Quarter Sec: PT NE4 SE4, PT NW4 SE4, PT SE4 NE4, PT SW4 NE4
Lat/Long: 31.672985, -89.571838

WHO

Tract Name: Okatoma Tract 5
Land Owner: Clinton Timber LLC

WHEN

Sale Date: November 7th, 2025
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 31.0 (+ 14.6)
Timber Cutting Description:
 • All merchantable timber.
Primary Product: Pine Sawtimber & Hardwood
Cruise Type: 1/10th acre
Stand Age: 32 & 70

Web Soil Survey Harvest Equipment Operability Rating:

	Acre	%AOI
Not Rated	31.9	70.0%
Well Suited	13.7	30.0%

Estimated Months/Year-Operable: 3-4

HOW

Contract Length: 24 months
Bond Amount: \$1,500.00
Bid Type: Per Ton w/ 50% Advance
Special Provisions: None
Access: Via deeded easement to Butler Subdivision Dr.
Inspection: Buyers feel free to self inspect at their own convenience.

WHY

Purpose of Harvest: Income
Future Use: Timberland



Inside This Timber Sale Invitation

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CLINTON TIMBER LLC, OKATOMA TRACT TIMBER SALE INVITATION

October 21, 2025

"MIX OF PRODUCTS"

As agent for Clinton Timber LLC we invite you to submit a sealed, **per ton with 50% advance** bid on the following described timber located on the Okatoma Tract #5 in Covington County, Mississippi. The timber to be sold includes all merchantable timber on approximately 31.0 acres (+ timber in the 14.6 ac tornado damaged area). The sale boundaries are designated by **orange** 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, November 7th, 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	31.0 acres +
Pine Pulpwood	215.4 tons
Pine Chip-N-Saw	146.5 tons
Pine Sawtimber	1,793.3 tons
Spruce Sawtimber	27.0 tons
Hardwood Pulpwood	577.9 tons
Hardwood Tie/Pallet	41.1 tons
Hardwood Sawtimber	215.3 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 **(\$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 **24** 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 in Tons, Total By DBH, Product and Species

Tract:	5	Cruiser:	MD	Date:	9/30/2025
Owner:	Clinton Timber LLC	City:	Collins	State:	Mississippi
Address:	50 Butlers Subdivision Dr	Zip:	39428	Section:	11
County:	Covington	Longitude:	-89.571838	Township:	8N
Latitude:	31.672985			Range:	16W

Stand:	1	Cover Type:	Planted Pine & Nat. Hardwood	Stand Type:	PS3 & HI2
Method Type:	1/10th Ac	BUF	10	Stand Age:	32 & 70
Area(Acres):	31.0	Description:	All Merchantable	#Plots:	34

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly & Spruce Pine	Inches	# Num	Tons
	6	26	6.4
	8	26	11.4
	10	62	35.8
	12	79	69.6
	14	44	50.3
	16	9	19.8
	20	10	22.0
Product Total	Q.M.D.	11.7	256 215.4

Pine Chip-N-Saw			
Loblolly & Slash Pine	Inches		Tons
	12	53	30.1
	14	106	90.0
	16	26	26.5
Product Total	Q.M.D.	13.8	185 146.5

Pine Sawtimber			
Loblolly & Slash Pine	Inches		Tons
	14	62	57.8
	16	300	382.8
	18	273	443.4
	20	265	543.4
	22	97	234.9
	24	26	69.4
	26	18	61.7
Product Total	Q.M.D.	18.5	1041 1793.3

Spruce Pine Sawtimber			
Spruce Pine	Inches	# Num	Tons
	20	18	27.0
Product Total	Q.M.D.	20.0	18 27.0

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	Inches	# Num	Tons
	6	10	0.7
	8	368	51.6
	10	338	82.0
	12	233	93.2
	14	103	61.0
	16	66	47.8
	18	10	11.9
Subtotals	10.8	1126	348.3
Hard Hardwood			
	Inches		Tons
	8	161	27.5
	10	124	38.3
	12	114	54.0
	14	114	79.0
	16	19	18.3
	18	10	12.6
Subtotals	11.3	542	229.6
Product Total	Q.M.D.	11.0	1668 577.9

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	12	18	10.6
	14	10	5.5
	18	9	7.7
Subtotals	14.2	37	23.85
Hard Hardwood			
	Inches		Tons
	14	19	9.6
	16	10	7.7
Subtotals	14.7	29	17.3
Product Total	Q.M.D.	11.8	66 41.1

Hardwood Sawtimber			
Water Oak	Inches		Tons
	16	38	23.1
	18	19	16.7
	22	38	59.6
	24	10	8.7
Subtotals	19.5	106	108.1
Willow Oak			
	Inches		Tons
	18	19	21.2
	20	10	8.5
	22	10	17.4
	24	10	20.4
Subtotals	20.5	48	67.5
Yellow Poplar			
	Inches		Tons
	16	10	3.5
	28	10	26.2
Subtotals	22.8	19	29.7
Sweet Gum			
	Inches		Tons
	20	10	10.0
Subtotals	20.0	10	10.0
Product Total	Q.M.D.	20.2	183 215.3

Forest Pro Per Ton Bid Sheet

The following prices are requested for this tract.

Tract: 5 Owner: Clinton Timber LLC Address: 50 Butlers Subdivision Dr County: Covington Latitude: 31.672985	Cruiser: MD City: Collins Zip: 39428 Longitude -89.5718	Date: 9/30/2025 State: Mississippi Section: 11 Township 8N Range: 16W
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Bidder Information

Company Name _____	Office Number _____
Company Address _____	Office Fax _____
Wood Buyer Name _____	Contact Number _____

Bid Price & Specifications

		Product Specifications				
		End Diameter (inches)		Top Diameter (inches)		Length Ft
		Min	Max	Min	Min	
Pine Pulpwood	\$					
Pine Chip-N-Saw	\$					
Pine Sawtimber	\$					
Spruce Pine Sawtimber	\$					
Hardwood Pulpwood	\$					
Hardwood Palletwood	\$					
Oak Sawtimber	\$					
Misc. Hardwood Sawtimber	\$					
OR						
All Hardwood Sawtimber	\$					

Please submit a price by Hardwood Sawtimber by Species or a blended Hardwood Sawtimber Price.

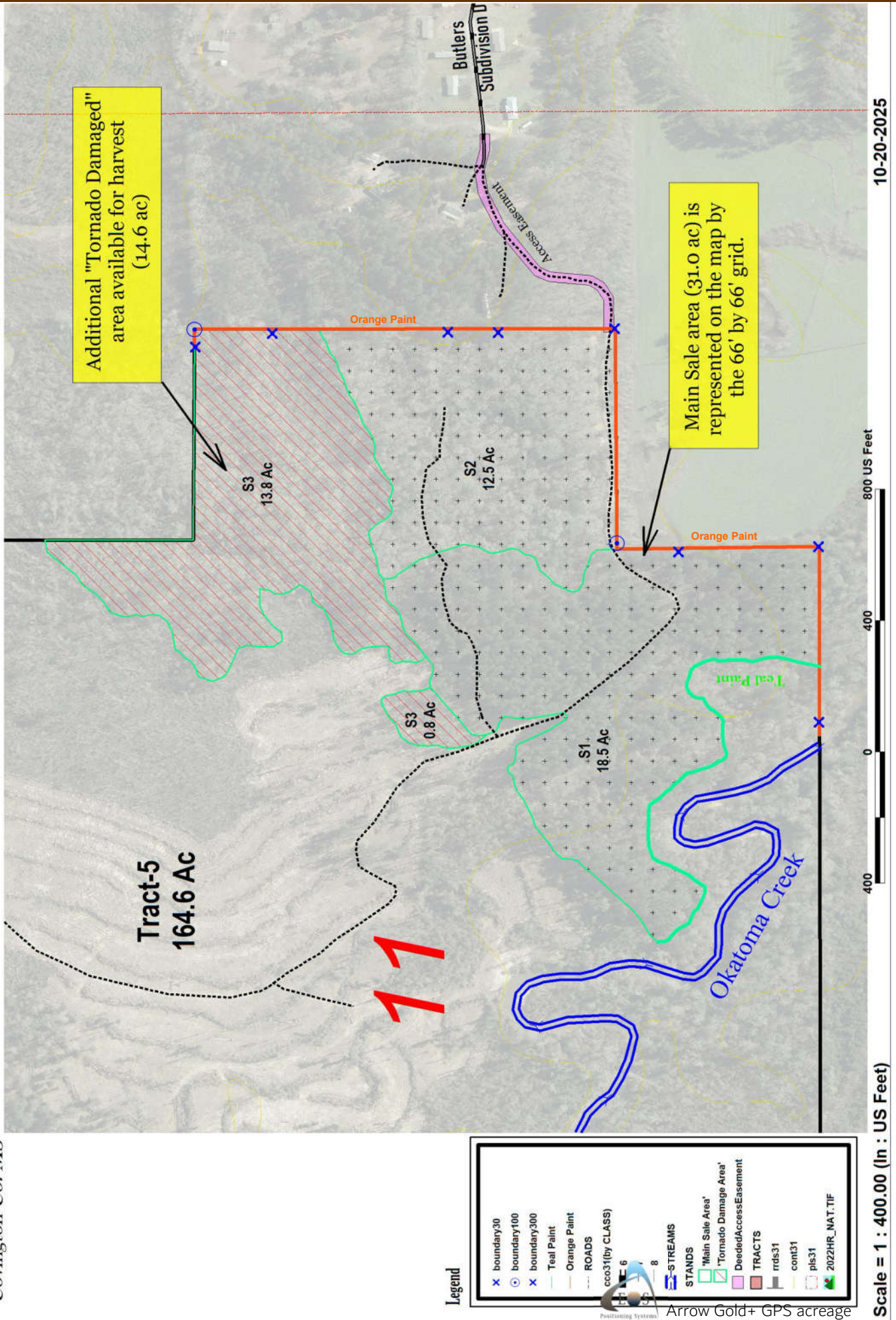
Additional Terms or Conditions: _____

* Please send bids to: Forest Pro LLC
 "Clinton Timber LLC, Timber Bid"
 P.O. Box 1452
 Monticello, MS 39654
 Fax #: 601-587-4406
 Office #: 601-587-4446
Text Picture of Bid Sheet to: 601.594.1564 (preferred)
 Email: totalfor@bellsouth.net



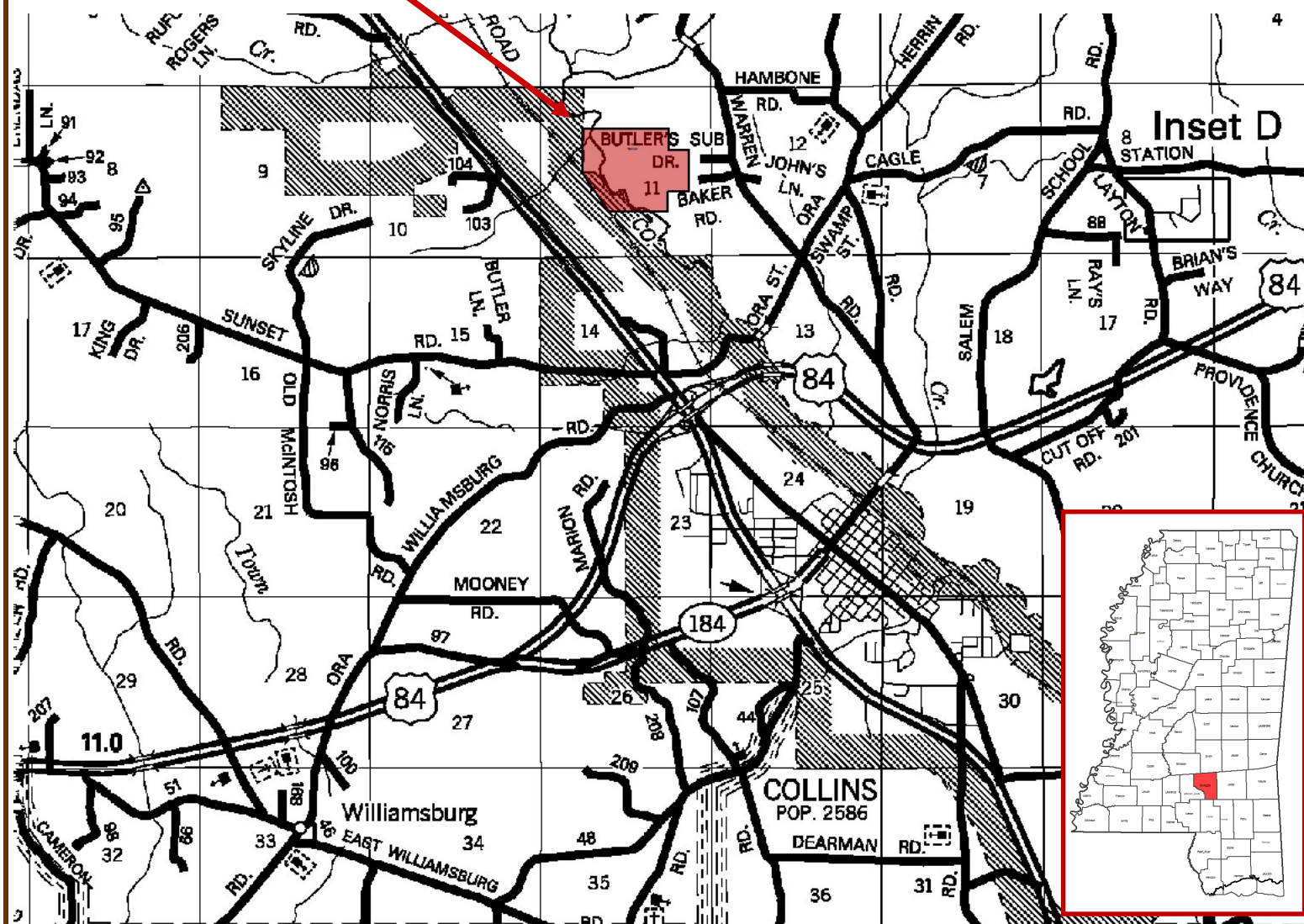
Stand #	Acreage	Total	Description
1	18.5	31.0	Main Sale Area
2	12.5	31.0	Main Sale Area
3	14.6	45.6	Tornado Damage Area
Total Acreage: 45.6			

Clinton Timber LLC
 Okatoma Tract, - #5
 Section 15, T8N, R16W
 Covington Co. MS



Clinton Timber LLC, Okatoma Tract Timber Sale

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