

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

Timber Sale Quick Facts

WHERE

State: Mississippi
County: Lawrence
Township: 8N
Range: 20W
Sections: 17 & 20
Quarter Sec: PT S2 S2 (S17) & PT E2 NW4, PT NW4 NE4, PT NE4 SW4 (S20)
Lat/Long: 31.6578, -90.0238

WHO

Tract Name: Stephens Family Land Trust
Land Owner: Thomas Stephens & Gregory Stephens

WHEN

Sale Date: May 27th, 2026
Sale Day: Wednesday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 134.2
Timber Cutting Description:
 • All merchantable timber -134.2 ac
Primary Product: Pine Sawtimber & Hardwood Pulpwood
Cruise Type: 1/10th acre
Stand Age: 50+

Web Soil Survey Harvest Equipment Operability Rating:

Acres	%AOI
Moderately Suited	67.5 50.3%
Well Suited	66.7 49.7%

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 Herrington Lane off Stephens Cemetery Rd. Gate Code #7821.
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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- Tract Map **3**
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STEPHENS FAMILY LAND TRUST TIMBER SALE INVITATION

May 4, 2026

“OLDER AGE CLASS”

As agent for Thomas Stephens & Gregory Stephens we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Stephens Family Land Trust in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 134.2 acres. The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the SMZ's (not included). 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, May 27th, 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	134.2 acres
Pine Pulpwood	884.2 tons
Pine Chip-N-Saw	1,246.4 tons
Pine Poles	112.7 tons
Pine Sawtimber	5,589.4 tons
Hardwood Pulpwood	2,062.1 tons
Hardwood Tie & Pallet	275.6 tons
Hardwood Sawtimber	1,475.3 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.
- Timber access route is highlighted on the timber sale map.

Forest Pro Cruise Report - Clear cut Area

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

Tract: 1
Owner: Stephens Family Land Trust
Address: 687 Stephens Cemetery Rd
County: Lawrence
Latitude: 31.657844

Date: 4/28/2026
State: Mississippi
Section: 17 & 20
Township: 8N
Range: 20W

Stand: 1
Method Type: 1/10th Ac
Area(Acres): 134.2
Product/Species: 134.2
Cover Type: Natural Pine & Nat. Hardwood
Description: All Merchantable
Stand Type: PS3 & MS2
Stand Age: 50+
#Plots: 91

Product/Species	DBH	Trees	Quantity1
Pine Pulpwood			
Loblolly & Spruce Pine	Inches	# Num	Tons
	6	45	5.0
	8	494	109.3
	10	434	167.7
	12	210	123.6
	14	165	141.2
	16	135	159.9
	18	60	104.3
	20	15	35.8
	22	15	37.4
Product Total	Q.M.D.	11.5	1572
			884.2

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	14	120	57.5
	16	45	35.9
Subtotals	14.6	165	93.46
Hardwood	Inches		Tons
	14	135	72.2
	16	105	69.4
	18	45	40.6
Subtotals	15.4	284	182.1
Product Total	Q.M.D.	15.1	449
			275.6

Product/Species	DBH	Trees	Quantity1
Pine Chip-N-Saw			
Loblolly Pine	Inches	# Num	Tons
	10	120	47.2
	12	884	542.4
	14	704	585.2
	16	60	71.5
Product Total	Q.M.D.	12.9	1768
			1246.4

Product/Species	DBH	Trees	Quantity1
Hardwood Pulpwood			
Soft Hardwood	Inches	# Num	Tons
	6	149	11.4
	8	1227	163.2
	10	838	198.7
	12	658	262.6
	14	374	206.4
	16	90	69.3
	18	15	18.6
	20	30	41.6
Subtotals	10.5	3381	971.8
Hardwood	Inches		Tons
	6	90	8.3
	8	478	74.3
	10	374	112.0
	12	489	225.5
	14	389	265.7
	16	224	200.0
	18	60	76.1
	20	45	70.9
	22	30	57.6
Subtotals	12.3	2178	1090.2
Product Total	Q.M.D.	11.2	5559
			2062.1

Product/Species	DBH	Trees	Quantity1
Pine Poles			
Loblolly Pine	Inches	# Num	Tons
	10	15	6.2
	12	75	46.0
	14	45	42.6
	16	15	17.8
Product Total	Q.M.D.	12.9	150
			112.7

Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	6	90	8.3
	8	478	74.3
	10	374	112.0
	12	489	225.5
	14	389	265.7
	16	224	200.0
	18	60	76.1
	20	45	70.9
	22	30	57.6
Subtotals	12.3	2178	1090.2
Product Total	Q.M.D.	11.2	5559
			2062.1

Product/Species	DBH	Trees	Quantity1
Pine Sawtimber			
Loblolly Pine	Inches	# Num	Tons
	14	390	363.2
	16	1154	1364.9
	18	629	943.6
	20	509	962.8
	22	270	620.3
	24	210	564.4
	26	150	478.1
	28	60	226.9
	30	15	65.2
Product Total	Q.M.D.	18.8	3385
			5589.4

Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
So. Red Oak	Inches	# Num	Tons
	16	60	39.0
	18	60	56.8
	20	45	47.7
	22	45	56.2
	24	30	51.2
	26	15	18.5
Subtotals	20.0	254	269.5
Water Oak	Inches		Tons
	16	45	27.0
	18	45	37.2
	20	45	54.5
	24	30	47.4
	28	15	39.7
	32	15	26.3
Subtotals	21.3	194	232.1
Post Oak	Inches		Tons
	18	45	26.2
	24	15	23.7
Subtotals	19.7	60	49.9
White Oak	Inches		Tons
	14	15	8.6
	16	120	77.1
	18	224	175.9
	20	149	151.7
	22	45	47.9
	24	90	161.4
Subtotals	19.3	642	622.5
Yellow Poplar	Inches		Tons
	16	45	30.4
	18	45	40.3
	20	75	82.7
	22	15	22.2
Subtotals	18.8	179	175.6
Sweet Gum	Inches		Tons
	16	15	13.1
	18	30	31.5
	22	15	19.1
Subtotals	18.6	60	63.7
Misc. Hardwood	Inches		Tons
	16	45	37.1
	18	45	24.8
Subtotals	17.0	90	61.9
Product Total	Q.M.D.	19.0	971
			910.0

Product/Species	DBH	Trees	Quantity1
Spruce Pine Sawtimber			
Spruce Pine	Inches	# Num	Tons
	18	45	56.5
	20	15	18.4
	24	15	22.8
Product Total	Q.M.D.	19.7	75
			97.7

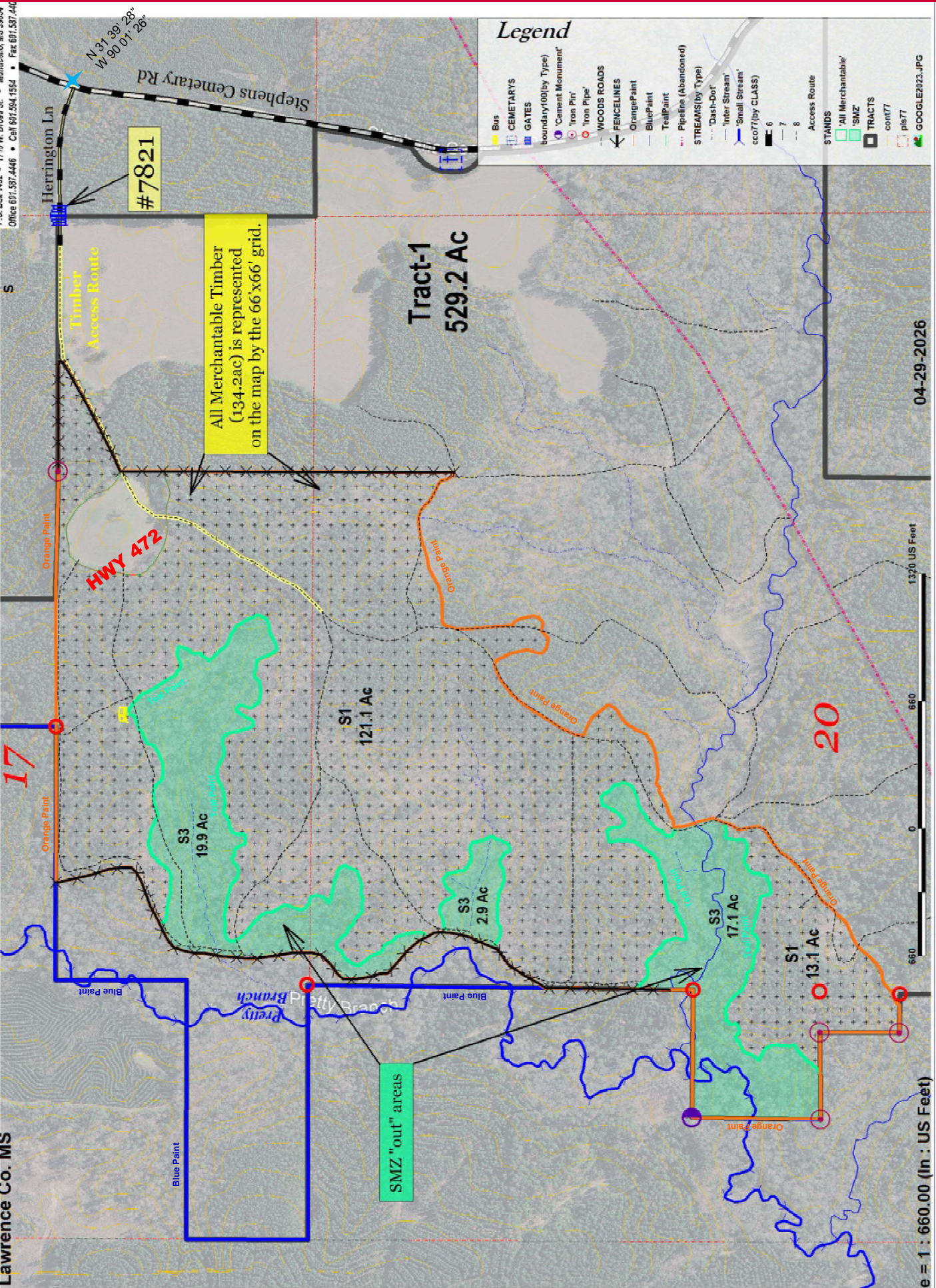
Product/Species	DBH	Trees	Quantity1
Hardwood Palletwood			
Soft Hardwood	Inches	# Num	Tons
	14	120	57.5
	16	45	35.9
Subtotals	14.6	165	93.46
Hardwood	Inches		Tons
	14	135	72.2
	16	105	69.4
	18	45	40.6
Subtotals	15.4	284	182.1
Product Total	Q.M.D.	15.1	449
			275.6

Product/Species	DBH	Trees	Quantity1
Hardwood Sawtimber			
So. Red Oak	Inches	# Num	Tons
	16	60	39.0
	18	60	56.8
	20	45	47.7
	22	45	56.2
	24	30	51.2
	26	15	18.5
Subtotals	20.0	254	269.5
Water Oak	Inches		Tons
	16	45	27.0
	18	45	37.2
	20	45	54.5
	24	30	47.4
	28	15	39.7
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	18	45	26.2
	24	15	23.7
Subtotals	19.7	60	49.9
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	14	15	8.6
	16	120	77.1
	18	224	175.9
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	16	45	37.1
	18	45	24.8
Subtotals	17.0	90	61.9
Product Total	Q.M.D.	19.0	971
			910.0



Stand #	Acreage	Description
1	134.2	All Merchantable
3	40.0	SMZ
Total Acreage: 174.2		

Stephens Family Land Trust
Timber Sale Map
Sec. 17 & 20, T8N, R20W
Lawrence Co. MS



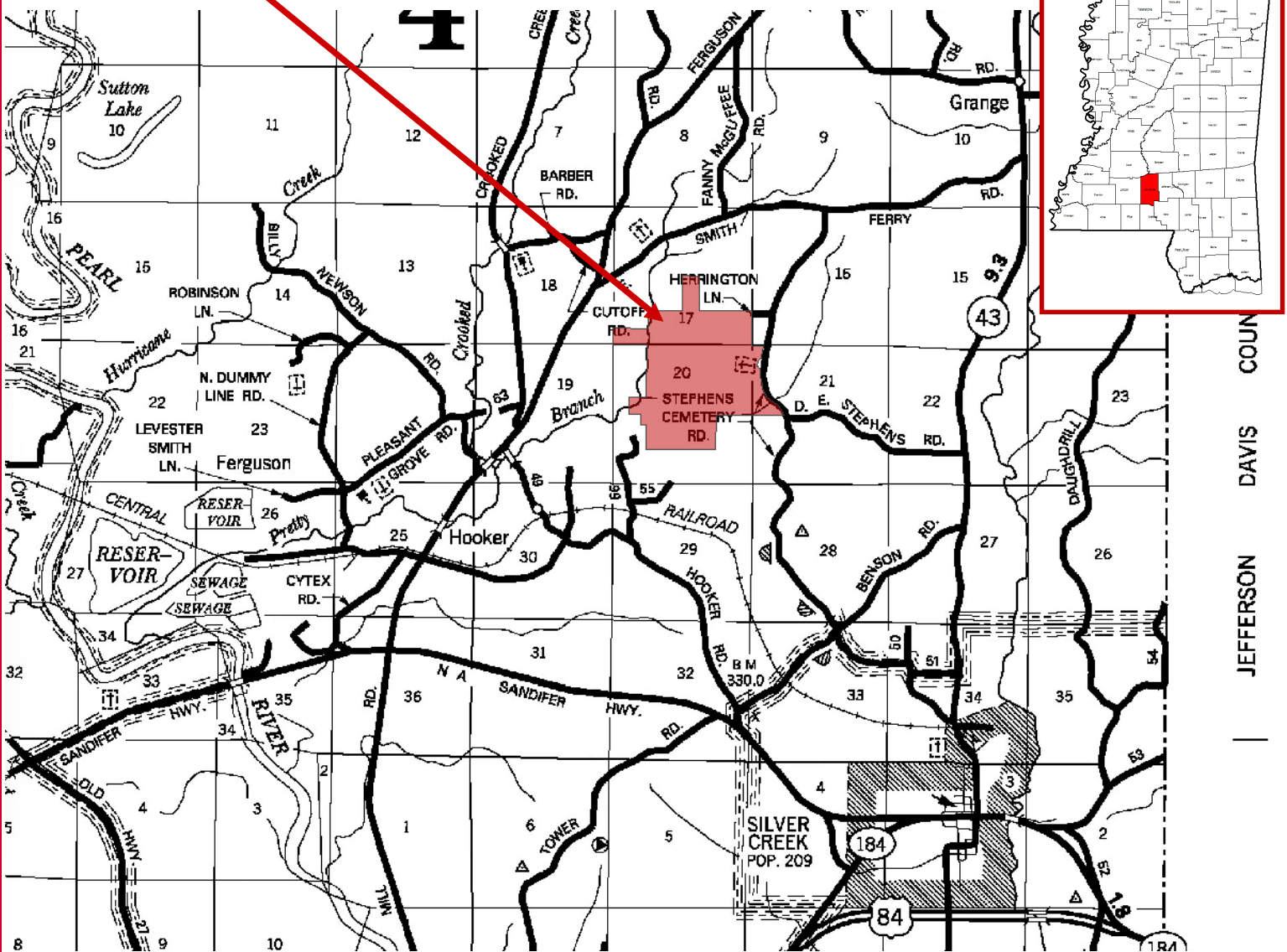
Legend

- Bus
- CEMETERIES
- GATES
- boundary100(by Type)
- 'Cement Monument'
- 'Iron Pin'
- 'Iron Pipe'
- WOODS ROADS
- FENCELINES
- OrangePaint
- BluePaint
- TealPaint
- Pipeline (Abandoned)
- STREAMS (by Type)
- 'Dash-Dot'
- 'Inner Stream'
- 'Small Stream'
- eco77 (by CLASS)
- 6
- 7
- 8
- Access Route
- STANDS
- 'All Merchantable'
- SMZ
- TRACTS
- cont77
- pl677
- GOOGLE2023.JPG

Scale = 1 : 660.00 (In. : US Feet)

04-29-2026

Stephens Family Land Trust Timber Sale 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