

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 7N
Range: 10E
Sections: 36
Quarter Sec: PT NW4 SE4, PT NE4 SW4
Lat/Long: 31.529810 -90.15138

WHO

Tract Name: Mongeau
Land Owner: Essie Mongeau

WHEN

Sale Date: February 20th, 2026
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 47.1
Timber Cutting Description:
 • All merchantable timber -47.1 ac
Primary Product: Pine, Chip-N-Saw & Sawtimber
Cruise Type: 1/10th acre
Stand Age: 70+ & 35

Estimated Months/Year-Operable: 6-6.5

HOW

Contract Length: 18 months
Bond Amount: \$2,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Carmel-New Hope Rd
Inspection: Buyers feel free to self inspect at their own convenience.

WHY

Purpose of Harvest: Income
Future Use: Timberland

ESSIE MONGEAU TRACT TIMBER SALE INVITATION

January 30, 2026

"4+ LOADS/ACRE"

As agent for Essie Mongeau we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Mongeau Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 47.1 acres. 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, February 20th, 2026, 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	47.1 acres
Pine Pulpwood	403.0 tons
Pine Chip-N-Saw	1,077.6 tons
Pine Poles	545.6 tons
Pine Sawtimber	2,812.4 tons
Hardwood Pulpwood	357.7 tons
Hardwood Sawtimber	293.2 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 **(\$2000)** 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.



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Forest Pro Cruise Report - Clear cut Area

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

Tract:	1	Date:	12/26/2025
Owner:	Essie Mongeau	Cruiser:	MD
Address:	Carmel-New Hope Road	City:	Monticello
County:	Lawrence	Zip:	39654
Latitude:	31.529810	Longitude:	-90.15138
State:		Range:	10E

Stand:	1	Cover Type:	Nat. Pine & Hardwood	Stand Type:	MS3
Method Type:	1/10th Ac 2chx3ch	BUF:	10	Stand Age:	70+
Area(Acres):	21.8	Description:	All Merchantable	#Plots:	34

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	8	6	0.99
	10	13	4.17
	12	6	5.16
	14	13	10.63
	16	13	17.70
	18	6	10.08
	24	6	21.19
Product Total	Q.M.D.	14.9	64 69.9

Pine Chip-N-Saw			
<i>Loblolly Pine</i>	Inches		Tons
	10	13	4.96
	14	26	18.65
Product Total	Q.M.D.	12.8	39 23.6

Pine Sawtimber			
<i>Loblolly Pine</i>	Inches		Tons
	14	39	36.12
	16	26	28.75
	18	96	158.20
	20	103	224.43
	22	96	259.69
	24	83	269.45
	26	32	117.39
	28	26	124.05
	30	19	86.43
	32	13	72.44
	42	6	46.02
Product Total	Q.M.D.	22.2	539 1423.0

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	6	26	1.87
	8	122	15.54
	10	135	31.44
	12	193	78.52
	14	116	65.63
	16	32	22.67
	18	13	10.37
Subtotals	11.6	636	226.0
Hard Hardwood	Inches		Tons
	8	32	4.78
	10	19	5.84
	12	64	28.33
	14	71	45.83
	16	6	5.13
	18	6	6.66
Subtotals	12.4	199	96.6
Product Total	Q.M.D.	11.8	835 322.6

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	14	13	7.37
	16	6	4.35
Subtotals	14.7	19	11.7
Hard Hardwood	Inches		Tons
	16	6	4.31
Subtotals	16.0	6	4.3
Product Total	Q.M.D.	11.3	26 16.0

Hardwood Sawtimber			
<i>Cherrybark Oak</i>	Inches		Tons
	18	7	7.94
	26	6	15.64
Subtotals	22.1	13	23.6
<i>Water Oak</i>	Inches		Tons
	16	26	17.59
	18	13	11.18
	20	19	20.95
	22	32	40.48
	24	6	13.40
	26	6	12.09
	38	6	15.06
Subtotals	21.7	109	130.8
<i>White Oak</i>	Inches		Tons
	16	6	3.95
	20	6	6.18
	22	13	15.28
	24	6	13.40
Subtotals	21.0	32	38.8
<i>Yellow Poplar</i>	Inches		Tons
	16	6	5.36
	20	13	12.21
	22	13	17.25
	24	6	12.66
Subtotals	20.8	39	47.5
<i>Sweet Gum</i>	Inches		Tons
	18	7	7.13
	20	6	6.70
Subtotals	18.9	13	13.8
<i>Hickory</i>	Inches		Tons
	16	6	4.06
Subtotals	16.0	6	4.1
Product Total	Q.M.D.	21.1	212 258.5

Forest Pro Cruise Report - SMZ

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

Tract:	1	Date:	12/26/2025
Owner:	Essie Mongeau	Cruiser:	MD
Address:	Carmel-New Hope Road	City:	Monticello
County:	Lawrence	Zip:	39654
Latitude:	31.529810	Longitude:	-90.15138
		Section:	36
		Township:	7N
		Range:	10E

Stand:	2	Cover Type:	Planted Pine	Stand Type:	PI3
Method Type:	1/10th Ac	BUF:	10	Stand Age:	35
Area(Acres):	25.2	Description:	All Merchantable	#Plots:	24

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	6	84	9.68
	8	452	103.93
	10	378	145.35
	12	95	62.94
	14	11	11.44
Product Total	<i>Q.M.D.</i>	1019	333.3

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	8	42	6.29
	10	63	15.98
	12	21	7.59
	14	11	5.18
Subtotals	<i>10.2</i>	137	35.0
Product Total	<i>Q.M.D.</i>	137	35.0

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	10	231	96.65
	12	819	519.19
	14	483	413.20
	16	21	24.96
Product Total	<i>Q.M.D.</i>	1554	1054.0

Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
<i>White Oak</i>	Inches	# Num	Tons
	18	11	5.2
Subtotals	<i>18.0</i>	11	5.2
Product Total	<i>Q.M.D.</i>	11	5.2

Product/Species	DBH	Trees	Quantity1
Pine Poles			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	10	189	76.23
	12	305	189.75
	14	158	142.16
	16	42	57.84
	18	32	54.17
	20	11	25.47
Product Total	<i>Q.M.D.</i>	735	545.6

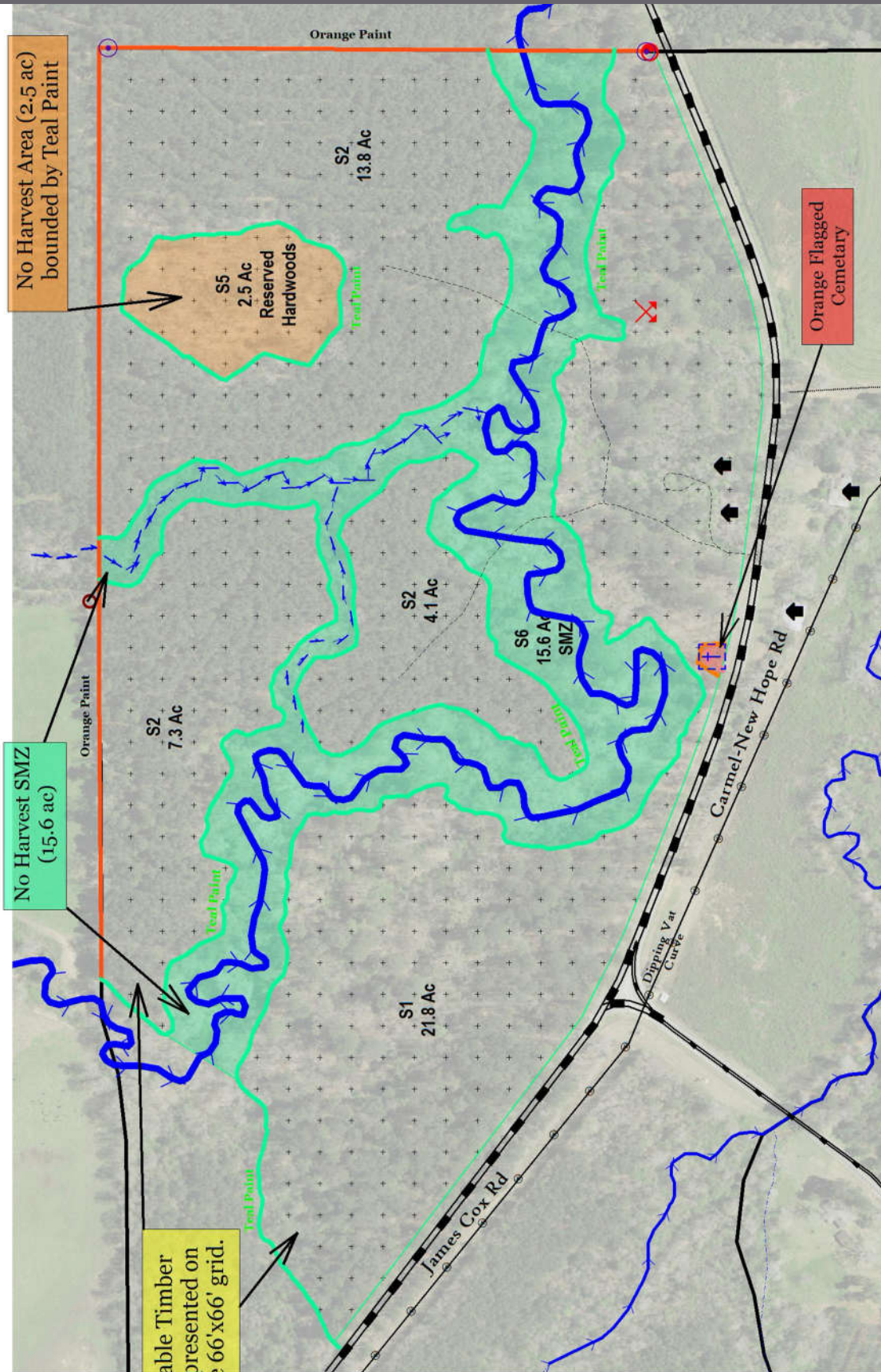
Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	14	210	205.94
	16	473	579.84
	18	158	253.48
	20	105	211.78
	22	42	106.10
	24	11	32.34
Product Total	<i>Q.M.D.</i>	998	1389.5



Stand #	Acreage	Total	Description
1	21.8	21.8	All Merchantable
2	25.2	47.1	All Merchantable
9	0.1	0.1	Cemetery
5	2.5	2.5	Reserved Hardwoods
6	15.6	15.6	SMZ
Total Acreage: 65.3			

**Essie Mongeau Tract
 Timber Sale Map
 Section 36, T7N, R10E
 Lawrence Co. MS**

All Merchantable Timber
 (47.1 ac) is represented on
 the map by the 66'x66' grid.



LEGEND

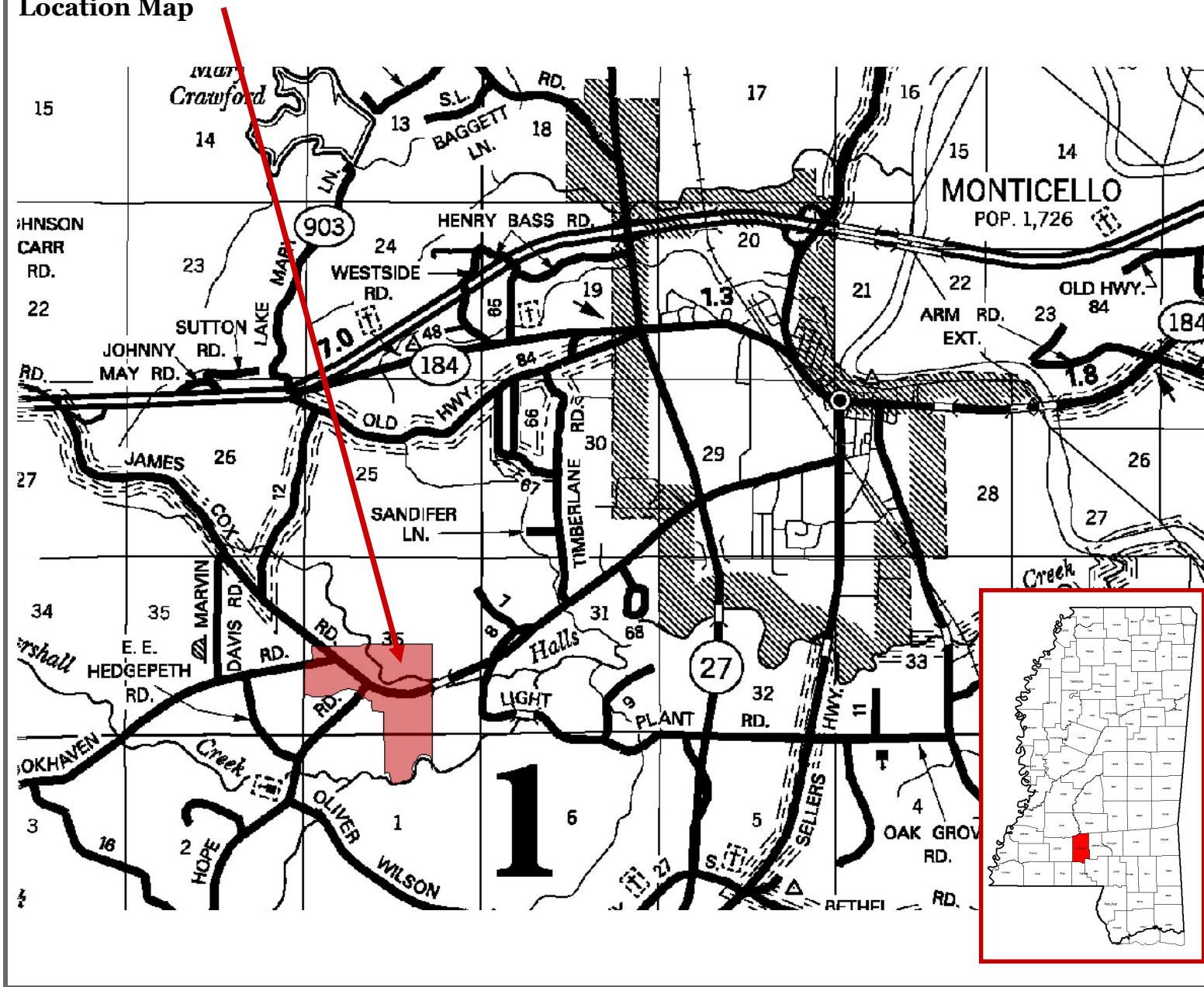
Septic Tank	STRUCTURES
Cemetery	ROADS
Boundary 30' (by Type)	'Fence Post'
'Iron Pin'	'T Post'
cco77	Teal Point
Orange Paint	Orange Flagging
peren77	Fence
PowerLine	STREAMS
STANDS	'All Merchantable'
'Cemetery'	'Reserved Hardwoods'
'SMZ'	TRACTS
LAWRENCE 20X.SID	

Scale = 1 : 330.00 (In : US Feet)

12-26-2025

Essie Mongeau Tract Timber Sale Invitation

Location Map



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