

See this sale and other information at: 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

Stand & Stock Table	2-3
Tract Map	4
Location Map	5

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), 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

- 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.

Forest Pro Cruise Report - Clear cut Area

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

Tract: 1,2,3
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: 1
Method Type: 1/10th Ac
Area(Acres): 66.6
Cover Type: Nat. Pine & Hardwood
BUF: 10
Description: All Merchantable
Stand Type: PS3 & H12
Stand Age: 22 & 75
#Plots: 73

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly Pine	Inches	# Num	Tons
	6	52	5.92
	8	265	55.83
	10	323	127.32
	12	109	63.44
	14	35	26.83
	16	40	47.55
	18	29	43.00
	20	7	18.01
Product Total	<i>Q.M.D.</i>	860	387.9

Pine Chip-N-Saw			
Loblolly Pine	Inches	# Num	Tons
	10	45	18.40
	12	342	197.56
	14	274	213.13
	16	66	67.60
	18	7	8.74
Product Total	<i>Q.M.D.</i>	734	505.4

Pine Poles			
Loblolly Pine	Inches	# Num	Tons
	10	7	3.09
	12	15	10.19
	14	37	34.04
	18	7	11.65
Product Total	<i>Q.M.D.</i>	66	59.0

Pine Sawtimber			
Loblolly Pine	Inches	# Num	Tons
	14	114	106.88
	16	248	280.50
	18	145	210.50
	20	120	199.64
	22	120	255.31
	24	61	141.57
	26	40	121.97
	28	25	79.90
Product Total	<i>Q.M.D.</i>	873	1396.3

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	Inches	# Num	Tons
	6	87	6.16
	8	636	84.56
	10	679	169.38
	12	561	224.90
	14	285	167.78
	16	107	84.83
	18	11	15.47
	20	11	16.20
	22	9	16.68
	24	9	14.41
Subtotals	11.1	2395	800.4
Hard Hardwood	Inches	# Num	Tons
	6	35	2.92
	8	209	32.79
	10	175	48.41
	12	168	78.34
	14	193	124.62
	16	85	72.65
	18	23	28.78
	20	9	14.32
Subtotals	11.9	897	402.8
Product Total	<i>Q.M.D.</i>	3292	1203.2

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	14	80	39.41
	18	54	39.05
Subtotals	15.7	134	78.5
Hard Hardwood	Inches		Tons
	14	12	7.24
	16	21	15.82
Subtotals	15.3	33	23.1
Product Total	<i>Q.M.D.</i>	167	101.5

Hardwood Sawtimber			
Cherrybark Oak	Inches	# Num	Tons
	14	12	6.26
	16	7	6.01
	18	22	14.97
	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
Subtotals	23.7	179	299.00

So. Red Oak	Inches	# Num	Tons
	16	11	9.68
	20	12	11.80
Subtotals	18.2	23	21.48

Water Oak	Inches	# Num	Tons
	16	12	7.65
	18	12	14.33
	20	7	7.98
	24	20	30.07
	28	12	23.52
	32	11	31.80
Subtotals	23.8	74	115.35

White Oak	Inches	# Num	Tons
	20	12	14.86
	22	12	18.05
Subtotals	21.0	24	32.91

Post Oak	Inches	# Num	Tons
	26	12	18.74
Subtotals	26.0	12	18.74

Yellow Poplar	Inches	# Num	Tons
	26	11	14.74
Subtotals	26.0	11	14.74

Sweet Gum	Inches	# Num	Tons
	16	22	19.11
	18	21	20.44
	20	54	59.34
	28	9	14.92
Subtotals	19.7	106	113.81

Sycamore	Inches	# Num	Tons
	16	9	6.53
Subtotals	16.0	9	6.53
Product Total	<i>Q.M.D.</i>	438	622.6

Cull Products **94** **298.21**

Forest Pro Cruise Report - SMZ

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

Tract:	4 & 5	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:	2	Cover Type:	PI3, P11, M12
Method Type:	1/10th Ac	BUF	10
Area(Acres):	32.9	Description:	Stand Age: 22, 27, 65
			#Plots: 29

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly Pine	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
Product Total	Q.M.D. 10.3	1472	613.4

Pine Chip-N-Saw			
Loblolly Pine	Inches	# Num	Tons
	10	95	38.14
	12	907	553.89
	14	291	238.00
	16	39	34.96
	18	19	22.37
Product Total	Q.M.D. 12.6	1351	887.4

Pine Sawtimber			
Loblolly Pine	Inches	# Num	Tons
	14	107	94.78
	16	95	107.03
	18	34	43.09
Product Total	Q.M.D. 15.4	236	244.9

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	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
Subtotals	11.3	289	102.5
Hard Hardwood	Inches		Tons
	8	155	25.98
	10	103	32.92
	12	63	31.44
	14	29	19.97
	16	15	10.78
Subtotals	10.3	365	121.1
Product Total	Q.M.D. 10.8	654	223.6

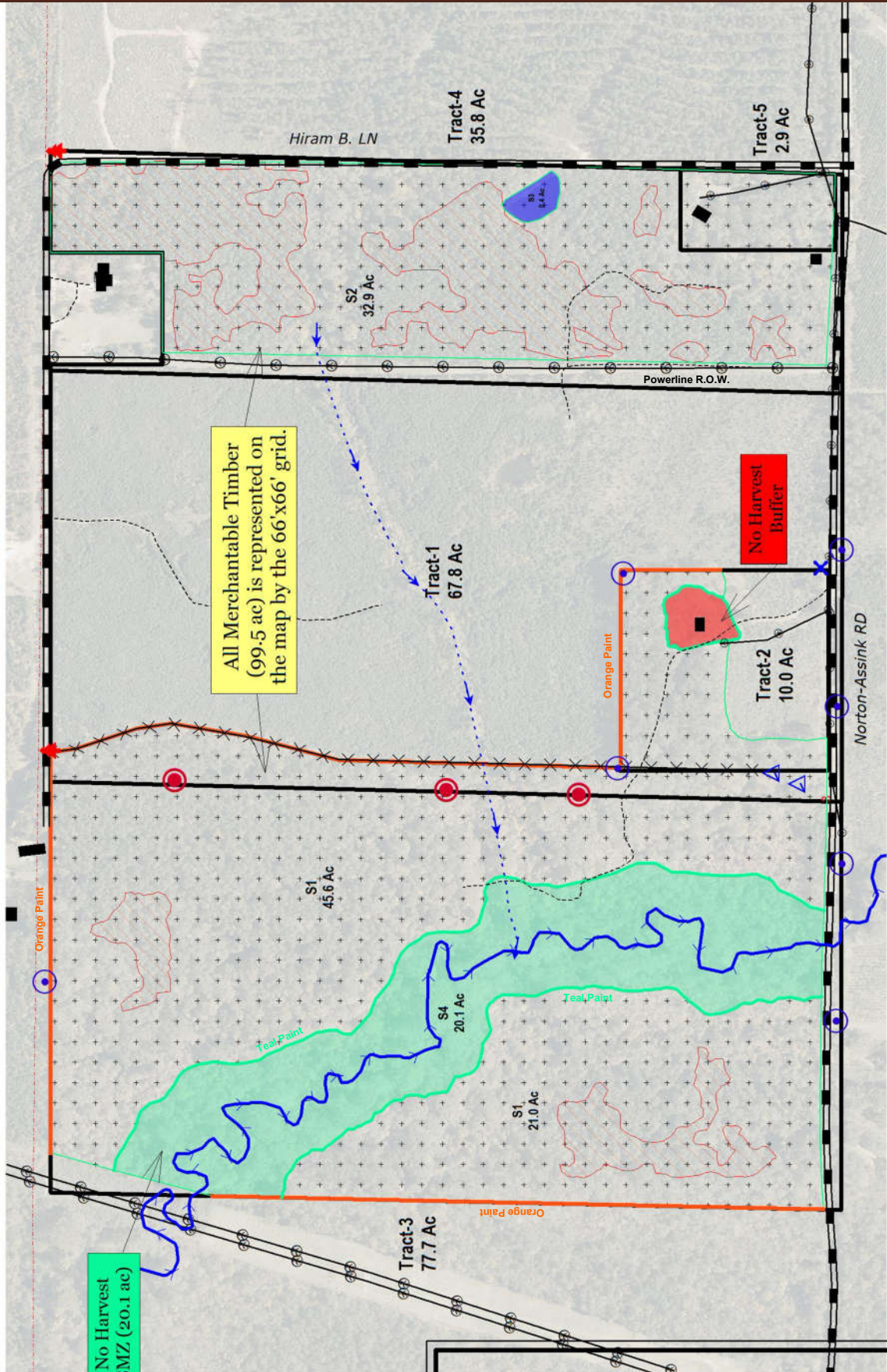
Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
White Oak	Inches	# Num	Tons
	44	12	39.81
Subtotals	44.0	12	39.8
Beech	Inches	# Num	Tons
	28	12	13.40
Subtotals	28.0	12	13.4
Misc.	Inches	# Num	Tons
	16	19	7.43
Subtotals	16.0	19	7.4
Product Total	Q.M.D. 29.5	43	60.6

Cull Products	12	10.7
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Stand #	Acreage	Total	Description
1	66.6	99.5	All Merchantable
2	32.9	0.4	H2O
3	0.4	0.8	Out
5	0.8	20.1	SMZ
4	20.1		
Total Acreage: 120.9			

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



Legend

Structures	boundary100(by Type)
well	'Fence Post'
	'Iron Pin'
	'None'
	'T Post'
	'Tree'
ROADS	
STREAMS	
cc085	
POWERLINES	
Fence	
Teal Paint	
Orange Paint	
STANDS	
'All Merchantable'	
'H2O'	
'Out'	
'SMZ'	
Drought Damage	
pls85	
TRACTS	
LINCOLN_NAIP_2021.SID	

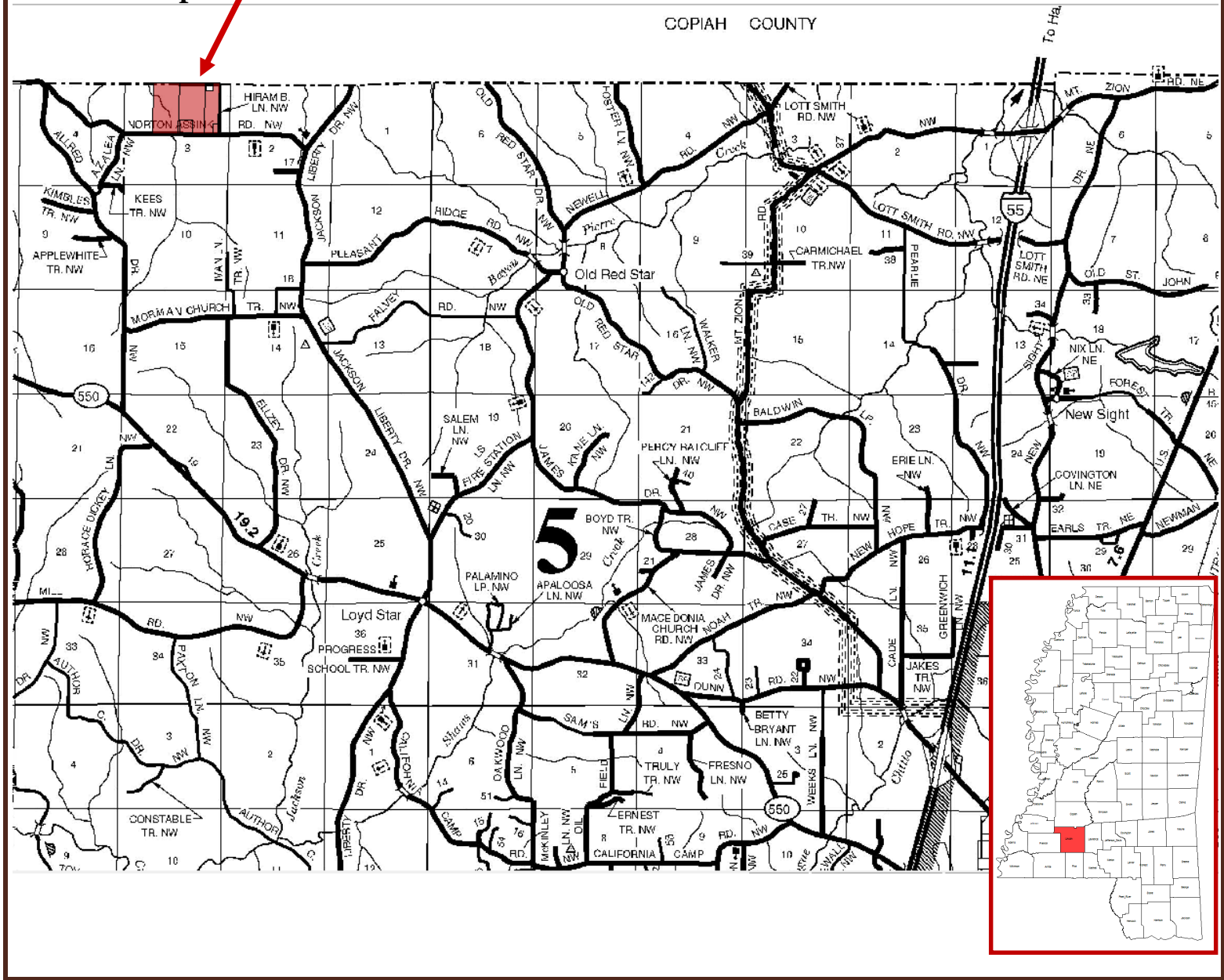
500 0 500 US Feet

Scale = 1 : 500.00 (In : US Feet)

01-21-2026

Mongeau & Mongeau Tract Timber Sale Invitation

Location Map



FOREST PRO L.L.C. 
TIMBER & LAND MANAGEMENT COMPANY
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