

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Simpson
Township: 2N
Range: 3 & 4E
Sections: 13 & 18
Quarter Sec: PT S2 NE4, PT SE NW4, PT E2 SW4, PT W2 SE4 (S13) & SW4 NW4 (S18)
Lat/Long: 32.012766, -89.944832 (T2)

WHO

Tract Name: Bryant & Faliveno
Land Owner: Jeremy Bryant & Trisha Faliveno

WHEN

Sale Date: March 13th, 2026
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 139.7
Timber Cutting Description:
 • All merchantable timber -139.7 ac.
Primary Product: Mix across all products
Cruise Type: 1/10th acre
Stand Age: 26,56,37,27

Web Soil Survey Harvest Equipment Operability Rating:

Acres	%AOI
Not Rated	128.7 91.5%
Well Suited	11.9 8.5%

Estimated Months/Year-Operable: 8.5-9.5

HOW

Contract Length: 18 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Hwy 49, Sawmill Rd, Old Braxton Rd/State Hwy 149.
Inspection: Buyers feel free to self inspect at their own convenience.

WHY

Purpose of Harvest: Income
Future Use: Timberland



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BRYANT & FALIVENO TRACT TIMBER SALE INVITATION

February 19, 2026

“3 TRACTS - MIX OF PRODUCTS”

As agent for Jeremy Bryant & Trisha Faliveno we invite you to submit a sealed, *lump sum* bid on the following described timber located on the Bryant & Faliveno Tract in Simpson County, Mississippi. The timber to be sold includes all merchantable timber on approximately 139.7 acres. The sale boundaries are designated by **orange** painted boundary lines and **teal** painted 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, March 13th, 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	139.7 acres
Pine Pulpwood	2,636.8 tons
Pine Chip-N-Saw	2,412.0 tons
Pine Sawtimber	1,525.8 tons
Hardwood Pulpwood	2,387.0 tons
Hardwood Pulpwood	274.9 tons
Hardwood Sawtimber	1,957.3 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 **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	Date:	2/12/2026
Owner:	Bryant & Faliveno	State:	Mississippi
Address:	4818-4878 US 49	Cruiser:	MD
County:	Simpson	City:	Braxton
Latitude:	32.014098	Zip:	39044
		Longitude:	-89.941103
		Section:	13 & 18
		Township:	2N
		Range:	3E & 4E

Stand:	1	Cover Type:	Natural Pine & Hardwood	Stand Type:	MI2 & HS3
Method Type:	1/10th Ac	BUF:	10	Stand Age:	26 & 58
Area(Acres):	15.7	Description:	All Merchantable	#Plots:	17

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
<i>Loblolly & Spruce Pine</i>	Inches	# Num	Tons
	6	26	2.8
	8	96	21.3
	10	26	11.6
	12	44	24.9
	14	9	4.9
	16	9	8.8
Product Total	Q.M.D. 9.8	209	74.4

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
<i>Loblolly Pine</i>	Inches		Tons
	12	17	8.3
	14	26	18.8
Product Total	Q.M.D. 13.2	44	27.1

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
<i>Loblolly Pine</i>	Inches		Tons
	20	9	14.4
Product Total	Q.M.D. 20.0	9	14.4

Product/Species	DBH	Trees	Quantity1
Spruce Pine Sawtimber			
<i>Spruce Pine</i>	Inches	# Num	Tons
	14	9	7.6
	18	19	22.0
	20	9	14.7
	30	9	39.3
Product Total	Q.M.D. 20.7	47	83.6

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	6	9	0.6
	8	197	27.1
	10	141	38.0
	12	114	42.9
	14	66	37.9
	16	47	41.4
	18	19	21.4
	20	19	28.1
	22	9	19.4
Subtotals	11.8	620	256.8
Hard Hardwood			
	Inches		Tons
	6	17	1.6
	8	72	12.9
	10	38	10.9
	12	64	31.5
	14	55	38.9
	16	27	26.9
	20	19	32.1
Subtotals	12.2	293	154.9
Product Total	Q.M.D. 11.9	913	411.7

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	16	9	7.3
Subtotals	16.0	9	7.34
Hard Hardwood			
	Inches		Tons
	14	9	5.6
Subtotals	14.0	9	5.6
Product Total	Q.M.D. 15.0	19	12.9

Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
<i>Cherrybark Oak</i>	Inches		Tons
	18	9	9.6
	20	18	26.8
	22	28	44.5
	24	19	33.5
	26	9	19.1
Subtotals	22.1	83	133.5
<i>Water Oak</i>			
	Inches		Tons
	18	28	25.3
	20	28	38.0
	22	19	33.0
	24	47	81.4
	26	9	21.5
	28	28	75.0
	32	9	33.4
Subtotals	23.6	170	307.5
<i>White Oak</i>			
	Inches		Tons
	16	9	6.3
	20	9	12.2
	22	9	15.0
	28	9	23.2
Subtotals	21.8	37	56.7
<i>Yellow Poplar</i>			
	Inches		Tons
	18	9	11.4
	20	9	12.7
	22	19	33.3
	26	9	20.3
	28	9	23.9
	30	9	27.7
Subtotals	24.1	66	129.4
Miscellaneous			
	Inches		Tons
	16	18	13.12
	18	9	7.11
	20	9	13.96
	26	9	12.8
Subtotals	19.6	46	47.0
Product Total	Q.M.D. 22.8	402	674.1

Forest Pro Cruise Report - SMZ

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

Tract:	2	Date:	2/12/2026
Owner:	Bryant & Faliveno	Cruiser:	MD
Address:	300-318 Sawmill Rd	City:	Braxton
County:	Simpson	Zip:	39044
Latitude:	32.012766	Longitude:	-89.944832
		State:	Mississippi
		Section:	13 & 18
		Township:	2N
		Range:	3E & 4E

Stand:	2	Cover Type:	Natural Pine & Hardwood	Stand Type:	MS2 & PI3
Method Type:	1/10th Ac	BUF:	10	Stand Age:	37
Area(Acres):	25.7	Description:	All Merchantable	#Plots:	19

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly Pine	Inches	# Num	Tons
	6	26	2.75
	8	337	74.06
	10	173	65.76
	12	54	33.47
	14	53	52.13
	18	14	20.10
	20	14	22.51
Product Total	Q.M.D.	10.1	671 270.8

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
Loblolly Pine	Inches	# Num	Tons
	10	27	11.18
	12	361	215.74
	14	146	126.40
	16	40	43.87
Product Total	Q.M.D.	12.8	574 397.2

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
Loblolly Pine	Inches	# Num	Tons
	14	94	82.69
	16	134	152.98
	18	40	66.45
	20	13	14.51
	22	40	99.83
	26	14	45.83
	28	14	58.68
Product Total	Q.M.D.	17.8	349 521.0

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	Inches	# Num	Tons
	6	68	5.09
	8	299	34.93
	10	190	47.54
	12	109	37.60
	14	95	53.73
	16	81	70.35
Subtotals	10.7	841	249.2
Hard Hardwood			
	Inches	# Num	Tons
	6	81	7.60
	8	54	9.26
	10	109	31.74
	12	55	27.15
	14	41	26.40
	16	14	13.87
	18	14	15.79
Subtotals	10.6	367	131.8
Product Total	Q.M.D.	10.6	1208 381.1

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	14	27	14.73
	16	14	7.76
Subtotals	14.7	41	22.49
Hard Hardwood			
	Inches	# Num	Tons
	14	14	6.81
	16	27	18.31
Subtotals	15.4	41	25.12
Product Total	Q.M.D.	12.7	82 47.6

Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
Cherrybark Oak	Inches	# Num	Tons
	18	27	22.3
Subtotals	18.0	27	22.3
Water Oak			
	Inches	# Num	Tons
	34	14	54.7
Subtotals	34.0	14	54.7
White Oak			
	Inches	# Num	Tons
	18	14	9.5
	20	14	17.6
	26	14	20.6
Subtotals	21.6	41	47.6
Post Oak			
	Inches	# Num	Tons
	16	14	8.4
	18	14	9.5
Subtotals	17.0	27	17.9
Yellow Poplar			
	Inches	# Num	Tons
	16	14	9.0
Subtotals	16.0	14	9.0
Sweet Gum			
	Inches	# Num	Tons
	18	14	12.8
	22	14	23.7
	30	14	40.8
Subtotals	23.9	41	77.3
Misc.			
	Inches	# Num	Tons
	16	41	31.5
	24	14	12.3
Subtotals	18.3	55	43.8
Product Total	Q.M.D.	21.1	218 272.6

Forest Pro Cruise Report - Other

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

Tract: 3	Cruiser: MD	Date: 2/12/2026
Owner: Bryant & Faliveno	City: Braxton	State: Mississippi
Address: 2851 Hwy 149	Zip: 39044	Section: 13
County: Simpson	Longitude: -89.947513	Township: 2N
Latitude: 32.011785		Range: 3E

Stand: 3	Cover Type: Natural Pine & Hardwood	Stand Type: PP4 & H12
Method Type: 1/10th Ac	BUF: 10	Stand Age: 28
Area(Acres): 98.3	Description: All Merchantable	#Plots: 63

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
<i>Loblolly & Spruce Pine</i>	Inches	# Num	Tons
	6	579	63.27
	8	1843	403.65
	10	1624	643.97
	12	679	414.67
	14	288	258.16
	16	253	299.43
	18	85	139.50
	20	39	69.01
Product Total	Q.M.D. 10.2	5391	2291.7

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	10	268	110.53
	12	1257	778.78
	14	797	640.98
	16	412	435.00
	18	19	22.48
Product Total	Q.M.D. 13.1	2753	1987.8

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
<i>Loblolly Pine</i>	Inches	# Num	Tons
	14	72	62.72
	16	294	306.80
	18	153	202.88
	20	112	179.56
	22	28	55.32
	26	16	57.10
	32	3	5.39
Product Total	Q.M.D. 17.6	677	869.8

Product/Species	DBH	Trees	Quantity1
Spruce Pine Sawtimber			
<i>Spruce Pine</i>	Inches	# Num	Tons
	22	16	19.7
	26	16	17.3
Product Total	Q.M.D. 24.1	31	37.0

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	6	110	8.81
	8	976	135.10
	10	597	148.12
	12	455	182.80
	14	329	188.96
	16	131	104.63
	18	10	10.44
Subtotals	10.6	2607	778.9
<i>Hard Hardwood</i>	Inches	# Num	Tons
	6	47	4.06
	8	423	65.23
	10	313	92.58
	12	438	195.38
	14	470	315.64
	16	141	122.12
	18	16	20.45
Subtotals	11.8	1847	815.5
Product Total	Q.M.D. 11.1	4454	1594.3

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
<i>Soft Hardwood</i>	Inches	# Num	Tons
	14	16	7.85
	16	44	26.11
Subtotals	15.5	59	33.96
<i>Hard Hardwood</i>	Inches	# Num	Tons
	12	16	6.61
	14	141	85.69
	16	125	88.09
Subtotals	14.8	282	180.39
Product Total	Q.M.D. 14.6	341	214.3

Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
<i>Cherrybark & Nutall Oak</i>	Inches	# Num	Tons
	20	16	17.6
	22	16	26.6
Subtotals	21.0	31	44.2
<i>So. Red Oak</i>	Inches	# Num	Tons
	16	78	58.2
	18	157	122.8
	20	78	88.4
	22	16	16.4
	24	16	29.5
Subtotals	18.6	344	315.3

Product/Species	DBH	Trees	Quantity1
<i>Water Oak</i>	Inches	# Num	Tons
	16	47	37.7
	18	31	33.1
	20	16	22.4
	22	16	20.6
	26	20	42.2
Subtotals	19.6	130	156.1

Product/Species	DBH	Trees	Quantity1
<i>White Oak</i>	Inches	# Num	Tons
	14	16	7.4
	18	78	56.2
	20	94	95.0
	22	31	41.4
	24	31	49.7
	26	31	53.0
Subtotals	20.7	282	302.7

Product/Species	DBH	Trees	Quantity1
<i>Post Oak</i>	Inches	# Num	Tons
	16	47	37.7
	18	63	62.5
	20	16	16.8
Subtotals	17.5	125	117.0

Product/Species	DBH	Trees	Quantity1
<i>Black Cherry</i>	Inches	# Num	Tons
	20	16	10.6
Subtotals	20.0	16	10.6

Product/Species	DBH	Trees	Quantity1
<i>Sweet Gum</i>	Inches	# Num	Tons
	16	16	15.3
Subtotals	16.0	16	15.3

Product/Species	DBH	Trees	Quantity1
<i>Hickory</i>	Inches	# Num	Tons
	16	16	8.7
	26	16	30.3
Subtotals	21.6	31	39.0

Product/Species	DBH	Trees	Quantity1
<i>Ash</i>	Inches	# Num	Tons
	18	16	10.3
Subtotals	18.0	16	10.3

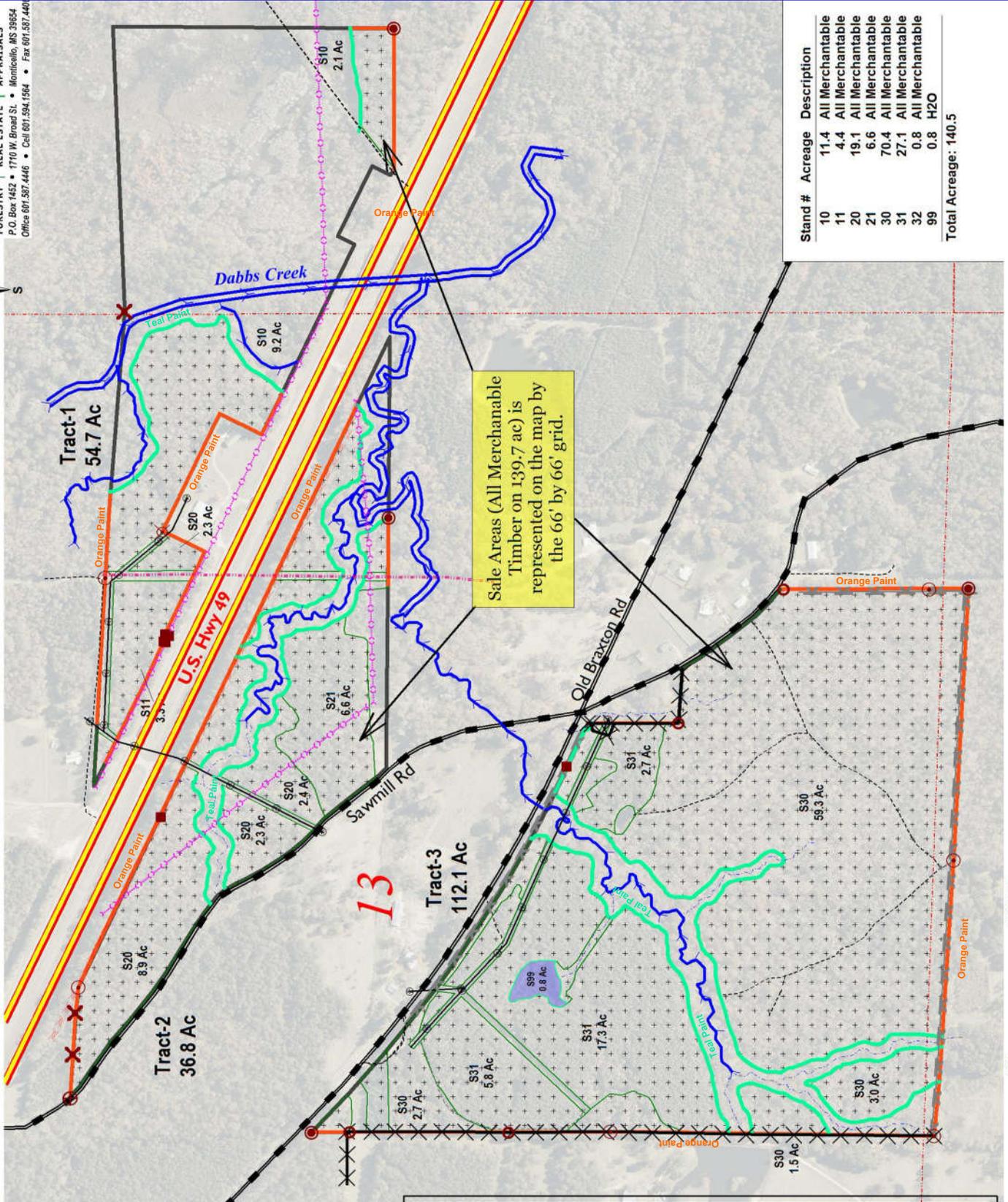
Product Total	Q.M.D. 19.3	959	966.4
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**Bryant & Faiveno Tract
Timber Sale Map
Section 13, T2N, R3E
Section 18. T2N, R4E
Simpson Co. MS**



Arrow Gold+ GPS acreage



Legend

	Boundary_Monuments(by Name1)
	'Cement ROW'
	'Fence Post'
	'Iron Pin'
	'Iron Pipe'
	'Iron Rod'
	'PK Nail'
	'T Post'
	FENCES
	PARTIAL FENCES
	PIPELINES
	POWERLINES
	ROADS
	Fiber Optic
	Phone Line
	STREAMS(by Type)
	'Ephemeral'
	'Intermittent'
	'Perennial'
	cc0127(by CLASS)
	6
	pr1127(by CLASS)
	2
	Teal Paint
	Orange Paint
	STANDS
	pls127
	TRACTS
	SIMPSON_NAIP_2021.SID

Stand #	Acreage	Description
10	11.4	All Merchantable
11	4.4	All Merchantable
20	19.1	All Merchantable
21	6.6	All Merchantable
30	70.4	All Merchantable
31	27.1	All Merchantable
32	0.8	All Merchantable
99	0.8	H2O
Total Acreage: 140.5		

660 0 US Feet

Scale = 1 : 660.00 (In : US Feet)

02-19-2026

