

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Marion
Township: 5N
Range: 12E
Sections: 22, 26 & 27
Quarter Sec: PT SE4 SE4 (S22) & PT NE4; PT W2 SE4(S27) & PT SW4 NW4 (S26)
Lat/Long: 31.3725/-89.9806

WHO

Tract Name: Branton Estate
Land Owner: Branton Estate LLC & David Branton (Individually)

WHEN

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

WHAT

Sale Acreage: 76.2 + blue marked
Timber Cutting Description:
 • All merchantable timber -76.2 ac
 • Blue Marked Trees, as located on sale map

Primary Product: Large Pine Sawtimber
Cruise Type: 1/10th acre
Stand Age: 80+

Web Soil Survey Harvest Equipment

Operability Rating: Acres %AQI
 Not Rated 36.7 48.1%
 Well Suited 39.6 51.9%

Estimated Months/Year-Operable: 7.5-8.5

HOW

Contract Length: 18 months
Bond Amount: \$3,000.00
Bid Type: Lump Sum
Special Provisions: None
Access: Via Hwy 587
Inspection: Buyers feel free to self inspect at their own convenience.

WHY

Purpose of Harvest: Income
Future Use: Timberland



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BRANTON ESTATE TIMBER SALE INVITATION

March 13, 2026

“MONSTER LOGS”

As agent for the Branton Estate LLC & David Branton (Individually) we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Branton Estate in Marion County, Mississippi. The timber to be sold includes all merchantable timber on approximately 76.2 acres, and designated **blue** marked trees whose location is shown on the timber sale map. The sale boundaries are designated by **orange** painted boundary lines and **teal** painted sale lines. This timber is further designated by the included 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, April 10th, 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	76.2 acres + Blue marked
Pine Pulpwood	195.1 tons
Pine Chip-N-Saw	178.0 tons
Pine Poles	54.6 tons
Pine Sawtimber	5,284.2 tons
Hardwood Pulpwood	923.4 tons
Hardwood Palletwood	22.8 tons
Hardwood Sawtimber	500.0 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 **(\$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.
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 1 & 2, Means, Total By DBH, Product and Species

Tract:	1	Cruiser:	MD	Date:	2/16/2026
Owner:	Branton Estate LLC & David Branton	City:	Foxworth	State:	Mississippi
Address:	2775-2715 MS 587	Zip:	39483	Section:	22, 26, & 27
County:	Marion	Longitude:	-89.97988	Township:	5N
Latitude:	31.370922			Range:	12E

Stand:	1	Cover Type:	Natural Pine	Stand Type:	PS2
Method Type:	1/10 th	BUF:	10	Stand Age:	80+
Area(Acres):	76.2	Description:	All Merchantable	#Points:	76

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly, Slash. & Spruce Pine</i>	Inches		Tons	Basal Area
	6	44	4.34	8.66
	8	210	39.00	64.74
	10	115	42.78	57.99
	12	51	30.42	37.50
	14	62	49.80	60.39
	16	31	28.74	42.06
Product Total	<i>Q.M.D.</i>	10.3	514	195.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
<i>Loblolly & Slash Pine</i>	Inches		Tons	Basal Area
	10	35	14.08	19.05
	12	136	73.91	96.01
	14	100	79.73	95.25
	16	10	10.28	12.52
Product Total	<i>Q.M.D.</i>	12.7	281	178.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Poles				
<i>Loblolly & Slash Pine</i>	Inches		Tons	Basal Area
	12	35	33.01	33.47
	14	17	21.59	21.43
Product Total	<i>Q.M.D.</i>	12.7	52	54.6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly & Slash Pine</i>	Inches		Tons	Basal Area
	14	116	110.57	124.12
	16	237	294.52	315.37
	18	203	339.51	337.00
	20	174	377.08	357.82
	22	138	358.97	347.99
	24	266	901.96	807.73
	26	141	557.03	496.90
	28	104	508.11	426.89
	30	116	646.32	554.10
	32	42	278.06	235.85
	34	21	158.66	149.25
	36	52	391.46	322.98
Product Total	<i>Q.M.D.</i>	23.0	1613	4922.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
<i>Spruce Pine</i>	Inches		Tons	Basal Area
	18	10	9.59	15.45
	30	11	60.76	51.82
Product Total	<i>Q.M.D.</i>	25.0	20	70.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
<i>Soft Hardwood</i>	Inches		Tons	Basal Area
	18	9	8.56	13.76
Subtotals	18.0	9	8.6	13.8
<i>Hard Hardwood</i>	Inches		Tons	Basal Area
	14	11	5.27	9.73
	16	10	8.96	13.68
Subtotals	15.0	20	14.2	23.4
Product Total	<i>Q.M.D.</i>	16.0	29	37.2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>	Inches		Tons	Basal Area
	6	42	3.20	8.30
	8	333	45.14	106.28
	10	223	50.66	112.51
	12	186	66.98	134.06
	14	182	108.87	190.02
	16	107	87.02	139.16
	18	30	30.42	48.78
	20	11	16.97	20.87
Subtotals	11.6	1113	409.3	760.0
<i>Hard Hardwood</i>	Inches		Tons	Basal Area
	8	201	29.90	62.50
	10	213	54.62	104.70
	12	226	100.18	168.22
	14	237	150.60	235.33
	16	136	124.55	176.14
	18	29	36.95	50.09
	20	11	17.32	20.79
Subtotals	12.4	1053	514.1	817.8
Product Total	<i>Q.M.D.</i>	9.9	2167	923.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
<i>Cherrybark Oak</i>	Inches		Tons	Basal Area
	22	11	15.00	25.50
	26	11	27.99	39.08
	28	11	30.12	41.98
Subtotals	25.5	32	73.1	106.6
<i>Water Oak</i>	Inches		Tons	Basal Area
	16	31	23.16	42.73
	18	53	44.66	88.83
	20	52	60.02	109.98
	22	10	17.79	26.93
	24	20	37.13	61.47
	26	21	45.68	75.22
	28	10	29.21	43.62
Subtotals	20.7	198	257.7	448.8
<i>White Oak</i>	Inches		Tons	Basal Area
	16	21	15.94	29.48
	18	42	32.73	70.81
	20	11	9.16	20.79
	22	11	8.76	27.87
	24	42	76.82	127.25
Subtotals	20.4	127	143.4	276.2
<i>Sw. Chestnut Oak</i>	Inches		Tons	Basal Area
	16	11	8.00	14.80
	18	11	9.07	16.71
Subtotals	17.0	21	17.1	31.5
<i>Post Oak</i>	Inches		Tons	Basal Area
	22	11	8.76	27.87
Subtotals	22.0	11	8.8	27.9
Product Total	<i>Q.M.D.</i>	20.9	388	500.0

Forest Pro Cruise Report - Blue Marked Trees

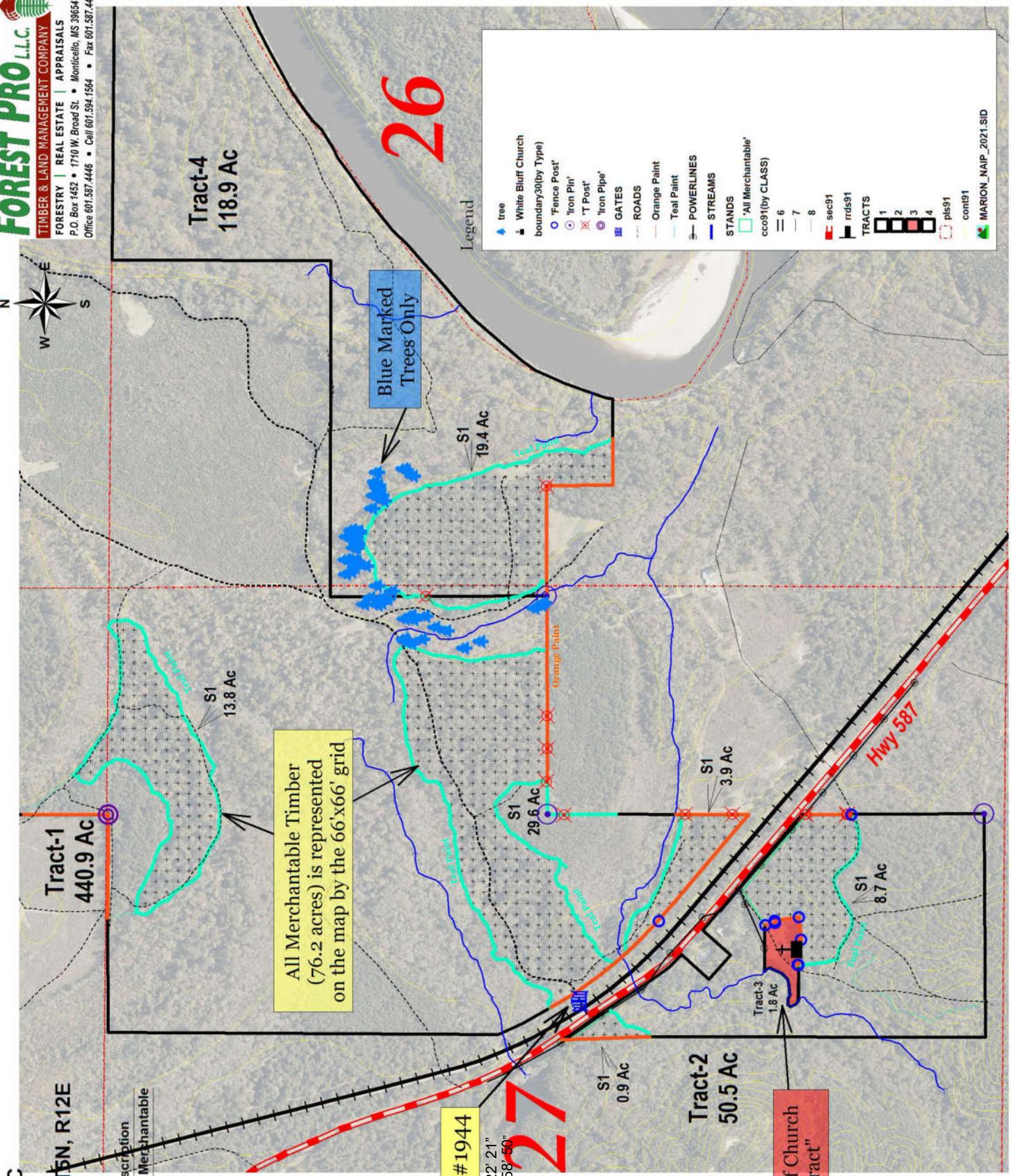
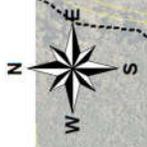
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Address:	2775-2715 MS 587	Zip:	39483	Section:	22, 26, & 27
County:	Marion	Longitude:	-89.97988	Township:	5N
Latitude:	31.370922			Range:	12E

Stand:	2	Cover Type:	Natural Pine	Stand Type:	PS3
Method Type:	100%	BAF:	1	Stand Age:	90+
Area(Acres):	1	Description:	Blue Marked Trees Only	#Points:	2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly Pine	Inches		Tons	Basal Area
	20	1	1.10	2.18
	22	1	2.99	2.64
	24	8	26.32	24.11
	26	13	52.87	46.26
	28	10	48.52	41.86
	30	10	56.14	47.80
	32	7	44.91	38.75
	34	1	7.02	6.31
	36	2	14.01	13.75
	38	4	33.35	31.09
Product Total	Q.M.D.	29.0	57	287.2
			254.8	

Product/Species	DBH	#Trees	Quantity1	Quantity2
Spruce Pine Sawtimber				
Spruce Pine	Inches		Tons	Basal Area
	28	1	4.36	3.98
Product Total	Q.M.D.	28.0	1	4.4
			4.0	



Branton Estate LLC
 Timber Sale Map
 Sections 26 & 27, T5N, R12E
 Marion Co. MS

Stand #	Acres	Description
1	76.2	All Merchantable
Total Acres:		76.2

All Merchantable Timber
 (76.2 acres) is represented
 on the map by the 66'x66' grid

Gate #1944
 N 31° 22' 21"
 W 89° 58' 50"

White Bluff Church
 "Out Tract"

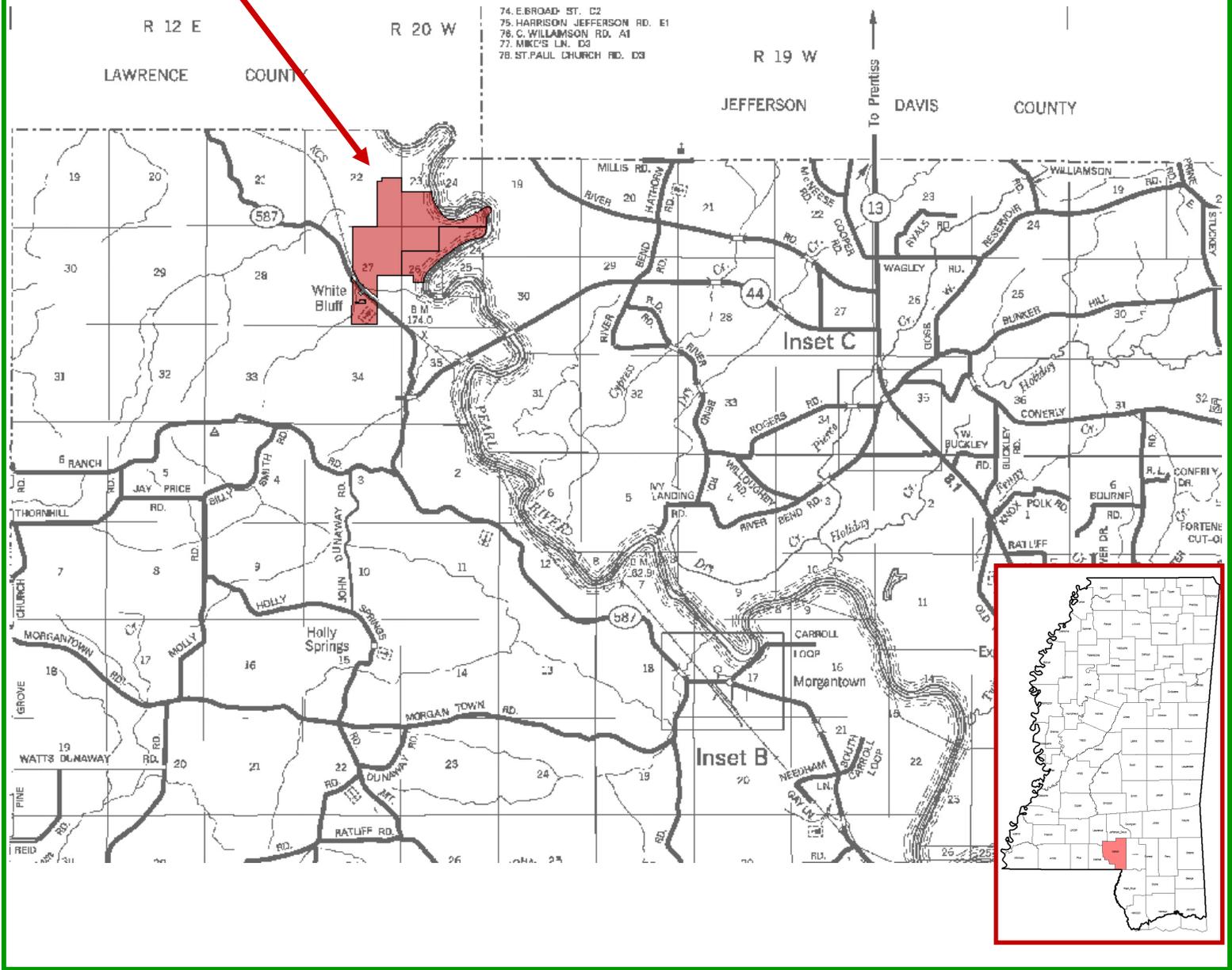


Scale = 1 : 800.00 (In : US Feet)

03-05-2026

Branton Estate Timber Sale Invitation

Location Map



FOREST PRO L.L.C. 

TIMBER & LAND MANAGEMENT COMPANY

FORESTRY | REAL ESTATE | APPRAISALS

P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654