

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



### Inside This Timber Sale Invitation

Stand & Stock Table **2-3**

Tract Map **4**

Location Map **5**



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](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	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

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 (**\$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.
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

<b>Tract:</b>	1	<b>Date:</b>	12/26/2025
<b>Owner:</b>	Essie Mongeau	<b>State:</b>	Mississippi
<b>Address:</b>	Carmel-New Hope Road	<b>Section:</b>	36
<b>County:</b>	Lawrence	<b>Township:</b>	7N
<b>Latitude:</b>	31.529810	<b>Longitude:</b>	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	Product/Species	DBH	Trees	Quantity1
<b>Pine Pulpwood</b>							
<i>Loblolly Pine</i>	Inches	# Num	Tons	<b>Hardwood Palletwood</b>			
8	6	0.99		<i>Soft Hardwood</i>	Inches	# Num	Tons
10	13	4.17		14	13	7.37	
12	6	5.16		16	6	4.35	
14	13	10.63		Subtotals	14.7	19	11.7
16	13	17.70		<i>Hard Hardwood</i>	Inches		
18	6	10.08		16	6	4.31	
24	6	21.19		Subtotals	16.0	6	4.3
<b>Product Total</b>	Q.M.D.	14.9	<b>64</b>	<b>Product Total</b>	Q.M.D.	11.3	<b>26</b>
							<b>16.0</b>

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

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	
<b>Product Total</b>	Q.M.D.	22.2	<b>539</b>
			<b>1423.0</b>

Product/Species	DBH	Trees	Quantity1
<b>Hardwood Pulpwood</b>			
<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	
<b>Subtotals</b>	11.6	636	<b>226.0</b>
<i>Hard Hardwood</i>	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	
<b>Subtotals</b>	12.4	199	<b>96.6</b>
<b>Product Total</b>	Q.M.D.	11.8	<b>835</b>
			<b>322.6</b>

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
<b>Product Total</b>	Q.M.D.	21.1	<b>212</b>
			<b>258.5</b>



Arrow Gold+ GPS acreage

## Forest Pro Cruise Report - SMZ

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

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

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	Product/Species	DBH	Trees	Quantity1	
<b>Pine Pulpwood</b>				<b>Hardwood Pulpwood</b>				
<i>Loblolly Pine</i>	Inches	# Num	Tons	<i>Soft Hardwood</i>	Inches	# Num	Tons	
	6	84	9.68		8	42	6.29	
	8	452	103.93		10	63	15.98	
	10	378	145.35		12	21	7.59	
	12	95	62.94		14	11	5.18	
	14	11	11.44	Subtotals		10.2	137	35.0
<b>Product Total</b>	Q.M.D.	9.2	<b>1019</b>	<b>Product Total</b>	Q.M.D.	10.2	<b>137</b>	<b>35.0</b>

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1	
<b>Pine Chip-N-Saw</b>				<b>Hardwood Sawtimber</b>				
<i>Loblolly Pine</i>	Inches		Tons	<i>White Oak</i>	Inches		Tons	
	10	231	96.65		18	11	5.2	
	12	819	519.19	Subtotals		18.0	11	5.2
	14	483	413.20	<b>Product Total</b>	Q.M.D.	18.0	<b>11</b>	<b>5.2</b>
	16	21	24.96					
<b>Product Total</b>	Q.M.D.	12.5	<b>1554</b>	<b>Product Total</b>	Q.M.D.	18.0	<b>11</b>	<b>5.2</b>

Product/Species	DBH	Trees	Quantity1
<b>Pine Poles</b>			
<i>Loblolly Pine</i>	Inches		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
<b>Product Total</b>	Q.M.D.	12.7	<b>735</b>
			<b>545.6</b>

Product/Species	DBH	Trees	Quantity1
<b>Pine Sawtimber</b>			
<i>Loblolly Pine</i>	Inches		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
<b>Product Total</b>	Q.M.D.	16.8	<b>998</b>
			<b>1389.5</b>



**TIMBER & LAND MANAGEMENT COMPANY**  
**FORESTRY | REAL ESTATE | APPRAISALS**  
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Essie Mongeau Tract  
Timber Sale Map  
Section 36, T7N, R10E  
Lawrence Co. MS

Stand #	Acreage	Total	Description
1	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			

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

No Harvest Area (2.5 ac)  
bounded by Teal Paint

No Harvest SMZ  
(15.6 ac)

No Harvest Area (2.5 ac)  
bounded by Teal Paint

## Orange Paint

Orange Flagged  
Cemetery

12-26-2025

Scale = 1 : 330.00 (In : US Feet)

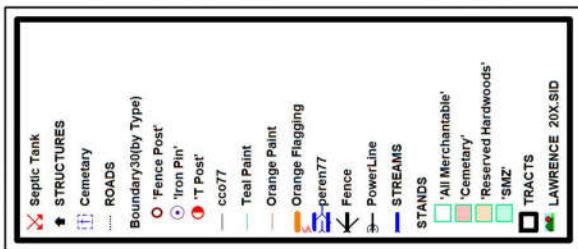
660 US Feet

330

330

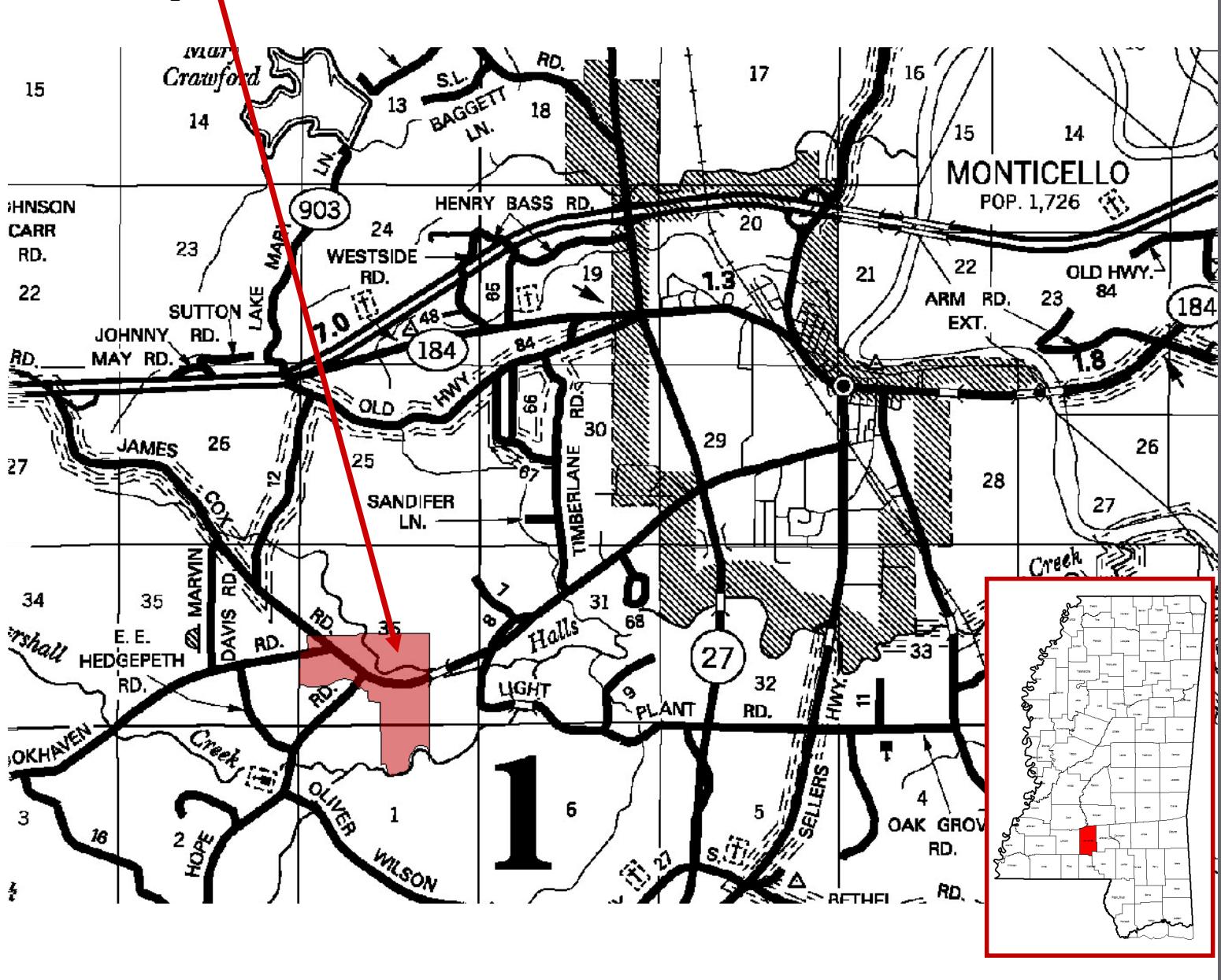
Scal = 1

## LEGEND



## **Essie Mongeau Tract Timber Sale Invitation**

## Location Map



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