

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

### **Timber Sale Quick Facts**

#### **WHERE**

**State:** Mississippi  
**County:** Lawrence & Marion  
**Township:** 5N  
**Range:** 12E  
**Sections:** 16  
**Quarter Sec:** PT Frac Sec 16  
**Lat/Long:** 31.3897 -90.0025

#### **WHO**

**Tract Name:** Big Cedar Timberland Inc.  
**Land Owner:** Aubrey Hill

#### **WHEN**

**Sale Date:** February 13th, 2026  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office  
**Alternate Sale Date:** (In case of Pearl River flooding the week proceeding the above date) February 27th, 2026

#### **WHAT**

**Sale Acreage:** 77.4  
**Timber Cutting Description:**  
 • All merchantable timber – 77.4ac  
**Primary Product:** Hardwood Sawtimber  
**Cruise Type:** 10 BAF Prism (76 plots)  
**Stand Age:** 76

**Estimated Months/Year-Operable:** 6-7

#### **HOW**

**Contract Length:** 24 months  
**Bond Amount:** \$3,000.00  
**Bid Type:** Lump Sum  
**Special Provisions:**  
 • One reserved Swamp Chestnut Oak within the sale area designated by Orange Flagging.  
 • An alternate bid date is provided in the case of Pearl River flooding the week prior to the first bid date.  
**Access:** Via Hwy 587 thru locked gate #2442  
**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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# **BIG CEDAR TIMBERLANDS TRACT**

## **TIMBER SALE INVITATION**

January 22, 2026

### **"HARDWOOD SAWTIMBER"**

As agent for Aubrey Hill we invite you to submit a sealed, *lump sum* bid on the following described timber located on the Big Cedar Timberland Inc. Tract in Lawrence & Marion County, Mississippi. The timber to be sold includes all merchantable timber on approximately 77.4 timbered acres. The sale boundaries are designated by **orange** painted property boundary lines, **yellow** paint around the reserved (no harvest) areas, and **blue** paint along the south SMZ and east line. Additionally the owner is reserving one **orange** flagged Swamp Chestnut Oak within the sale area. 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, February 13th, 2026, at 10:00 a.m.** at the office of Forest Pro LLC. In the unlikely event the Pearl River causes flooding the week before the above bid date an alternate bid date of **Friday February 27, 2026 at 10:00 a.m.** is provided. 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 the successful bidder.

### **QUICK VOLUME SUMMARY**

All Merchantable	77.4 acres
Pine Pulpwood	167.0 tons
Pine Chip-N-Saw	98.3 tons
Pine Sawtimber	1,376.5 tons
Hardwood Pulpwood	1,143.9 tons
Hardwood Pallet/Tie	116.6 tons
Hardwood Sawtimber	5,026.8 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
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.

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.

### **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 **24** 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

<b>Tract:</b>	1	<b>Date:</b>	1/8/2026
<b>Owner:</b>	Big Cedar Timberland Inc.	<b>State:</b>	Mississippi
<b>Address:</b>	3112-3298 MS-587	<b>Section:</b>	16
<b>County:</b>	Lawrence/Marion	<b>Township:</b>	5N
<b>Latitude:</b>	31.389797	<b>Range:</b>	12E

Stand:	1	Cover Type:	Nat. Hardwood & Pine	Stand Type:	HS2
Method Type:	10 BAF Prism	BAF	10	Stand Age:	70+
Area(Acres):	77.4	Description:	All Merchantable	#Plots:	76

Product/Species	DBH	Trees	Quantity1
<b>Pine Pulpwood</b>			
<i>Loblolly &amp; Spruce Pine</i>	Inches	# Num	Tons
6	154	13.6	
8	228	35.4	
10	101	33.8	
12	28	13.1	
14	38	37.5	
16	24	25.5	
20	5	8.0	
<b>Product Total</b>	Q.M.D.	<b>576</b>	<b>166.9</b>

Product/Species	DBH	Trees	Quantity1
<b>Hardwood Palletwood</b>			
<i>Soft Hardwood</i>	Inches	# Num	Tons
12	59	34.2	
14	62	45.2	
16	12	11.9	
<b>Subtotals</b>		13.3	91.35
<i>Hard Hardwood</i>	Inches	# Num	Tons
14	13	5.4	
16	20	12.6	
18	8	7.2	
<b>Subtotals</b>		15.8	25.3
<b>Product Total</b>	Q.M.D.	<b>14.0</b>	<b>174</b>
			<b>116.6</b>

Product/Species	DBH	Trees	Quantity1
<b>Pine Chip-N-Saw</b>			
<i>Loblolly Pine</i>	Inches	# Num	Tons
12	13	8.0	
14	111	90.4	
<b>Product Total</b>			
Q.M.D.	13.8	<b>124</b>	<b>98.3</b>

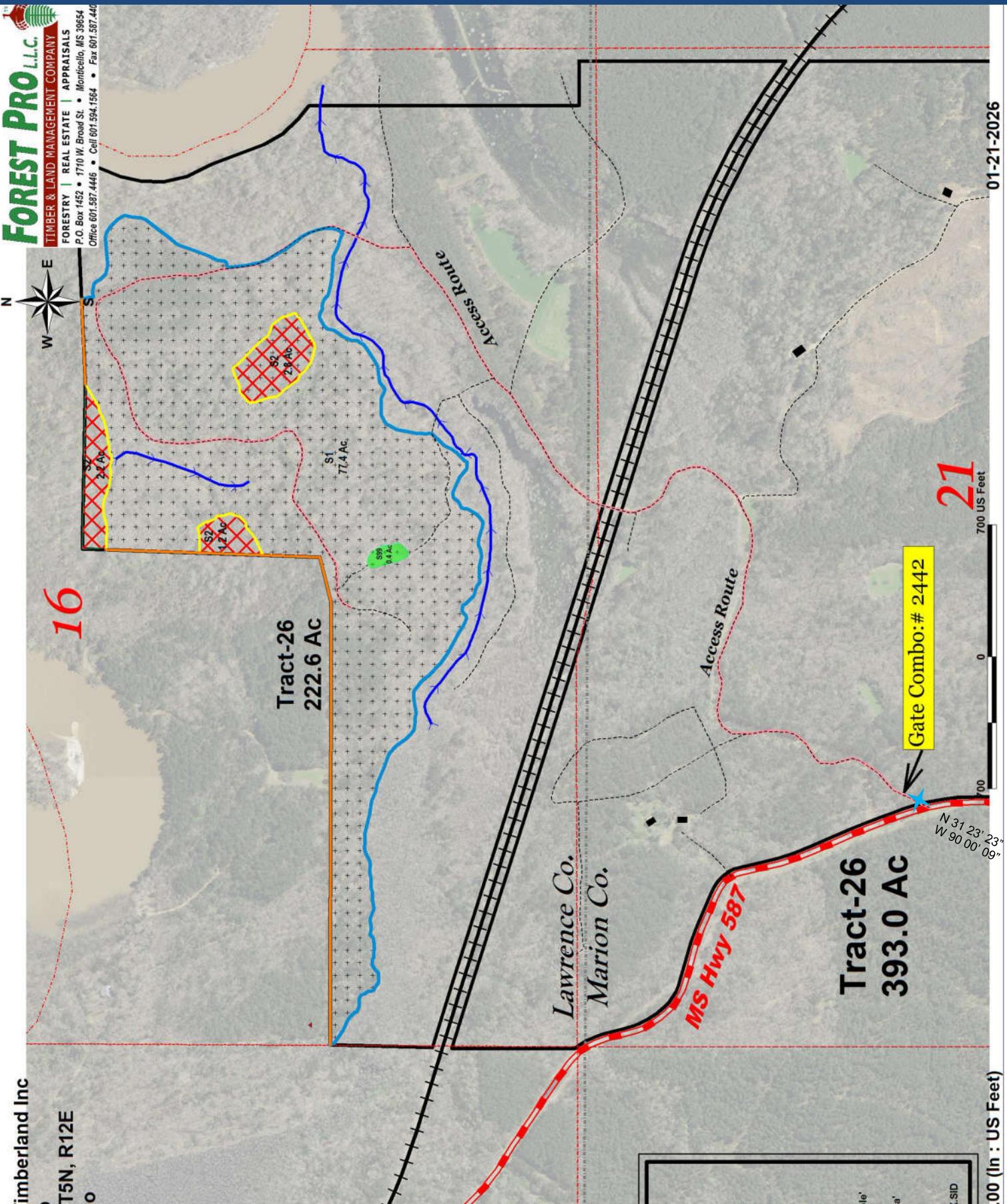
Product/Species	DBH	Trees	Quantity1
<b>Hardwood Pulpwood</b>			
<i>Soft Hardwood</i>	Inches	# Num	Tons
6	102	7.5	
8	361	46.5	
10	500	118.6	
12	341	134.2	
14	409	206.5	
16	246	184.3	
18	49	45.6	
20	64	81.4	
22	16	26.5	
24	3	8.5	
<b>Subtotals</b>		12.4	859.7
<i>Hard Hardwood</i>	Inches	# Num	Tons
8	142	14.1	
10	156	43.1	
12	84	31.2	
14	75	39.2	
16	56	46.3	
18	24	28.5	
20	5	8.4	
24	10	25.8	
<b>Subtotals</b>		12.2	236.5
<i>Cypress Hardwood</i>	Inches	# Num	Tons
8	29	4.4	
10	18	3.8	
14	11	6.6	
16	7	6.2	
18	13	13.2	
20	9	13.5	
<b>Subtotals</b>		13.3	47.8
<b>Product Total</b>	Q.M.D.	<b>12.4</b>	<b>2733</b>
			<b>1143.9</b>

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Product/Species	DBH	Trees	Quantity
	Inches	# Num	Tons
<i>Swamp Tupelo</i>	30	2	4.9
	32	2	3.9
	40	1	5.0
<b>Subtotals</b>	<b>33.1</b>	<b>5</b>	<b>13.8</b>
<i>Misc.</i>			
	Inches	# Num	Tons
	16	7	4.4
	20	5	2.6
	24	3	6.2
	26	3	2.6
	28	2	2.7
	30	2	7.6
<b>Subtotals</b>	<b>32.4</b>	<b>22</b>	<b>26.1</b>
<b>Product Total</b>	<b>Q.M.D.</b>	<b>23.5</b>	<b>1230</b>
			<b>2124.5</b>
Product/Species	DBH	Trees	Quantity
Cull Trees			
<i>Ash</i>			
	28	2	5.7
<b>Subtotals</b>		<b>2</b>	<b>5.7</b>
<i>Sweetgum</i>			
	28	2	5.4
	30	2	6.6
<b>Subtotals</b>		<b>5</b>	<b>12.0</b>
<i>Hickory</i>			
	26	3	3.3
<b>Subtotals</b>		<b>3</b>	<b>3.3</b>
<i>Hackberry</i>			
	26	6	9.6
	28	3	3.5
<b>Subtotals</b>		<b>8</b>	<b>13.1</b>
<i>Swamp Tupelo</i>			
	26	6	7.7
	36	2	5.0
<b>Subtotals</b>		<b>7</b>	<b>12.7</b>
<i>Cherrybark Oak</i>			
	46	1	3.4
<b>Subtotals</b>		<b>1</b>	<b>3.4</b>
<i>Water Oak</i>			
	28	2	6.7
	30	2	7.7
	32	2	5.6
	46	1	7.9
<b>Subtotals</b>		<b>7</b>	<b>28.0</b>
<b>Product Total</b>	<b>Q.M.D.</b>	<b>20.22378</b>	<b>33</b>
			<b>78.0</b>

Product/Species	DBH	Trees	Quantity1
	Inches	# Num	Tons
<i>Ash</i>	16	16	5.3
	20	19	15.7
	22	20	17.5
	24	14	18.6
	26	9	14.1
	28	5	11.4
	30	4	11.3
	36	3	11.5
	38	1	5.8
Subtotals	23.1	91	111.1
<i>Sweet Gum</i>	Inches	# Num	Tons
	14	19	10.5
	16	97	76.5
	18	71	75.6
	20	81	108.0
	22	38	45.2
	24	24	41.5
	26	14	22.3
	28	12	30.1
	30	13	38.1
	32	2	3.1
	38	1	4.3
Subtotals	20.1	371	455.1
<i>Cypress Bald</i>	Inches	# Num	Tons
	16	7	2.7
	20	10	10.4
	24	7	12.2
	26	6	11.5
	28	2	5.8
	30	2	6.6
	32	2	5.8
	36	3	12.6
	24.4	39	67.7
<i>Hickory</i>	Inches	# Num	Tons
	20	10	10.2
	22	4	4.6
	24	3	5.7
	26	3	4.6
	30	2	5.7
Subtotals	23.0	22	30.8
<i>Hackberry</i>	Inches	# Num	Tons
	18	6	2.5
	20	10	6.8
	26	3	2.5
	28	2	2.5
Subtotals	21.4	22	14.3
<i>Red Maple</i>	Inches	# Num	Tons
	18	6	3.9
	20	10	7.6
	22	4	4.8
Subtotals	19.8	20	16.3

Product/Species	DBH	Trees	Quantity
<b>Hardwood Sawtimber</b>			
Cherry/bark Oak	Inches	# Num	Tons
14	9	6.9	
16	24	16.4	
18	24	29.5	
20	5	7.9	
24	27	58.7	
26	22	50.6	
28	17	50.0	
30	6	26.0	
32	11	49.0	
34	8	39.7	
36	7	41.0	
38	13	72.4	
40	4	23.1	
42	3	24.3	
44	2	14.6	
46	2	17.1	
48	1	7.4	
50	4	36.7	
<b>Subtotals</b>	<b>27.8</b>	<b>189</b>	<b>571.3</b>
<b>Water Oak</b>	Inches	# Num	Tons
14	9	5.4	
16	45	32.5	
18	53	55.3	
20	53	64.5	
22	32	49.5	
24	30	57.3	
26	35	65.6	
28	27	70.9	
30	25	81.8	
32	20	72.6	
34	13	51.8	
36	14	55.8	
38	4	14.5	
40	1	6.8	
42	1	5.6	
44	2	13.7	
<b>Subtotals</b>	<b>24.5</b>	<b>365</b>	<b>703.6</b>
<b>Swamp Chestnut Oak</b>	Inches	# Num	Tons
16	8	4.4	
18	6	5.5	
20	28	29.4	
22	12	15.5	
24	10	15.6	
26	3	3.2	
28	5	10.0	
30	4	8.9	
34	2	4.4	
42	1	4.4	
44	1	2.2	
<b>Subtotals</b>	<b>22.9</b>	<b>80</b>	<b>103.4</b>
<b>Overcup Oak</b>	Inches	# Num	Tons
28	2	5.4	
42	1	5.5	
<b>Subtotals</b>	<b>33.1</b>	<b>3</b>	<b>10.9</b>

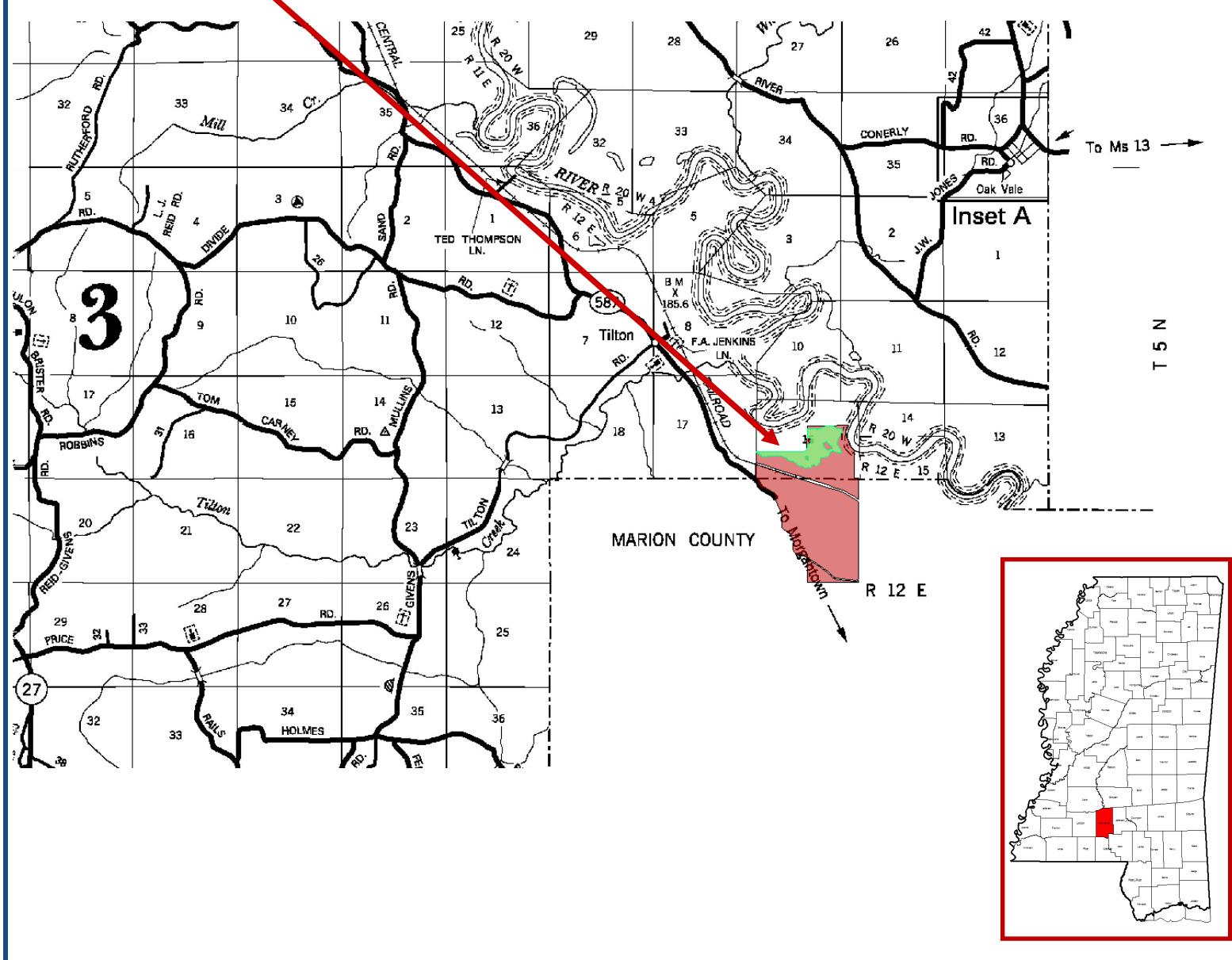


**Big Cedar Timberlands Inc**  
**Access Map**  
**Section 16, T5N, R12E**  
**Lawrence Co**



## **Big Cedar Timberlands Tract Timber Sale**

## Location Map



TIMBER & LAND MANAGEMENT COMPANY

FORESTRY | REAL ESTATE | APPRAISALS

P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654