

FOR SALE, ±111 ACRES

"Harmony Starr Farm"

LAND & TIMBER SALE BIDDING OPPORTUNITY

*A chance to own
property with four
ponds in the
Lumberton School
District.*

**Broker
Participation
encouraged!**

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Notice of Sale

As agent for Angela L. Bond, Forest Pro LLC is please to offer the Harmony Starr Farm for sealed bid sale. This tract totals 111 acres and is located in Lamar County, in south Mississippi. The property is situated in the slightly rolling hills of the Mississippi's Pine Belt Region within the Red Creek Drainage Basin.

We invite you to submit a sealed **lump sum** bid on the following described **Land, Timber, or Land & Timber** together. Please specify on your bid whether you are bidding on the **Land, Timber, or Land & Timber** together.

Date Bids Will Be Opened: Friday, January 13th, 2017, at 10:00 a.m. at the office of Forest Pro LLC. Bids will be accepted by mail or hand delivery subject to the conditions described on Page 2. Bidders are welcome to attend the bid opening and will be notified of the successful bidder.

Date for Show-Me Trip: Should anyone desire, please notify me and I will schedule a show-me-trip for Saturday, January 7th, 2017, 10 a.m. -12 p.m. on site at the south property entrance.

About the Property

The "Harmony Starr Farm" at 111± acres has all the amenities most buyers are looking for. There is ample, paved road frontage, access to power and water, a hardwood bottom, and four separate ponds for fishing or to water livestock.

Recreation

Whitetail Deer and Wild Boar abound on this property and have been subject to very light hunting pressure for the past several years. Other recreational opportunities include fishing, camping, and ATV riding on the property's trails. There are also numerous open areas that could be easily converted to food plots.

To learn more about this property read the following pages in this brochure or contact us for details.

QUICK TIMBER SALE VOLUME SUMMARY

<i>All Merchantable</i>		<i>47.2 acres</i>
Pine Pulpwood	<i>3,420.2 tons</i>	<i>1,520.3 cds</i>
Pine Chip-N-Saw	<i>320.6 tons</i>	<i>114.1 cds</i>
Hardwood Pulpwood	<i>16.3 tons</i>	<i>6.1 cds</i>



One of four ponds



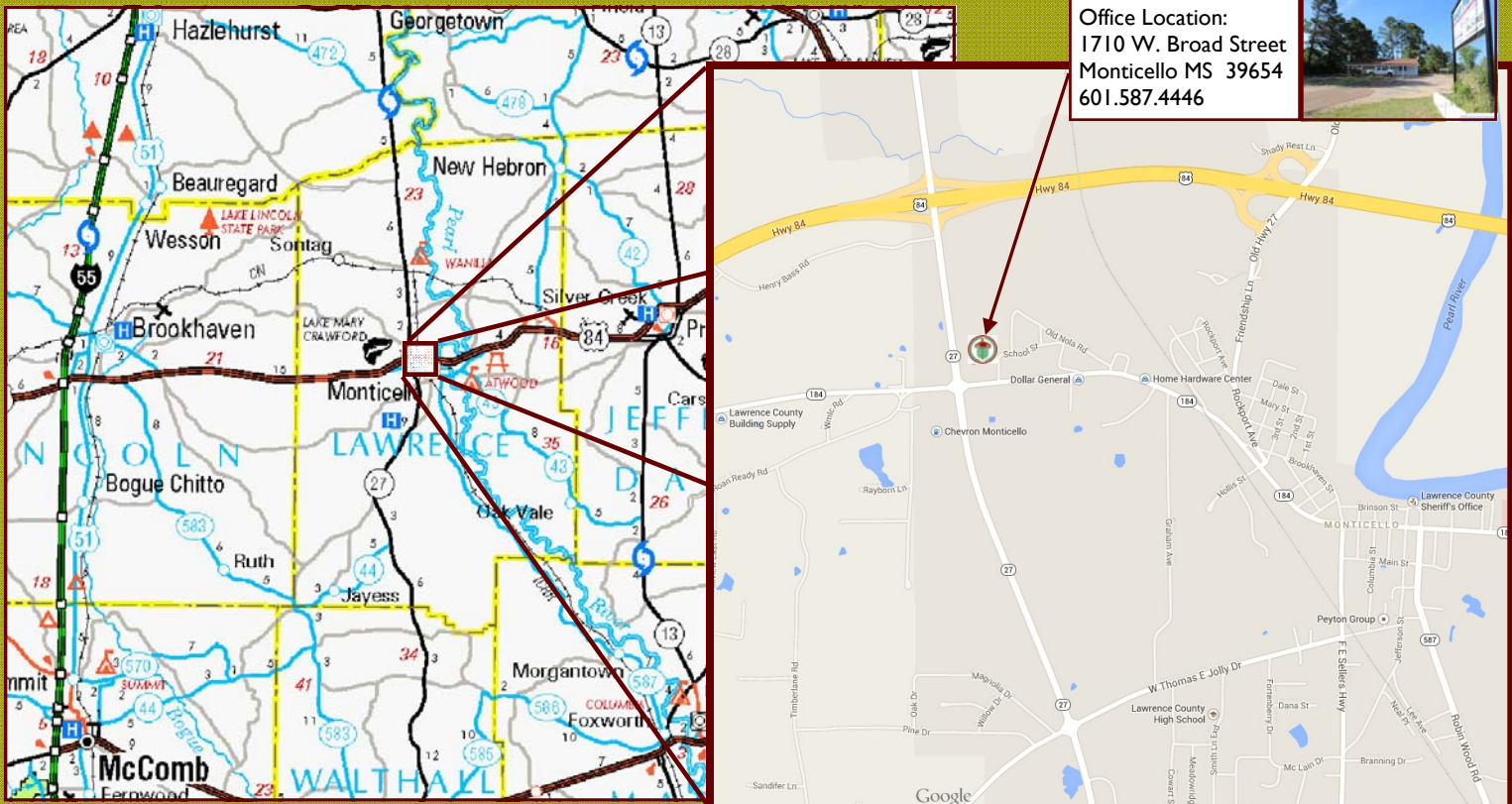
Power Line that could be converted to food plots

INFORMATION FOR ALL BIDDERS

BIDDING TERMS & CONDITIONS

1. **DISCLAIMER:** Forest Pro LLC is the exclusive agent for this transaction. Every effort has been made to accurately represent this parcel of land, however neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the accuracy or completeness of the evaluation materials, the property, its condition, boundaries, timber volumes, feasibility for logging, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property. This information is provided as a courtesy to bidders and is no way warranted or guaranteed, therefore 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.
2. **INSPECTION:** The Sellers are unaware of any hazardous or environmental concerns on the subject property but there may be risks associated with the inspection of the subject property that are either natural or human created. Therefore, In order to inspect the property, and not be deemed a trespasser, a copy of a "Temporary Access Permit" shall be signed and returned to Forest Pro LLC and a copy shall be retained by the inspector while on the property. A copy of the permit may be downloaded from http://www.theforestpro.com/pdf/doc_1208180549.pdf. Gates can be accessed via combination lock #2663 or 1812.
3. **TITLE:** The Buyer may be responsible for securing Certificates of Title. Shall counsel for the Buyer certify that the Seller's title to the property offered is not merchantable, the Seller shall have 90 days from the notice of such defects to cure same. In the event curative action does not render such title merchantable within the 90 day period, Buyer may, at Buyer's option, within 10 days of the conclusion of the 90 day period, rescind the contract to purchase the property. If the sale does not close because the Seller is not able to provide merchantable title to the property under the terms above, then any earnest money deposits that have been made will be refunded. However, if a bid is accepted and the Seller produces merchantable title to the property under any of the terms listed above, and the Buyer does not or can not close the transaction, for any reason, then the earnest money will not be refunded.
4. **BIDS:** 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.
5. **BROKER PARTICIPATION:** Broker participation is encouraged, provided that the broker or salesperson register with Forest Pro LLC, the buyer they are representing with a executed "Buyer Agency Contract" prior to the bid date. Contact Forest Pro LLC for more details.
6. **BID DATE: Friday, January 13th, 2017, at 10:00 a.m.** at the office of Forest Pro LLC (See Map Below). Bids will be accepted by mail or hand delivery subject to the conditions described in herein. Bidders are welcome to attend the bid opening and will be notified of the successful bidder. Please specify on your bid whether you are bidding on the **Land, Timber, or Land & Timber** together.
7. **LAND & TIMBER:** In the event that the successful timber bidder and land bidder are not the same, everyone should be aware of the following.
 - a. The land is being sold subject to a 12 month timber deed under the terms set forth in this prospectus.
 - b. The timber buyer shall pay all severance taxes due. All roads, trails, and fences shall be maintained and restored to their original condition. Mississippi's Best Management Practices (BMP's) shall be used during the harvesting operation. All trash and litter shall be removed from the property. The timber buyer shall be responsible and liable for any and all accidents involving the harvesting and delivery of the timber. Twelve months (12) from the signing of the timber deed will be allowed in which to cut and remove the designated timber. In order to protect the soil and prevent excessive rutting, the landowner or timber buyer may suspend logging operations due to unreasonably wet conditions. In the event that harvesting is halted during the period of the timber deed, the period of removal of the timber shall be extended automatically for the number of days that harvesting operations are ceased.
 - c. The Seller will provide a **Special Warranty Deed** to the property.
 - d. The Seller will transfer any oil, gas, or other like mineral interests currently owned.
 - e. The tract offered is being sold on an "as is" basis subject to any and all existing servitude, rights-of-way, easements, outstanding mineral leases, or other standard exceptions.
 - f. Each bidder will be required to put up a bid deposit in the form of check payable to "Forest Pro LLC Escrow Account" in an amount equal to 5% of their bid. The earnest money of the successful buyer will go toward the purchase price at closing. The unsuccessful bidders deposit will be returned within 10 days.
 - g. The successful bidder of the "land" or "land & timber" will be required to execute a "Contract for the Sale and Purchase of Real Estate" within 5 (five) business days of notification of their successful bid or they will forfeit their bid deposit as liquidating damages.

BID OPENING LOCATION



INFORMATION FOR LAND BIDDERS

LAND INFORMATION (ANSWERS TO YOUR FAQ's)

Sale Date: January 13th, 2017
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

Tract Acreage:

Deeded 111 ac±
 Mapped 111 ac±,

Tract Location:

Legal: See Description below.

Address: 1234 Little Black Creek Rd, Lumberton, MS 39455

Lat: 31°01' 33.8" N

Long: 89°28' 0.4" W

Paved Road Frontage: 1447.6

Interior Roads: 1.6 miles

Utilities:

Water: North Lumberton

Utility Assn. Inc

Electric: Pearl River Valley

EPA

Gas: Reliant Energy Re-

sources Corp.

Topography: Slightly Rolling to

Level

Zoning: AGR- Agricultural-

Rural

Ad Valorem Taxes: 2015 - \$421.02

FEMA Flood Zone: 32% of the tract lies within flood zone A, the 100 year flood zone. See map below.

History: Timberland

Mineral Rights: Will convey any owned.

Streams: intermittent-Red Creek

Soils: See Map & Descriptions below.

Driving Directions: From Hwy 11/ Hwy 13 interchange in downtown Lumberton, drive North on Hwy 11 0.2 miles to Myrick Ave. Turn West (☺) on Myrick Ave which will turn into Little Black Cree Road. Go 2.0 miles to tract on the East (☺) side of the road.

Estimated Driving Times to Tract:

New Orleans: 90.1 mi, 1hr 26 min

Baton Rouge: 145mi, 2hr 15 min

Biloxi: 66.4 mi, 1hr 11 min

Hattiesburg: 25 mi, 38 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Wild Boar Rabbit

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: No

How to view the property: See "Bidding Terms & Conditions - 2" or notify us if you would like to attend a show-me-trip on Saturday, January 7th, 2017, 10 a.m.-12 p.m., on site. Access to the property provide via combination locks #2663 or 1812.

Timber: Type-Acres-Age **(If land sells separate from timber)**

Post (After) Harvest

Pine Regeneration 0 Density (PR0) - 47.2 ac (Cutover areas left after harvest)

Hardwood Pulpwood Med. Density (HP2) -21.2 ac.-35yrs

Hardwood Regeneration Med. Density (HR2)- 14.2 ac. 12 yrs

Open - 18.5 ac

Water (Ponds) -9.0 ac

Estimated Timber Volumes & Value** Left After Harvest

Pine Pulpwood	97.8 tons	\$11.31	\$1,106.12
Pine Chip-N-Saw	6.9 tons	\$18.29	\$ 126.20
Pine Sawtimber	32.4 tons	\$29.67	\$ 961.31
Hardwood Pulp	1,004.0 tons	\$ 9.26	\$9,297.04
Hard Pallet	76.5 tons	\$19.96	\$1,526.94
Water Oak Saw	15.9 tons	\$24.89	\$ 395.75
Poplar Saw	18.2 tons	\$21.69	\$ 394.76
Total	1,251.7 tons		\$13,808.12

**Average per ton prices referenced above are derived from the RISI Timber Transaction Price Service & Forest2Market for Lamar County for a period from 11/11-11/16.

Tract Soils Index

Lamar County, Mississippi (MS073)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Site Index
Ba	Basin fine sandy loam	12.4	11.20%	90
McB	McLaurin fine sandy loam, 2 to 5 percent slopes	18	16.20%	90
McC	McLaurin fine sandy loam, 5 to 8 percent slopes	20.9	18.80%	90
PnB	Prentiss fine sandy loam, 2 to 5 percent slopes	16.6	15.00%	88
PnC	Prentiss fine sandy loam, 5 to 8 percent slopes	10.2	9.20%	88
Ts	Treblac and Osier soils	32.9	29.70%	91
Totals for Area of Interest		111	100.00%	

LEGAL DESCRIPTION OF THE SALE PROPERTY

Starting at the NW corner of the NE4 NW4, of Section 25, T1N, R15W of Lamar County, Mississippi for the point of beginning thence run the following calls:

N89°50'29.000"W for 1084.409'
 N00°04'51.000"E for 524.880'
 Curve to the right having a central angle of 27°01'40", a radius of 886.00', and an arc length of 417.65'
 N27°38'21.000"E for 98.190'
 S46°44'28.000"E for 216.510'
 N67°31'58.000"E for 193.662'
 N42°26'27.59"W for 356.756'
 N26°54'40.68"E for 48.597'
 N27°06'28.58"E for 67.443'
 N89°56'06.000"E for 2151.409'
 S00°21'45.000"W for 2635.830'
 N89°50'30.000"W for 1344.428'
 N00°04'47.000"E for 1319.990' to the point of beginning.

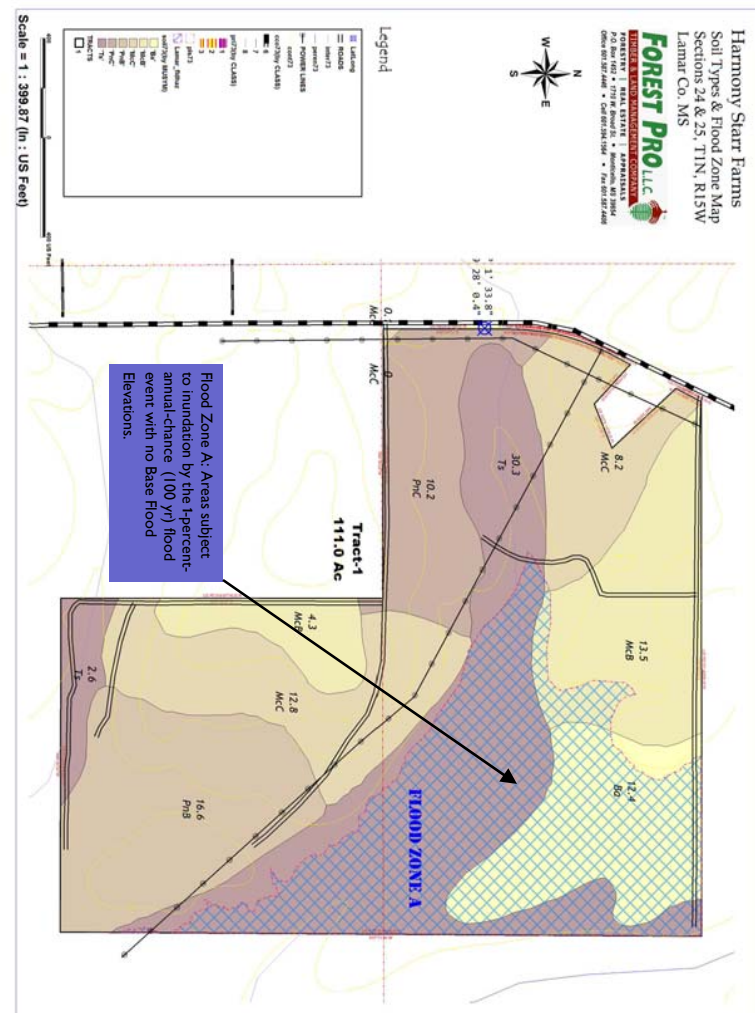
Said parcel lying in the S ½ of the SW ¼ of Section 24 lying East of a paved public road and the NE ¼ of the NW ¼ of Section 25, in Township 1 North, Range 15 West, Lamar County, Mississippi and containing 111.00 acres more or less.

A Note About Replanting:

Since new prospective landowners will have questions about the cost of replanting the cutover portions of the tract here is some general information on the subject. There are a multitude of variables that go into figuring the cost, but for the sake of discussion we will assume that the site will need to be sprayed, burned, and planted with Bareroot 2nd generation Loblolly Seedlings at 2016 cost.

Site Prep Herbicide Spray	47.2 ac @ \$85.00/ac	\$4,012
Site Prep Burn	47.2 ac @ \$38/ac	\$1,794
Firelanes	20 hrs @ \$95/hr	\$1,900
Planting @ 622 TPA	47.2 ac @ \$96.22/ac	\$4,542
Est. Total		\$12,248

Often, these cost can be reduced by accessing MS Forest Commission or NRCS cost share programs. Alternatively, one can use the Mississippi Reforestation Tax Credit and Federal Tax Credits to reduce these cost frequently by more than 50%. Contact us for more information.



INFORMATION FOR TIMBER BIDDERS

WHERE

County: Lamar
Township: 1N
Range: 15W
Sections: 24 & 25

WHO

Tract Name: Harmony Starr Farm
Land Owner: Angela L. Bond

WHEN

Sale Date: January 13th, 2017
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 47.2 acres
Estimated Months/Year-Loggable: 8
Timber Cutting Description:
 All
Primary Product: Pine Pulpwood
Cruise Type: 2x5ch-10 BAF Prism.

HOW

Contract Length: 12 months
Bond Amount: None
Bid Type: Lump Sum
Special Provisions: 5% Bid Deposit made out to "Forest Pro LLC" Escrow Account" to be applied to final Purchase Price. See Terms & Conditions of Sale on Page 2 for more information.
Access: Via Little Black Creek Road, Gate #2663 or 1812.

WHY

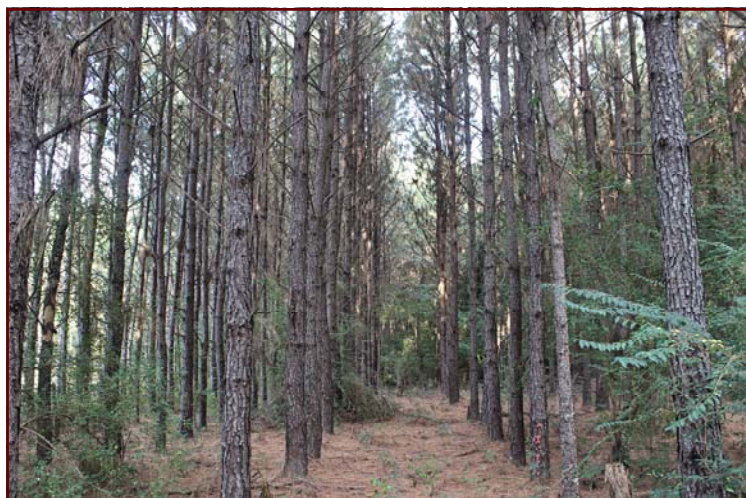
Purpose of Harvest: Income

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. Prospective interested bidders should read the Terms and Conditions of Sale include on page 2 of this prospectus for more details pertaining to the sale of the timber should, it sell separately from the land.

TIMBER DESCRIPTION: The timber to be sold includes all merchantable timber in the 47.2 acre clear cut area. Sale boundaries are designated by teal paint & fenced boundary lines. This timber is further designated by the attached timber sale map.

NOTE TO TIMBER BUYERS:

- The land may sell separately from the timber. Should the land sell separately, the timber will be sold subject to a 12 month timber deed under the terms set forth in this prospectus.
- Due to the nature of this sale, each bidder will be required to put up a bid deposit in the form of check payable to "Forest Pro LLC Escrow Account" in an amount equal to 5% of their bid. The earnest money of the successful buyer will go toward the purchase price at closing. The unsuccessful bidders deposit will be returned within 10 days.
- The timber buyer shall pay all severance taxes due.
- All roads, trails, and fences shall be maintained and restored to their original condition.
- Mississippi's Best Management Practices (BMP's) shall be used during the harvesting operation.
- All trash and litter shall be removed from the property.
- The timber buyer shall be responsible and liable for any and all accidents involving the harvesting and delivery of the timber.
- In order to protect the soil and prevent excessive rutting, the landowner of record or agent may suspend logging operations due to unreasonably wet conditions. In the event that harvesting is halted during the period of the timber deed, the period of removal of the timber shall be extended automatically for the number of days that harvesting operations are ceased.
- 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.



Forest Pro Cruise Report - Clear cut Area

Report Type: Stand: #Trees, Quantities 1 & 2, Means, Total By DBH, Product and Species

Tract: 6TABOND1
Owner: Angela Bond
Address: 1234 Little Black Creek Rd
County: Lamar

Cruiser: MD
City: Lumberton
Section: 24 & 25

Date: 11/16/2016
State: Mississippi
Township: 1N
Range: 15W

Stand: 1 & 2
Method Type: 10 Factor
Area(Acres): 47.2

Cover Type: Planted Pine
BAF: 10
Description: All Merchantable

Stand Type: PP4 & PP2

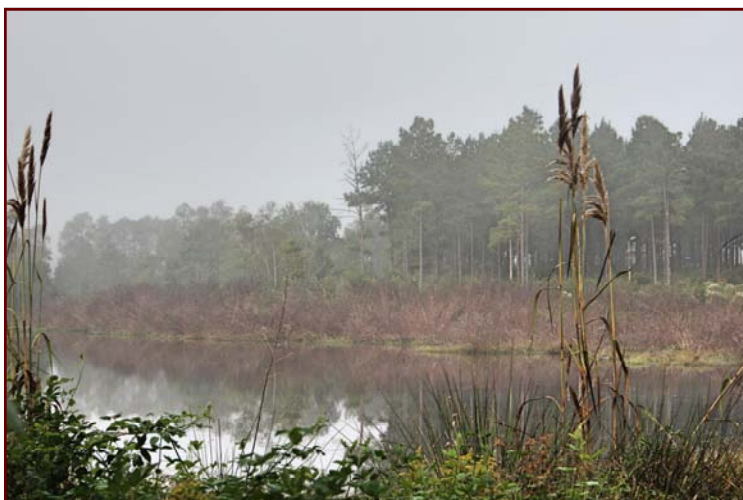
#Points: 46

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	6	4381	801.16	356.74
	8	4360	1385.38	615.44
	10	2175	1062.83	472.59
	12	221	140.57	62.35
	14	41	30.26	13.20
Product Total		11177	3420.2	1520.3

Pine Chip-N-Saw				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	10	472	213.34	75.31
	12	164	86.81	31.14
	14	26	20.43	7.62
Product Total		662	320.6	114.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	8	34	9.09	3.33
	10	22	7.25	2.76
Subtotals		55	16.3	6.1
Product Total		55	16	6

Timber Cruise Volumes for the stands to be sold.

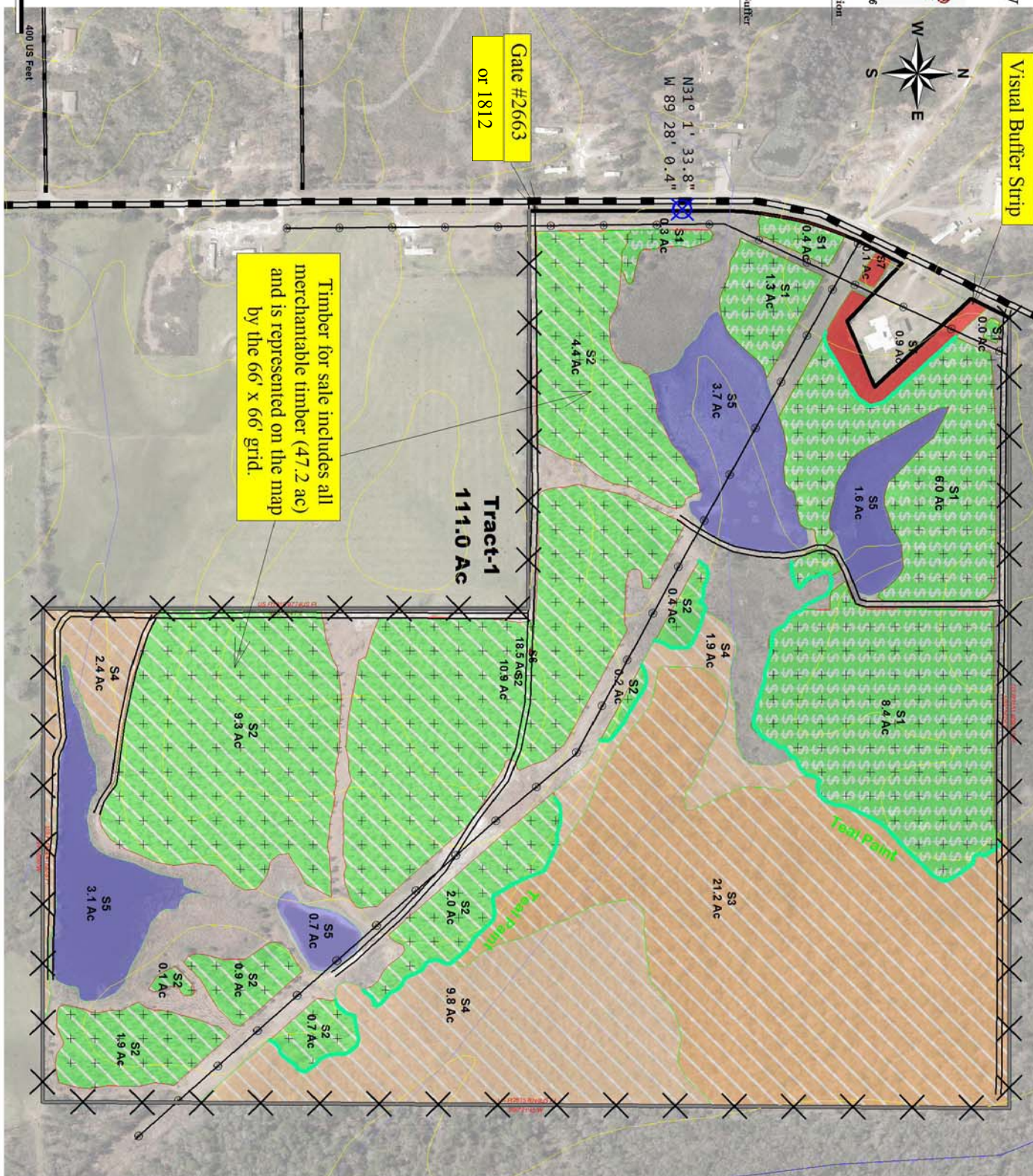


Lamar Co. MS



DISCRIPTION	Stand #	Average	Total	Description
H2O	5	9.0	9.0	H2O
HP2	21.2	HP2	21.2	HP2
HR2	4	14.0	14.0	HR2
OR0	6	18.5	18.5	OR0
PP2	2	30.7	30.7	PP2
PP4	1	16.5	16.5	PP4
Visual Buffer	7	1.0	1.0	Visual Buffer
Total Average: 111.0				

- Latlong
- Fence
- ROADS
- inter73
- peren73
- POWER LINES
- Teal Paint



Scale = 1 : 400.00 (In : US Feet)

Forest Pro Cruise Report - Leave Area

Report Type: Stand: #Trees, Quantities 1 & 2, Means, Total By DBH, Product and Species

Tract: 6TABOND1
Owner: Angela Bond
Address: 1234 Little Black Creek Rd
County: Lamar
Cruiser: MD
City: Lumberton
Section: 24 & 25

Date: 11/16/2016
State: Mississippi
Township: 1N
Range: 15W

Stand:	3	Cover Type:	Planted Pine & Mixed	Stand Type:	HP2
Method Type:	10 Factor	BAF	10		
Area(Acres):	21.2	Description:	Area Left with Land	#Points:	19
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Pine Pulpwood					
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord	
	8	82	25.83	11.39	
	10	34	16.46	7.26	
	12	43	25.03	11.03	
	14	10	6.86	2.96	
	16	16	15.21	6.69	
	18	6	8.38	3.73	
Product Total		191	97.8	43.1	

Pine Chip-N-Saw					
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	Cord	
	14	9	6.87	2.54	
Product Total		9	6.9	2.5	

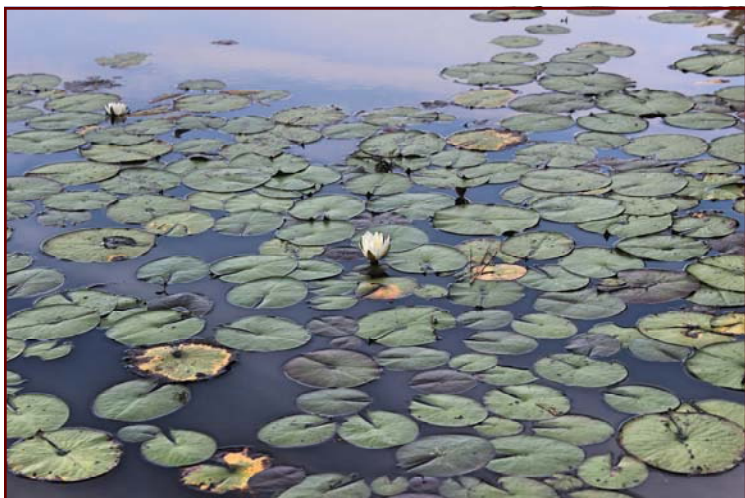
Pine Sawtimber					
<i>Loblolly & Shortleaf Pine</i>	Inches		Tons	MBF	
	16	32	32.4	4.09	
Product Total		32	32.4	4.1	

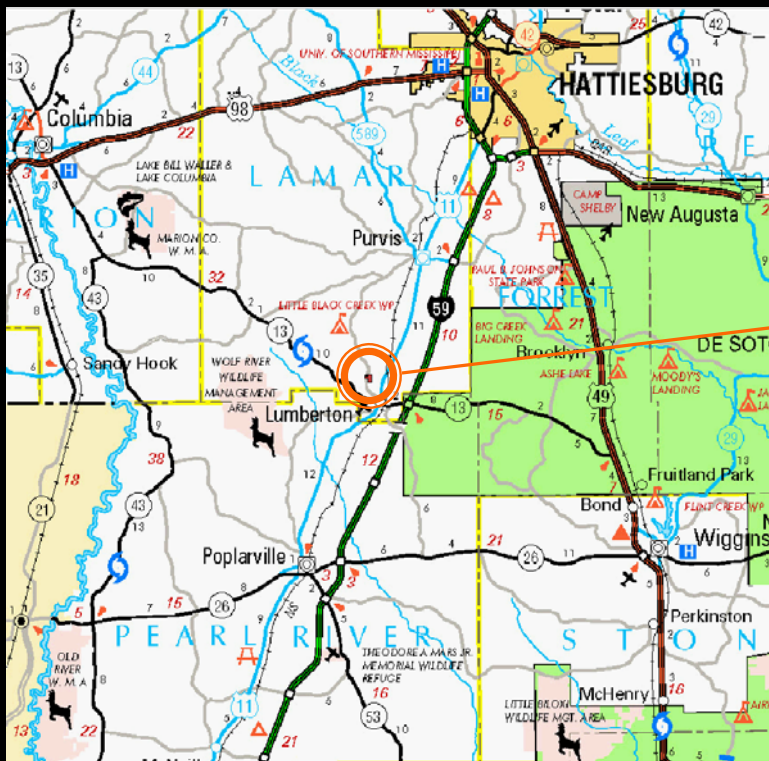
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pulpwood					
<i>Soft Hardwood</i>	Inches		Tons	Cord	
	6	770	137.96	47.92	
	8	732	202.41	74.99	
	10	374	145.75	59.05	
	12	318	201.83	85.54	
	14	99	84.75	34.86	
	16	46	53.90	22.10	
	18	18	28.50	11.62	
	20	5	10.09	4.14	
	22	4	7.90	2.90	
Subtotals		2367	873.1	343.1	
Hard Hardwood	Inches		Tons	Cord	
	6	84	16.21	4.85	
	8	121	36.80	11.74	
	10	20	7.97	2.64	
	12	69	42.38	14.95	
	14	10	8.57	2.96	
	16	16	18.97	6.69	
Subtotals		320	130.9	43.8	
Product Total		2688	1004.0	387.0	

Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pallet					
<i>Soft Hardwood</i>	Inches		Tons	Cord	
	12	38	27.22	8.94	
	14	10	7.94	2.55	
	16	30	32.43	10.71	
	20	5	8.94	3.12	
		84	76.5	25.3	
Product Total		84	76.5	25.3	

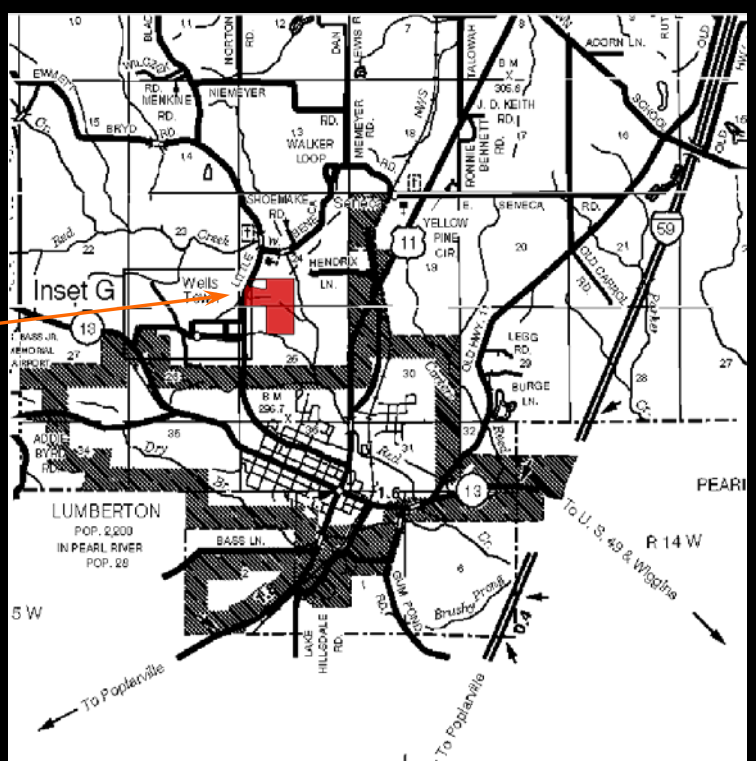
Hardwood Sawtimber					
<i>Water Oak</i>	Inches		Tons	MBF	
	18	6	7.19	0.67	
	20	5	8.69	0.95	
Subtotals		11	15.9	1.6	
<i>Yellow Poplar</i>	Inches		Tons	MBF	
	14	9	9.09	0.90	
	16	8	9.08	0.97	
Subtotals		17	18.2	1.9	
Product Total		28	34.1	3.5	

Timber Cruise Volumes
for the stand to remain
with the property.





Land - State Location Map



Land - County Location Map

Disclaimer: Forest Pro LLC is the exclusive agent for this transaction. Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property.

FOREST PRO L.L.C.

TIMBER & LAND MANAGEMENT COMPANY

FORESTRY | REAL ESTATE | APPRAISALS

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

Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

"Everything Timberland"

For more information on this property contact me.



Mark E. Dale
Forester/Broker/Appraiser
Email: theforestpro@bellsouth.net



Were on the Web!
[Www.theforestpro.com](http://www.theforestpro.com)

