

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

### Timber Sale Quick Facts

#### WHERE

**State:** Mississippi

**County:** Lincoln

**Township:** 8N

**Range:** 6E

**Sections:** 3

**Quarter Sec:** PT N2

**Lat/Long:** 31.6913 -90.5908

#### WHO

**Tract Name:** Mongeau

**Land Owner:** Essie Mongeau & Ralph Mongeau

#### WHEN

**Sale Date:** February 25th, 2026

**Sale Day:** Wednesday

**Sale Time:** 10:00 a.m.

**Sale Location:** Forest Pro LLC Office

#### WHAT

**Sale Acreage:** 99.5

**Timber Cutting Description:**

- All merchantable timber -99.5 ac

**Primary Product:** Pine, Chip-N-Saw & Sawtimber; Hardwood Pulpwood

**Cruise Type:** 1/10th acre

**Stand Age:** 22 & 75

**Estimated Months/Year-Operable:** 7.0-8.0

#### HOW

**Contract Length:** 18 months

**Bond Amount:** \$2,000.00

**Bid Type:** Lump Sum

**Special Provisions:** None

**Access:** Via Norton-Assink Road

**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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# MONGEAU & MONGEAU TRACT TIMBER SALE INVITATION

January 30, 2026

## "MIX OF PRODUCTS"

As agent for Essie Mongeau & Ralph Mongeau we invite you to submit a sealed, ***lump sum*** bid on the following described timber located on the Mongeau Tract in Lincoln County, Mississippi. The timber to be sold includes all merchantable timber on approximately 99.5 acres. The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the SMZ's and buffer zones. 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:** **Wednesday, February 25th, 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	99.5 acres
Pine Pulpwood	1,001.3 tons
Pine Chip-N-Saw	1,392.8 tons
Pine Poles	59.0 tons
Pine Sawtimber	1,641.2 tons
Hardwood Pulpwood	1,426.8 tons
Hardwood Tie/Pallet	101.5 tons
Hardwood Sawtimber	683.2 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

Tract:	1,2,3	Cruiser:	MD	Date:	12/29/2025
Owner:	Essie & Ralph Mongeau	City:	Wesson	State:	Mississippi
Address:	2525-2435 Norton Assink Rd NW	Zip:	39191	Section:	3
County:	Lincoln	Longitude:	-90.590831	Township:	8N
Latitude:	31.691318			Range:	6E

Stand:	1	Cover Type:	Nat. Pine & Hardwood	Stand Type:	PS3 & HI2
Method Type:	1/10th Ac	BUF	10	Stand Age:	22 & 75
Area(Acres):	66.6	Description:	All Merchantable	#Plots:	73

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>			
6	52	5.92		<i>Soft Hardwood</i>	Inches	# Num	Tons
8	265	55.83		14	80	39.41	
10	323	127.32		18	54	39.05	
12	109	63.44		<b>Subtotals</b>	15.7	134	78.5
14	35	26.83		<b>Hard Hardwood</b>	Inches		
16	40	47.55		14	12	7.24	Tons
18	29	43.00		16	21	15.82	
20	7	18.01		<b>Subtotals</b>	15.3	33	23.1
<b>Product Total</b>	Q.M.D.	10.6	860	<b>Product Total</b>	Q.M.D.	12.3	167
							101.5

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1
<b>Pine Chip-N-Saw</b>							
<i>Loblolly Pine</i>	Inches	# Num	Tons	<b>Hardwood Sawtimber</b>			
10	45	18.40		<i>Cherrybark Oak</i>	Inches	# Num	Tons
12	342	197.56		14	12	6.26	
14	274	213.13		16	7	6.01	
16	66	67.60		18	22	14.97	
18	7	8.74		20	31	39.35	
<b>Product Total</b>	Q.M.D.	13.1	734	22	7	10.50	
				24	59	98.04	
				26	9	17.69	
				30	9	25.63	
				32	11	36.36	
				34	12	44.19	
				<b>Subtotals</b>	23.7	179	299.00

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1
<b>Pine Poles</b>							
<i>Loblolly Pine</i>	Inches	# Num	Tons	<b>Hardwood Sawtimber</b>			
10	7	3.09		<i>Cherrybark Oak</i>	Inches	# Num	Tons
12	15	10.19		14	12	6.26	
14	37	34.04		16	7	6.01	
18	7	11.65		18	22	14.97	
<b>Product Total</b>	Q.M.D.	13.7	66	20	31	39.35	
				22	7	10.50	
				24	59	98.04	
				26	9	17.69	
				30	9	25.63	
				32	11	36.36	
				34	12	44.19	
				<b>Subtotals</b>	23.7	179	299.00

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1
<b>Pine Sawtimber</b>							
<i>Loblolly Pine</i>	Inches	# Num	Tons	<b>Hardwood Sawtimber</b>			
14	114	106.88		<i>Cherrybark Oak</i>	Inches	# Num	Tons
16	248	280.50		14	12	6.26	
18	145	210.50		16	7	6.01	
20	120	199.64		18	22	14.97	
22	120	255.31		20	31	39.35	
24	61	141.57		22	7	10.50	
26	40	121.97		24	59	98.04	
28	25	79.90		26	9	17.69	
<b>Product Total</b>	Q.M.D.	19.2	873	28	11	31.80	
				30	9	25.63	
				32	11	36.36	
				34	12	44.19	
				<b>Subtotals</b>	23.8	74	115.35

Product/Species	DBH	Trees	Quantity1	Product/Species	DBH	Trees	Quantity1
<b>Hardwood Pulpwood</b>							
<i>Soft Hardwood</i>	Inches	# Num	Tons	<b>Hardwood Palletwood</b>			
6	87	6.16		<i>Soft Hardwood</i>	Inches	# Num	Tons
8	636	84.56		14	80	39.41	
10	679	169.38		18	54	39.05	
12	561	224.90		<b>Subtotals</b>	15.7	134	78.5
14	285	167.78		<b>Hard Hardwood</b>	Inches		
16	107	84.83		<i>Cherrybark Oak</i>	Inches	# Num	Tons
18	11	15.47		14	12	6.26	
20	11	16.20		16	7	6.01	
22	9	16.68		18	22	14.97	
24	9	14.41		20	31	39.35	
<b>Subtotals</b>	11.1	2395	800.4	22	7	10.50	
<i>Hard Hardwood</i>	Inches	# Num	Tons	24	59	98.04	
6	35	2.92		26	9	17.69	
8	209	32.79		28	12	23.52	
10	175	48.41		30	11	31.80	
12	168	78.34		<b>Subtotals</b>	23.8	74	115.35
14	193	124.62		<i>White Oak</i>	Inches	# Num	Tons
16	85	72.65		14	12	14.86	
18	23	28.78		16	21	20.44	
20	9	14.32		18	54	59.34	
<b>Subtotals</b>	11.9	897	402.8	20	9	14.92	
<b>Product Total</b>	Q.M.D.	11.3	3292	<b>Subtotals</b>	19.7	106	113.81
				<i>Post Oak</i>	Inches	# Num	Tons
				22	12	18.74	
				<b>Subtotals</b>	26.0	12	18.74
				<i>Yellow Poplar</i>	Inches	# Num	Tons
				26	11	14.74	
				<b>Subtotals</b>	26.0	11	14.74
				<i>Sweet Gum</i>	Inches	# Num	Tons
				26	22	19.11	
				28	21	20.44	
				30	54	59.34	
				32	9	14.92	
				<b>Subtotals</b>	19.7	106	113.81
				<i>Sycamore</i>	Inches	# Num	Tons
				34	9	6.53	
				<b>Subtotals</b>	16.0	9	6.53
				<b>Product Total</b>	Q.M.D.	22.4	438
							622.6
				<b>Cull Products</b>		94	298.21

## Forest Pro Cruise Report - SMZ

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

**Tract:** 4 & 5  
**Owner:** Essie & Ralph Mongeau  
**Address:** 2525-2435 Norton Assink Rd NW  
**County:** Lincoln  
**Latitude:** 31.691318

**Cruiser:** MD  
**City:** Wesson  
**Zip:** 39191  
**Longitude:** -90.590831

**Date:** 12/29/2025  
**State:** Mississippi  
**Section:** 3  
**Township:** 8N  
**Range:** 6E

**Stand:** 2  
**Method Type:** 1/10th Ac  
**Area(Acres):** 32.9

**Cover Type:** BUF  
**10**  
**Description:**

**Stand Type:** PI3, PI1, MI2  
**Stand Age:** 22, 27, 65  
**#Plots:** 29

Product/Species	DBH	Trees	Quantity1
<b>Pine Pulpwood</b>			
<i>Loblolly Pine</i>	Inches	# Num	Tons
6	61	6.33	
8	428	91.11	
10	635	255.93	
12	228	135.16	
14	61	50.17	
16	41	47.78	
18	10	12.94	
20	8	13.95	
<b>Product Total</b>	Q.M.D.	<b>1472</b>	<b>613.4</b>

Product/Species	DBH	Trees	Quantity1
<b>Hardwood Pulpwood</b>			
<i>Soft Hardwood</i>	Inches	# Num	Tons
6	10	0.72	
8	75	9.84	
10	39	10.51	
12	97	40.00	
14	60	35.58	
16	8	5.81	
<b>Subtotals</b>		<b>289</b>	<b>102.5</b>
<i>Hard Hardwood</i>			
8	155	25.98	
10	103	32.92	
12	63	31.44	
14	29	19.97	
16	15	10.78	
<b>Subtotals</b>		<b>365</b>	<b>121.1</b>
<b>Product Total</b>	Q.M.D.	<b>10.8</b>	<b>654</b>

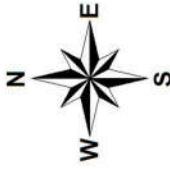
Product/Species	DBH	Trees	Quantity1
<b>Pine Chip-N-Saw</b>			
<i>Loblolly Pine</i>	Inches	# Num	Tons
10	95	38.14	
12	907	553.89	
14	291	238.00	
16	39	34.96	
18	19	22.37	
<b>Product Total</b>	Q.M.D.	<b>1351</b>	<b>887.4</b>

Product/Species	DBH	Trees	Quantity1
<b>Hardwood Sawtimber</b>			
<i>White Oak</i>	Inches	# Num	Tons
44	12	39.81	
<b>Subtotals</b>		<b>44.0</b>	<b>39.8</b>
<i>Beech</i>	Inches	# Num	Tons
28	12	13.40	
<b>Subtotals</b>		<b>28.0</b>	<b>13.4</b>
<i>Misc.</i>	Inches	# Num	Tons
16	19	7.43	
<b>Subtotals</b>		<b>16.0</b>	<b>7.4</b>
<b>Product Total</b>	Q.M.D.	<b>29.5</b>	<b>60.6</b>

**Cull Products** 12 10.7

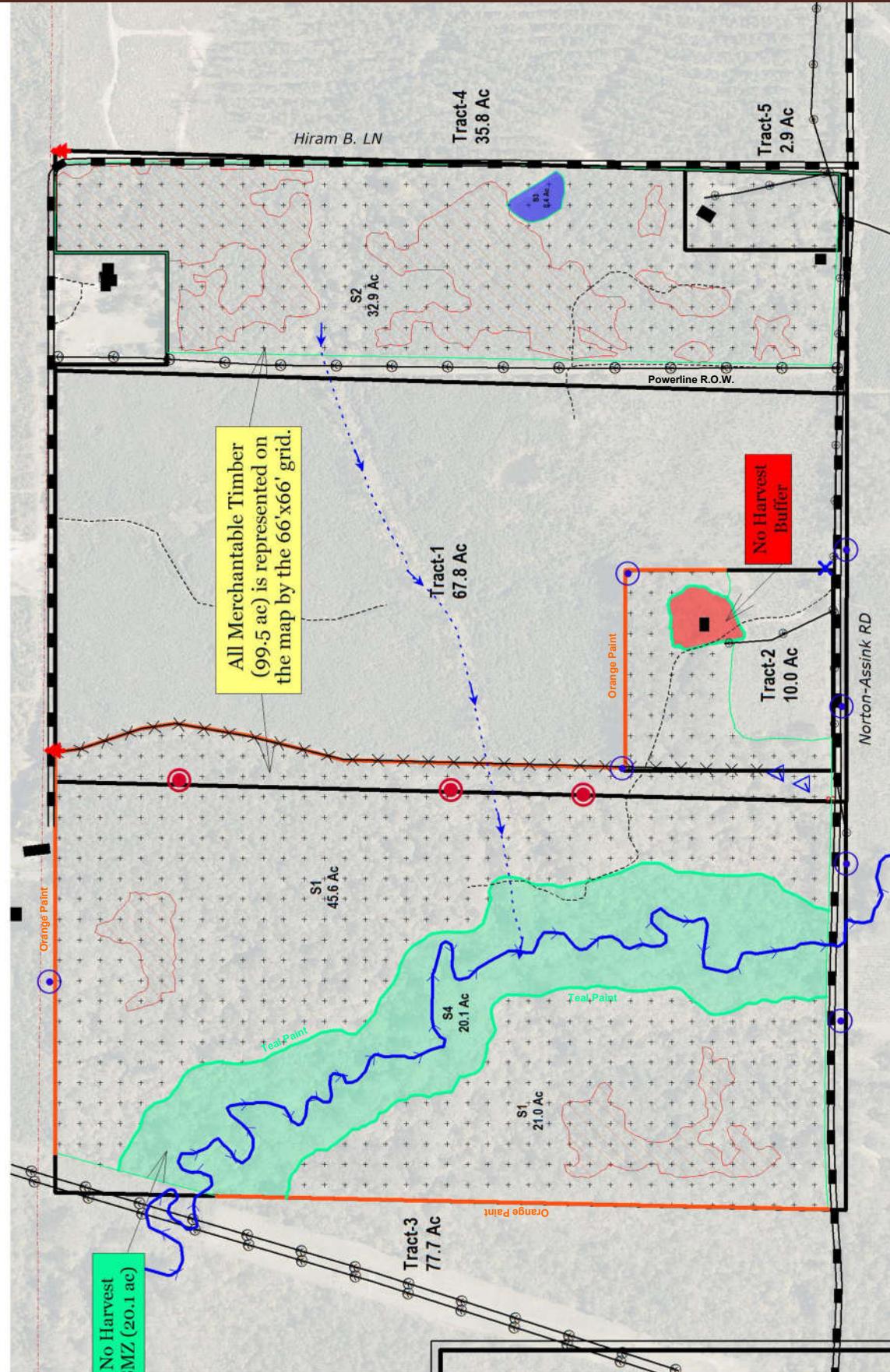
# FOREST PRO LLC.

TIMBER & LAND MANAGEMENT COMPANY  
 FORESTRY | REAL ESTATE | APPRAISALS  
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39045  
 Office 661.567.4446 • Cell 661.594.1564 • Fax 661.567.4446



Stand #	Acreage	Total	Description
1	66.6		All Merchantable
2	32.9	99.5	All Merchantable
3	0.4	0.4	H2O
5	0.8	0.8	Out
4	20.1	20.1	SMZ
<b>Total Acreage: 120.9</b>			

## Essie Mongeau & Ralph Mongeau Tracts Timber Sale Map Section 3, T8N, R6E Lincoln Co. MS

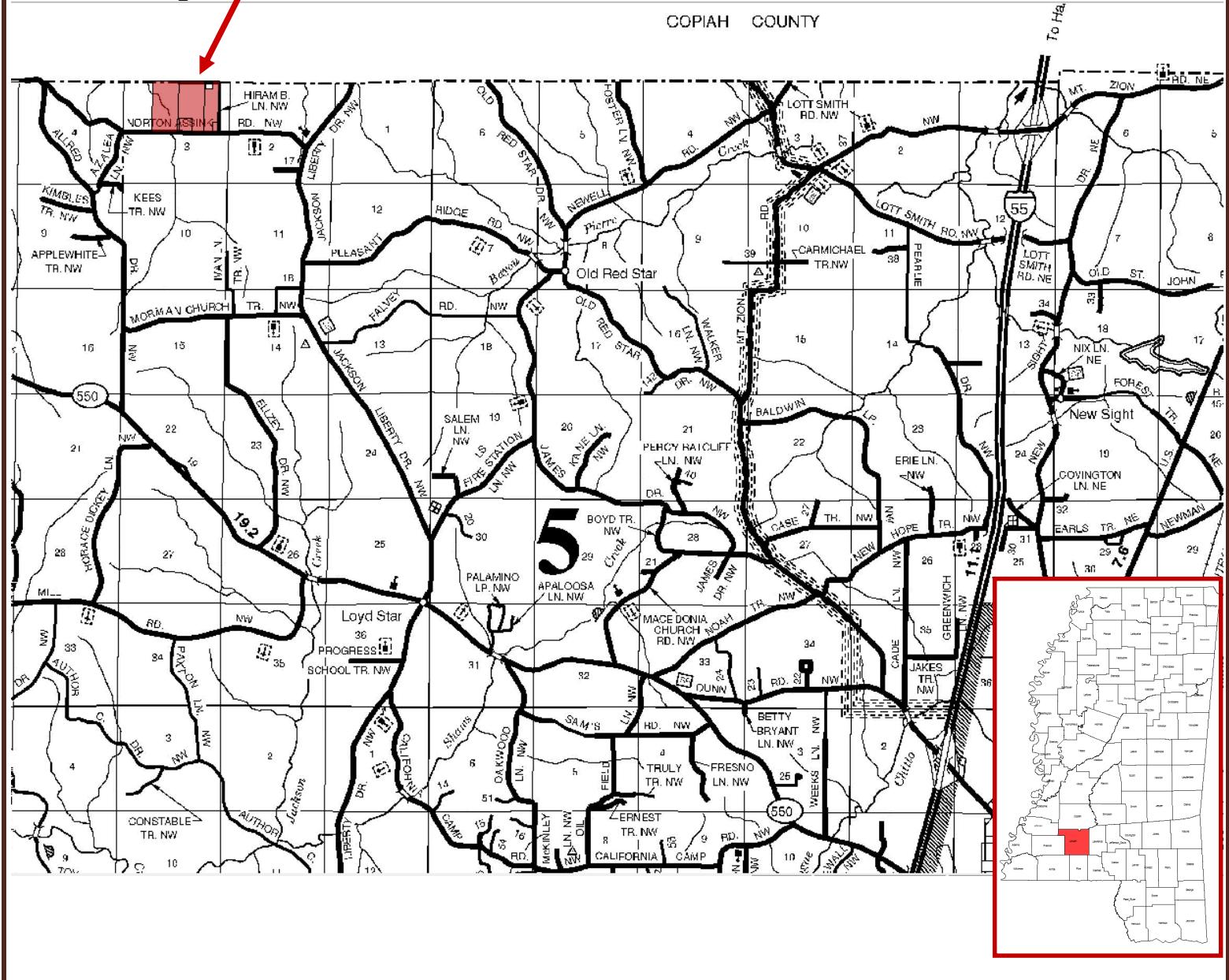


# Mongeau & Mongeau Tract Timber Sale Invitation

## Location Map

COPIAH COUNTY

To Ha



TIMBER & LAND MANAGEMENT COMPANY

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