

See this sale and other information at: 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 preceding the above date) February 27th, 2026

WHAT

Sale Acreage: 77.4
Timber Cutting Description:
 • All merchantable timber – 77.4ac
Primary Product: Hardwood Saw-timber
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), 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

- 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 **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:	1	Cruiser:	MD	Date:	1/8/2026
Owner:	Big Cedar Timberland Inc.	City:	Foxworth	State:	Mississippi
Address:	3112-3298 MS-587	Zip:	39483	Section:	16
County:	Lawrence/Marion	Longitude:	-90.002568	Township:	5N
Latitude:	31.389797			Range:	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
Pine Pulpwood			
Loblolly & Spruce Pine	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
Product Total	<i>Q.M.D.</i>	576	166.9

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

Pine Sawtimber			
Loblolly Pine	Inches	# Num	Tons
	14	19	19.2
	16	148	192.1
	18	120	198.0
	20	86	177.5
	22	94	233.4
	24	60	178.1
	26	25	84.9
	28	27	105.8
	30	13	56.4
	32	2	11.1
	34	2	10.2
Product Total	<i>Q.M.D.</i>	595	1266.6

Spruce Pine Sawtimber			
Spruce Pine	Inches	# Num	Tons
	16	15	10.4
	18	11	9.5
	20	15	22.8
	22	8	16.8
	24	3	8.2
	26	6	17.9
	28	7	17.1
	30	2	7.4
Product Total	<i>Q.M.D.</i>	68	109.9

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	12	59	34.2
	14	62	45.2
	16	12	11.9
Subtotals	13.3	133	91.35
Hard Hardwood	Inches	# Num	Tons
	14	13	5.4
	16	20	12.6
	18	8	7.2
Subtotals	15.8	41	25.3
Product Total	<i>Q.M.D.</i>	174	116.6

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	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
Subtotals	12.4	2093	859.7
Hard Hardwood	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
Subtotals	12.2	553	236.5
Cypress Hardwood	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
Subtotals	13.3	87	47.8
Product Total	<i>Q.M.D.</i>	2733	1143.9

(Continued on next page)

Product/Species	DBH	Trees	Quantity1
Swamp Tupelo	Inches	# Num	Tons
	30	2	4.9
	32	2	3.9
	40	1	5.0
Subtotals	33.1	5	13.8
Misc.	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
Subtotals	22.4	22	26.1
Product Total	O.M.D.	1230	2124.5

Product/Species	DBH	Trees	Quantity1
Cull Trees			
Ash			
	28	2	5.7
Subtotals		2	5.7
Sweetgum			
	28	2	5.4
	30	2	6.6
Subtotals		5	12.0
Hickory			
	26	3	3.3
Subtotals		3	3.3
Hackberry			
	26	6	9.6
	28	3	3.5
Subtotals		8	13.1
Swamp Tupelo			
	26	6	7.7
	36	2	5.0
Subtotals		7	12.7
Cherrybark Oak			
	46	1	3.4
Subtotals		1	3.4
Water Oak			
	28	2	6.7
	30	2	7.7
	32	2	5.6
	46	1	7.9
Subtotals		7	28.0
Product Total	O.M.D.	29,3378	78.0

Product/Species	DBH	Trees	Quantity1
Ash	Inches	# Num	Tons
	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
Sweet Gum	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
Cypress Bald	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
Subtotals	24.4	39	67.7
Hickory	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
Hackberry	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
Red Maple	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	Quantity1
Hardwood Sawtimber			
Cherrybark 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
Subtotals	27.8	189	571.3
Water Oak	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
Subtotals	24.5	365	703.6
Swamp Chestnut Oak	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
Subtotals	22.9	80	103.4
Overcup Oak	Inches	# Num	Tons
	28	2	5.4
	42	1	5.5
Subtotals	33.1	3	10.9



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

16

Tract-26
222.6 Ac

Lawrence Co.
Marion Co.

MS Hwy 587

Tract-26
393.0 Ac

Gate Combo: # 2442

21

700 US Feet

01-21-2026

Legend

ROADS	Orange Point
Blue Point	Yellow Point
Logging Access	STREAMS
rrds77	sec77
County Line	STANDS
'All Merchantable'	'Food Plot'
'No Harvest Area'	pls91
TRACTS	LAWRENCE_20X.SID

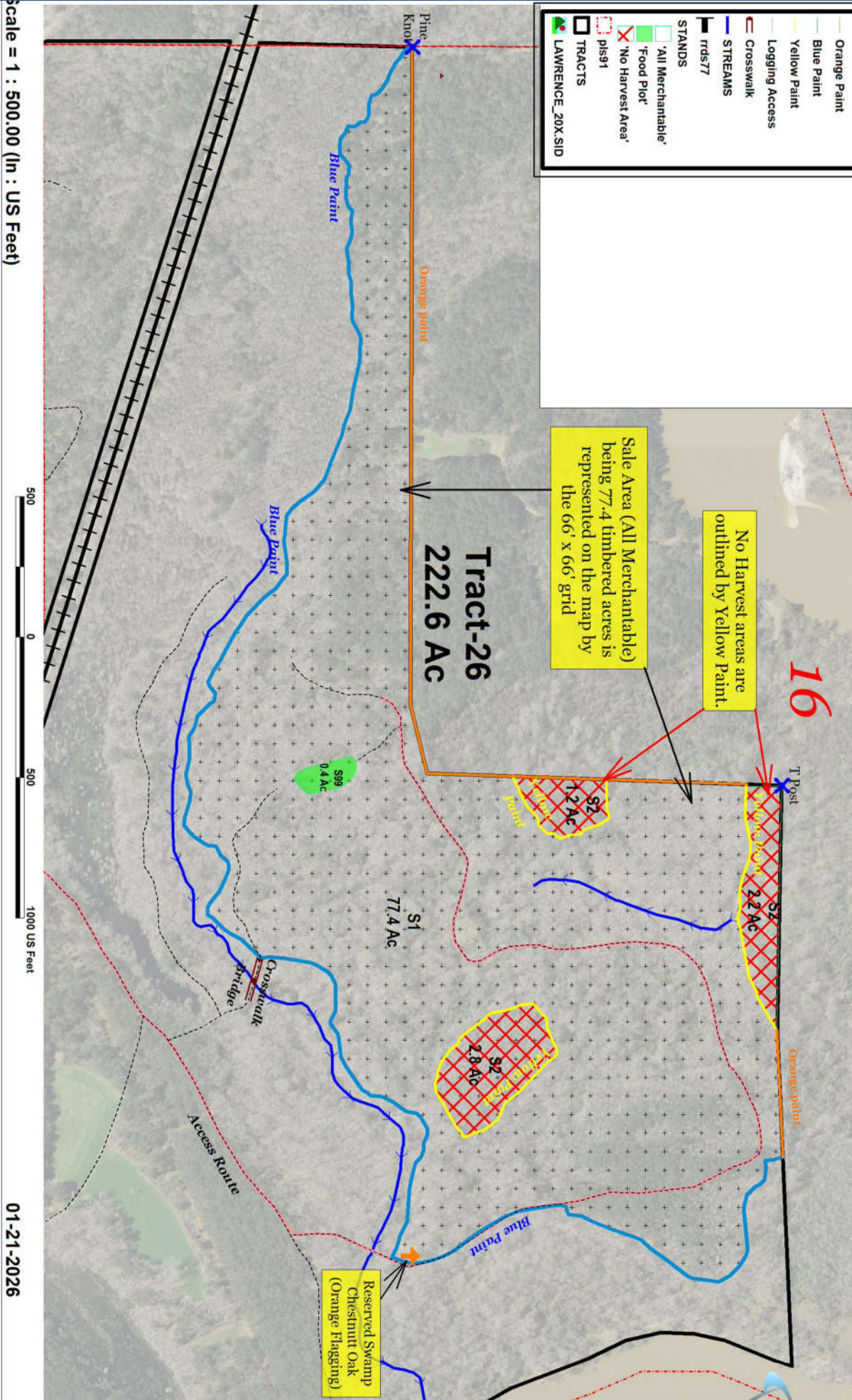
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Big Cedar Timberland Inc.
Timber Sale Map
Section 16, T5N, R12E
Lawrence Co. MS

Legend

	boundary/100
	Swamp Chestnut Oak
	ROADS
	Orange Paint
	Blue Paint
	Yellow Paint
	Logging Access
	Crosswalk
	STREAMS
	roads77
	STANDS
	'All Merchantable'
	'Food Plot'
	'No Harvest Area'
	TRACTS
	LAWRENCE_20X_SID

Stand #	Acreage	Description
1	77.4	All Merchantable
99	0.4	Food Plot
2	6.2	No Harvest Area
Total Acreage: 84.0		

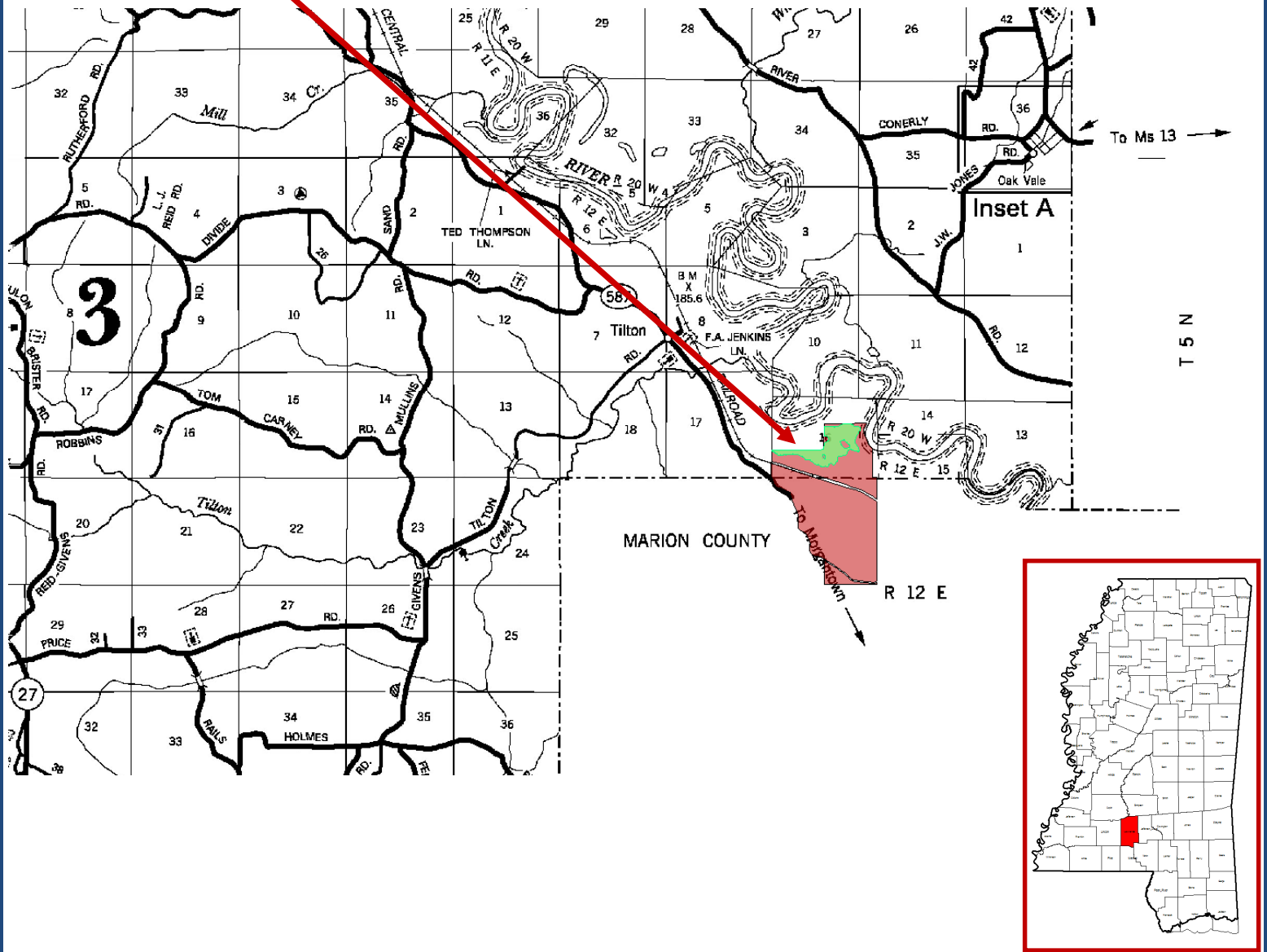


FOREST PRO L.L.C.
TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39554
 Office 601.587.4446 • Cell 601.584.1564 • Fax 601.587.4406



Big Cedar Timberlands 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