



FOREST RESOURCE MANAGEMENT & MARKETING
SPECIALIZING IN FARM & TIMBERLAND

POST OFFICE DRAWER 1645

1211 HIGHWAY 389 NORTH

STARKVILLE, MISSISSIPPI 39760-1645

BRAD CAMPBELL, R.F., A.C.F.
PRESIDENT

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BID SALE NOTICE

FOREST RESOURCES

- Forest Management
- Timber Sales
- Timber Estimates
- Wildlife Management
- Boundary Line Maintenance
- Absentee Owner Representation
- Growth Studies
- Prescribed Burning
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- Regeneration

REAL ESTATE

- Farmland
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- Leases
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- Acquisition
- Sales
- Investment Properties
- Recreation Land
- Exchanges

BUY LAND, BUY TIMBER, BUY BOTH LAND & TIMBER

Lump sum sealed bids will be received on Thursday, October 17, 2024 by Southern Resource Service, Inc., agent for Lawrence Croft, Et.Ux., for the sale of 158± acres of land and timber. The property is located west of Starkville in Oktibbeha County, Mississippi.

Location: The property has approximately 2640± feet of road frontage along the west right-of-way of Ennis Road. Situated only 1/2 mile south of Highway 12 at Longview, Mississippi. This tract is easily accessible from Starkville (4.0± miles), Mississippi State University and other locations within the Golden Triangle area.

Maps of the property showing boundaries, roads and other features are attached. It is well suited for timber production, recreation or some residential uses.

Minerals: The Sellers will sell all of the minerals currently owned, "if any."

Improvements: The only structural improvements on the property is an old shop and house. Both of the structures have no value and are sold "as is" with the tract.

Topography: Topography of this tract is flat to gently rolling. The soil types on the tract include: Longview (69%) and Mathiston (31%). Also, all of the existing soils are good for timber growth. The soil estimates are approximate and are based on the NRCS Web Soil Survey.

Timber: A timber cruise was completed in January 2022. The estimated timber volumes are as follows:

| PRODUCT | VOLUME |
|--------------------|---------------|
| Pine Pulpwood | 64 Cords |
| Hardwood Pulpwood | 223 Cords |
| Pine Chip-N-Saw | 17 Cords |
| Pine Sawtimber | 1,013.843 MBF |
| Hardwood Sawtimber | 12.268 MBF |

All sawtimber volumes are based on Doyle Log Scale, using Form Class 80 for pine and 78 for hardwood. Pulpwood volumes are standard cord measures.

Inspection of the Property: The property may be inspected at any time. If you need assistance in looking at the property or need additional information, please contact Brad Campbell, Broker at 662-323-9103 or 662-242-9104. A combination lock has been placed on the gate for your convenience. The combination is set to "9103".

Bid Opening: All bidders are required to submit "LUMP SUM" sealed bids. Mailed bids should be sent to Southern Resource Service, Inc., P. O. Drawer 1645 Starkville, MS 39760. Mailed bids should be clearly marked in the lower left-hand corner "CROFT Land & Timber Sale" to prevent accidental opening. Bids may also be emailed to bcsrs9103@gmail.com, but should be signed and verified by phone prior to the bid opening. All bids will be opened at 2:00p.m. on Thursday, October 17, 2024 at the office of Southern Resource Service, Inc., 1211 Hwy 389, Starkville, MS. No bids will be accepted after the 2:00pm bid opening. A bid form is included in this package to be used in submitting bids. The "Seller" reserves the right to accept or reject any or all bids.

Terms of the Sale: The Sellers specify that the following sale terms exist, and any changes regarding these terms should be requested in writing no later than ten days prior to the bid opening.

1. Potential bidders may bid on merchantable timber only; land only (subject to 24 month timber deed); or on land and timber together. Should the timber be sold separately from the land, timber will be conveyed by a warranty timber deed being twenty-four (24) months in length. A sample copy of the timber deed is available upon request.
2. The successful bidder for the land or land and timber, will be required to deposit \$4,000.00 earnest money and enter into a Real Estate Sales Contract with the Sellers within three working days after the bid is awarded to the successful bidder, and to close the sale no later than 30 days after the bid opening unless granted additional time by the Sellers. The earnest money deposit will be held in Southern Resource Service, Inc. Escrow Account, and will be considered part of the purchase price.
3. The 2024 taxes will be prorated as of the date of closing.

4. The Sellers will furnish to the Buyer a Warranty Deed, and possession will be granted upon delivery of the deed, (containing the usual and customary provisions) as the case may be.
5. The Sellers will sell all of the mineral rights currently owned, "if any."
6. This property will be sold by the legal description. It should be understood that the boundary lines and acreage, shown in this notice and in all advertising, and also established property lines on the site are not guaranteed or warranted by Sellers or Broker. The description in this notice is believed to be correct but is not warranted by the Sellers or Broker. Any surveys requested or required by the Buyer shall be the sole responsibility of the Buyer and shall be at Buyer's expense.
7. This tract will be sold on an as is basis, subject to any and all existing servitude, rights-of-way, easements, and outstanding mineral leases, mineral reservations and conveyances by prior owners, and the mineral lease described in the mineral section previously described.
8. The Sellers believe that the acreage indicated for the tract is true and correct, but makes no warranty as to acreage or accuracy of boundary lines. All maps, plats, timber volume estimates, and other information is provided for assistance to prospective bidders. All information shown is believed to be accurate, however, no warranty is expressed or implied, and all bidders should conduct their own inspection of the property.
9. The merchantable timber for the tract will be sold in the following manner: all merchantable pine and hardwood forest products of any size growing, standing or lying on the designated Sale Area "1" outside the Streamside Management Zone (SMZ), and the harvest of pine timber from the SMZ which measures 50' from the creek bank on both sides, all being in Oktibbeha County, Mississippi as shown on Exhibit "A" attached.

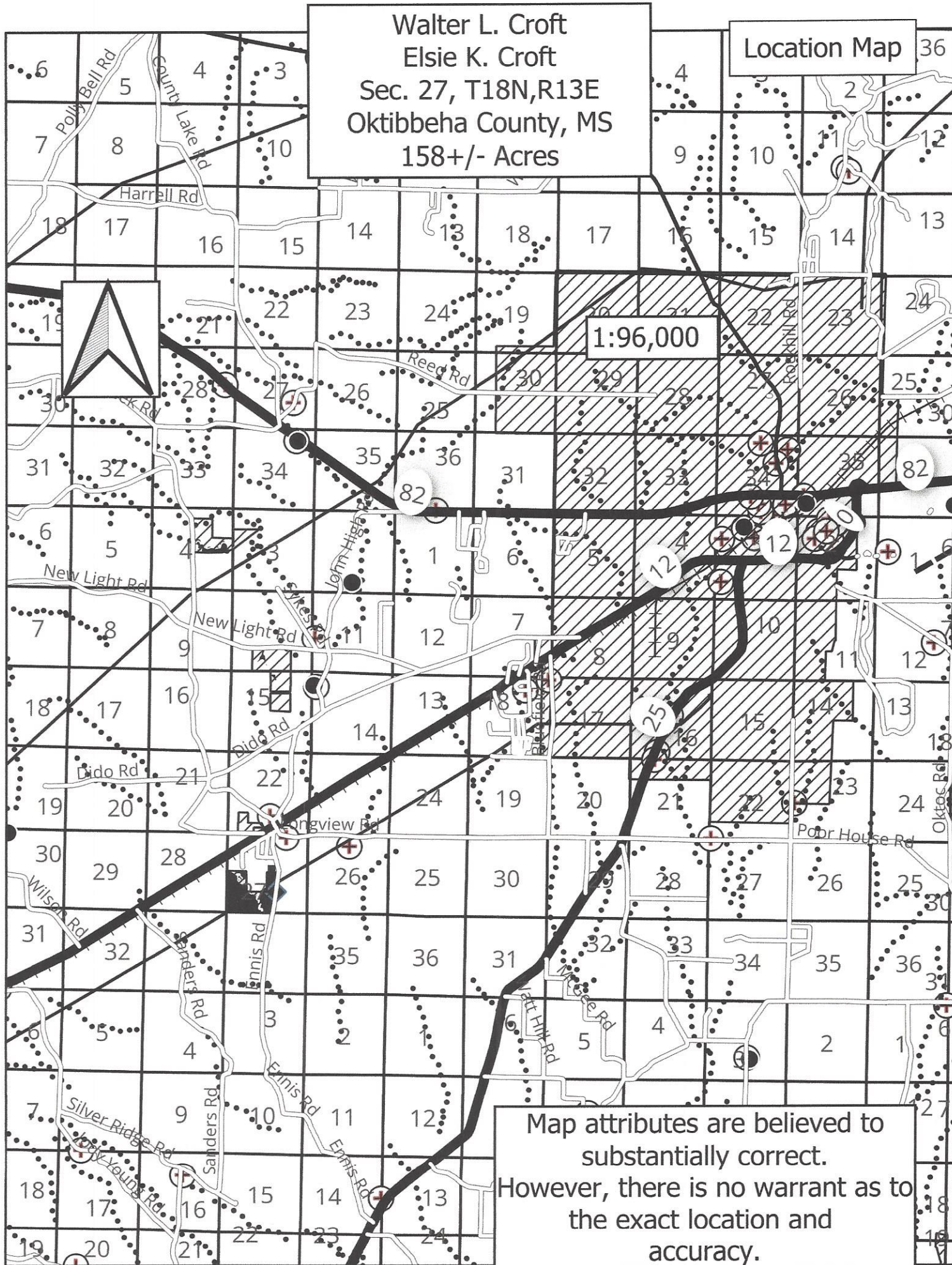
All information is assumed to be accurate and substantially correct, but no assumption of liability is intended. Neither the Sellers nor the Agents or representatives warrant the completeness or accuracy of the information contained in this brochure.

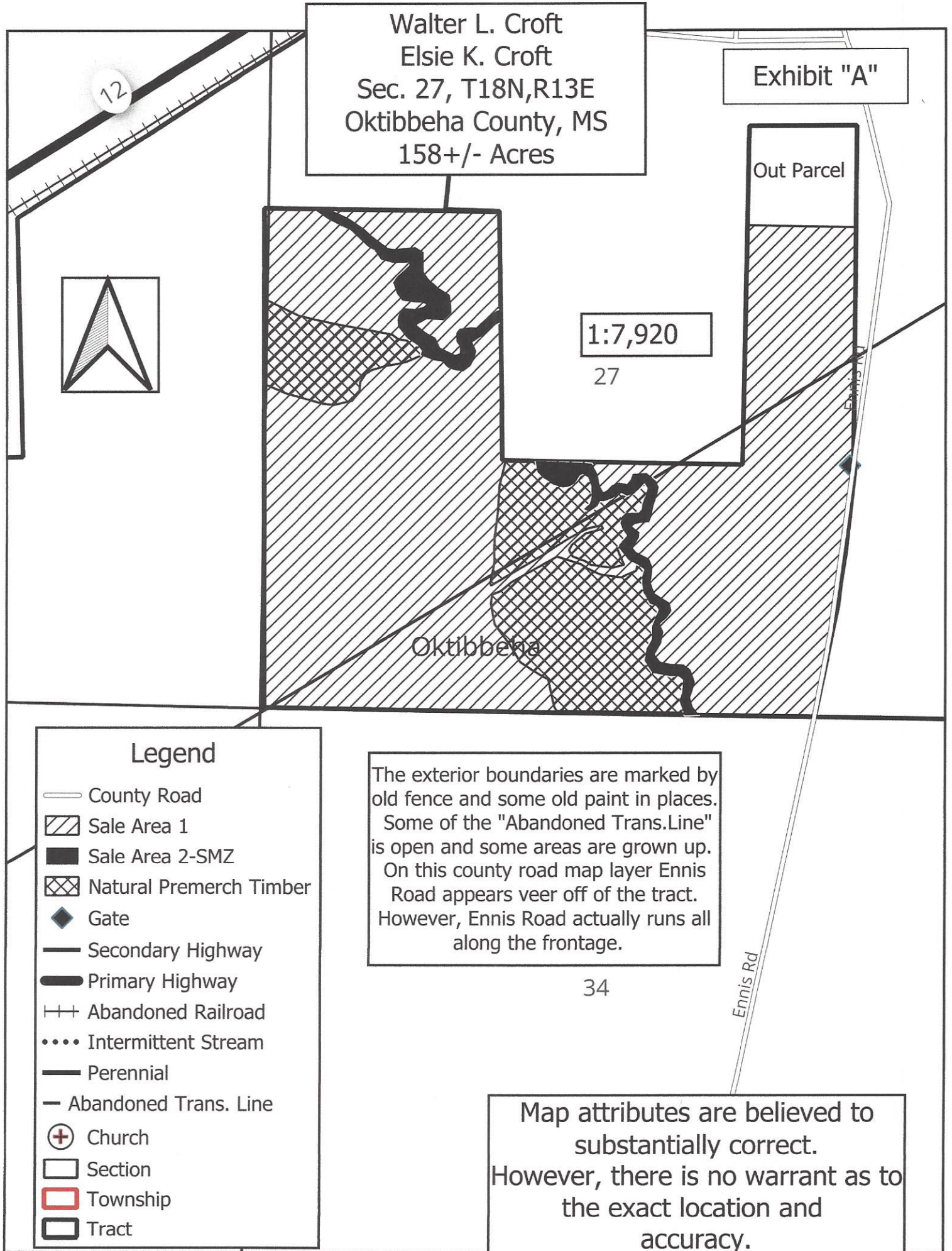
Walter L. Croft
Elsie K. Croft
Sec. 27, T18N,R13E
Oktibbeha County, MS
158+/- Acres

Location Map

1:96,000

Map attributes are believed to
substantially correct.
However, there is no warrant as to
the exact location and
accuracy.





ESTIMATED TIMBER VOLUME¹
CROFT TIMBER SALE
SEC. 27, T18N, R13E
OKTIBBEHA COUNTY, MS
(126± TIMBERED ACRES)

| P U L P W O O D ⁴ | | | | | CHIP-N-SAW | | S A W T I M B E R ² | | | |
|------------------------------|---------|-------|----------------|-------|------------|-------|--------------------------------|-----------|---------|---------|
| SPECIES | PINE | | MIXED HARDWOOD | | PINE | | PINE | | RED OAK | |
| DBH | # TREES | CORDS | # TREES | CORDS | # TREES | CORDS | # TREES | BD. FT. | # TREES | BD. FT. |
| 6 | 70 | 3 | 520 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | 20 | 2 | 620 | 46 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | 100 | 18 | 420 | 54 | 60 | 17 | 0 | 0 | 0 | 0 |
| 12 | 40 | 10 | 400 | 73 | 0 | 0 | 370 | 23,361 | 0 | 0 |
| 14 | 80 | 28 | 60 | 13 | 0 | 0 | 1,590 | 180,499 | 10 | 517 |
| 16 | 10 | 3 | 40 | 12 | 0 | 0 | 2,100 | 369,377 | 20 | 1,832 |
| 18 | 0 | 0 | 10 | 4 | 0 | 0 | 1,010 | 259,448 | 20 | 2,578 |
| 20 | 0 | 0 | 0 | 0 | 0 | 0 | 460 | 160,871 | 0 | 0 |
| 22 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 13,683 | 0 | 0 |
| 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 6,604 | 0 | 0 |
| TOTAL | 320 | 64 | 2,070 | 223 | 60 | 17 | 5,570 | 1,013,843 | 50 | 4,927 |
| Avg. Vol./Tree | | | | | | | | 182 | | 99 |

| S A W T I M B E R ² (CONT'D) | | | | | | | | | | | |
|---|---------|------------|---------|----------------|---------|---------|---------|---------|---------|---------|--|
| SPECIES | | CHERRYBARK | | OTHER HARDWOOD | | | | | | | |
| DBH | # TREES | BD. FT. | # TREES | BD. FT. | # TREES | BD. FT. | # TREES | BD. FT. | # TREES | BD. FT. | |
| 14 | 10 | 517 | 10 | 517 | | | | | | | |
| 16 | 10 | 776 | 10 | 776 | | | | | | | |
| 18 | 10 | 1,088 | 30 | 3,666 | | | | | | | |
| 20 | 0 | 0 | 0 | 0 | | | | | | | |
| 22 | 0 | 0 | 0 | 0 | | | | | | | |
| 28 | 0 | 0 | 0 | 0 | | | | | | | |
| TOTAL | 30 | 2,381 | 50 | 4,959 | | | | | | | |
| Avg. Vol./Tree | | 79 | | 99 | | | | | | | |

¹Volume - Timber volumes are based on a 10% timber cruise of 126± estimated acres less hardwood volumes of SMZ.
²Sawtimber - Calculated on Doyle Log Scale, using Form Class 80 for pine and 78 for hardwood.
³D.B.H. - Diameter Breast High, measured 4½ feet above the ground.
⁴Pulpwood - Calculated on standard cord measure.

BID FORM
CROFT LAND & TIMBER SALE

Bids the following on the land and timber as advertised by Southern Resource Service, Inc. Bids are to be opened at 2:00p.m. on Thursday, October 17, 2024 at the office of Southern Resource Service, Inc. 1211 Highway 389, Starkville, Mississippi, 39759, Phone 662-323-9103.

| | | |
|-----------|--|---------------|
| | | BID |
| Land Only | No merchantable timber. Subject to a 24 month timber deed. | Bid Amount |
| | | Spell Out Bid |

| | | |
|-------------|---|---------------|
| | | BID |
| Timber Only | All merchantable timber less SMZ as per Exhibit A. 24 month timber deed. No land. | Bid Amount |
| | | Spell Out Bid |

| | | |
|---------------|--|---------------|
| | | BID |
| Land & Timber | | Bid Amount |
| | | Spell Out Bid |

It is understood that the Sellers do not guarantee the estimated timber volumes or acreage. Conveyance will be by a Warranty Timber Deed, supplied by the Sellers. Should timber sell separately from land, it will be conveyed via a twenty-four (24) month timber deed. Sellers retain the right to accept or reject any or all bids. Successful bidders will be required to deposit an earnest deposit of \$4,000.00 with their bid for the land and land and timber.

Signature of Bidder

Mailing Address

Phone #

City, State, Zip Code

Email