

See this sale and other information at: [www.theforestpro.com](http://www.theforestpro.com)

**Timber Sale Quick Facts**

**WHERE**

**State:** Mississippi  
**County:** Lawrence  
**Township:** 7N : 8N  
**Range:** 20W  
**Sections:** 4 & 5; 33  
**Quarter Sec:** PT N2 NW4<sup>(S4)</sup> PT NE4 NE4<sup>(S5)</sup> & PT SW4 SW4<sup>(S33)</sup>  
**Lat/Long:** 31.6098 -90.0227

**WHO**

**Tract Name:** Brent  
**Land Owner:** Lydia Brent

**WHEN**

**Sale Date:** February 10th, 2023  
**Sale Day:** Friday  
**Sale Time:** 10:00 a.m.  
**Sale Location:** Forest Pro LLC Office

**WHAT**

**Sale Acreage:** 26.1  
**Timber Cutting Description:**  
 • All merchantable timber -26.1 ac

**Primary Product:** Pine Sawtimber  
**Cruise Type:** 1/10th acre  
**Stand Age:** 34

**Web Soil Survey Harvest Equipment Operability Rating:**

Acres	%AOI	
Moderately Suited	57.6	68.3%
Well Suited	26.8	31.7%

**Estimated Months/Year-Operable:** 7-9

**HOW**

**Contract Length:** 12 months  
**Bond Amount:** \$1,500.00  
**Bid Type:** Lump Sum  
**Special Provisions:** None  
**Access:** Via Hwy N.A. Sandifer Hwy

**WHY**

**Purpose of Harvest:** Income



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# BRENT TRACT TIMBER SALE INVITATION

January 17, 2023

## “+80% SAWTIMBER”

As agent for Lydia Brent we invite you to submit a sealed, **lump sum** bid on the following described timber located on the Brent Tract in Lawrence County, Mississippi. The timber to be sold includes all merchantable timber on approximately 26.1 acres. No timber is for sale inside the 0.7 acres of Stream-side Management Zones (SMZ's). The sale boundaries are designated by **orange** painted boundary lines and **teal** paint around the 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, February 10th, 2023, 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](mailto: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		26.1 acres
Pine Pulpwood	89.1 tons	28.3 cds
Pine Chip-N-Saw	445.3 tons	111.0 cds
Pine Sawtimber	2,426.3 tons	312.6 MBF
Hardwood Pulpwood	54.5 tons	11.5 cds



**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 **(\$1500)** 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 **12** 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

<b>Tract:</b>	1	<b>Cruiser:</b>	MD	<b>Date:</b>	1/6/2023
<b>Owner:</b>	Lydia Brent	<b>City:</b>	Silver Creek	<b>State:</b>	Mississippi
<b>Address:</b>	1273-1299 N.A. Sandifer Hwy	<b>Zip:</b>	39663	<b>Section:</b>	4 & 5: 33
<b>County:</b>	Lawrence	<b>Longitude:</b>	-90.0227	<b>Township:</b>	7N: 8N
<b>Latitude:</b>	31.6098			<b>Range:</b>	20W

Stand:	1	Cover Type:	Planted Pine	Stand Type:	PS3
Method Type:	1/10th Ac	BUF	10	Stand Age:	34
Area(Acres):	<b>26.1</b>	Description:	All Merchantable	#Points:	43

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Pulpwood</b>				
Loblolly Pine	Inches		Tons	Cord
	6	42	4.8	1.7
	8	97	24.2	7.8
	10	103	39.7	12.6
	12	30	15.2	4.6
	14	6	5.2	1.6
<b>Product Total</b>	<i>Q.M.D.</i>	<b>9.2</b>	<b>279</b>	<b>89.1</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Chip-N-Saw</b>				
Loblolly Pine	Inches		Tons	Cord
	10	134	80.2	20.3
	12	364	311.1	76.8
	14	42	46.2	11.8
	16	6	7.8	2.1
<b>Product Total</b>	<i>Q.M.D.</i>	<b>4.3</b>	<b>546</b>	<b>445.3</b>

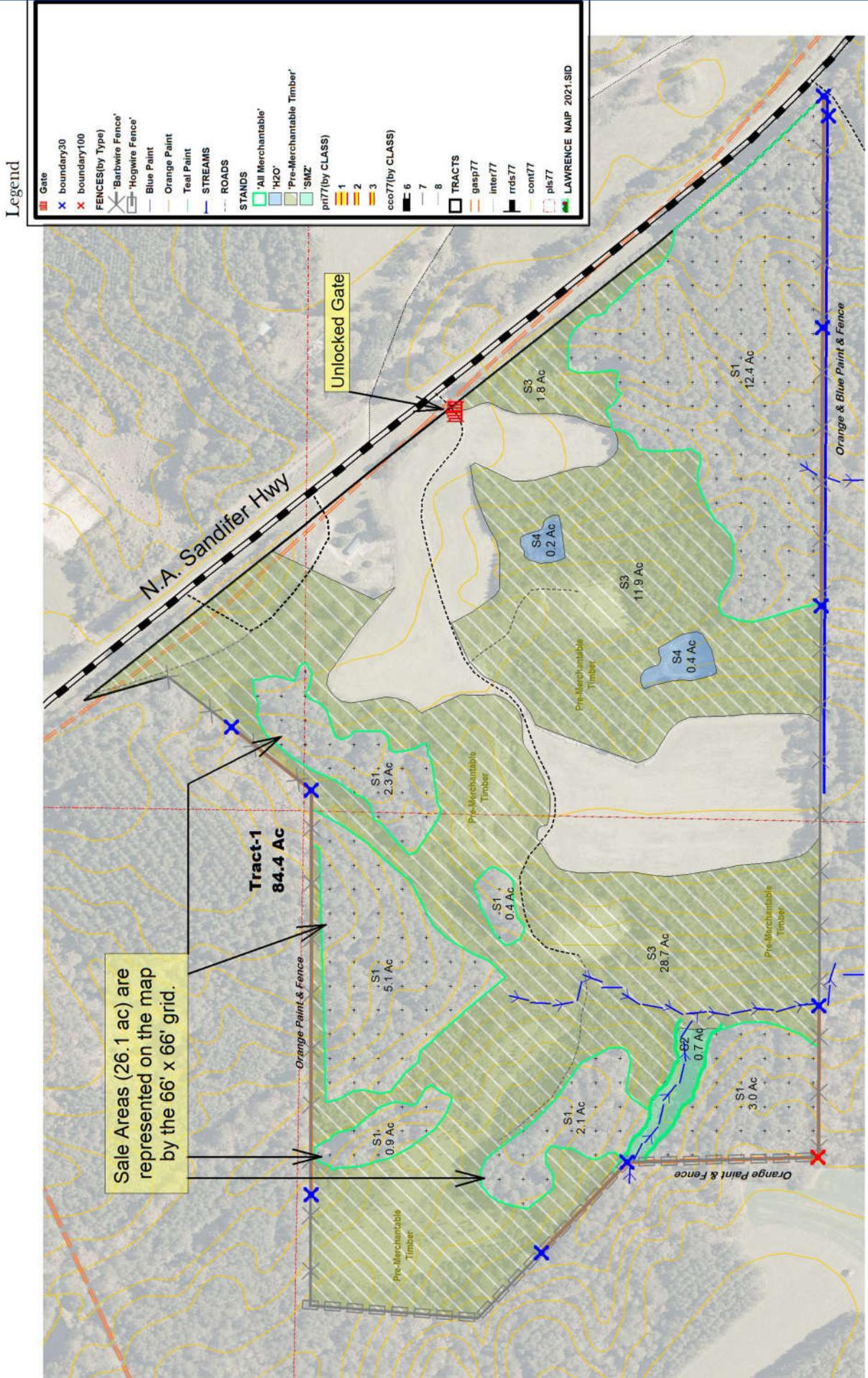
Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Pine Sawtimber</b>				
Loblolly Pine	Inches		Tons	MBF
	14	552	653.1	68.1
	16	662	956.3	119.3
	18	322	574.7	83.4
	20	79	165.5	27.5
	22	24	57.9	10.8
	24	6	18.8	3.5
<b>Product Total</b>	<i>Q.M.D.</i>	<b>16.1</b>	<b>1645</b>	<b>2426.2</b>

Product/Species	DBH	#Trees	Quantity1	Quantity2
<b>Hardwood Pulpwood</b>				
Soft Hardwood	Inches		Tons	Cord
	6	30	5.9	1.2
	8	36	10.8	2.3
	10	30	12.5	2.9
	12	6	3.8	0.9
	14	6	5.2	1.2
Subtotals	<b>8.8</b>	<b>109</b>	<b>38.2</b>	<b>8.5</b>
<b>Hard Hardwood</b>				
	Inches		Tons	Cord
	6	12	2.4	0.4
	8	6	2.0	0.4
	10	12	3.8	0.7
	12	12	8.1	1.6
Subtotals	<b>9.4</b>	<b>42</b>	<b>16.2</b>	<b>3.0</b>
<b>Product Total</b>	<i>Q.M.D.</i>	<b>9.0</b>	<b>152</b>	<b>54.5</b>



Stand #	Acres	Description
1	26.10	All Merchantable
4	0.69	H2O
3	42.35	Pre-Merchantable Timber
2	0.68	SMZ
<b>Total Acres: 69.83</b>		

**Lydia Brent Tract  
 Timber Sale Map  
 Section 33, T8N, R20W &  
 Sections 4 & 5, T7N, R20W  
 Lawrence Co. MS**



Sale Areas (26.1 ac) are represented on the map by the 66' x 66' grid.

**Tract-1  
 84.4 Ac**

**Unlocked Gate**

Legend

- Gate
- boundary30
- boundary100
- FENCES (by Type)
  - 'Barwire Fence'
  - 'Hogwire Fence'
- Blue Paint
- Orange Paint
- Teal Paint
- STREAMS
- ROADS
- STANDS
  - 'All Merchantable'
  - 'H2O'
  - 'Pre-Merchantable Timber'
  - 'SMZ'
- pr77 (by CLASS)
  - 1
  - 2
  - 3
  - eco77 (by CLASS)
    - 6
    - 7
    - 8
- TRACTS
  - gasp77
  - inter77
  - rds77
  - cont77
  - pls77
- LAWRENCE NAIP 2021.SID

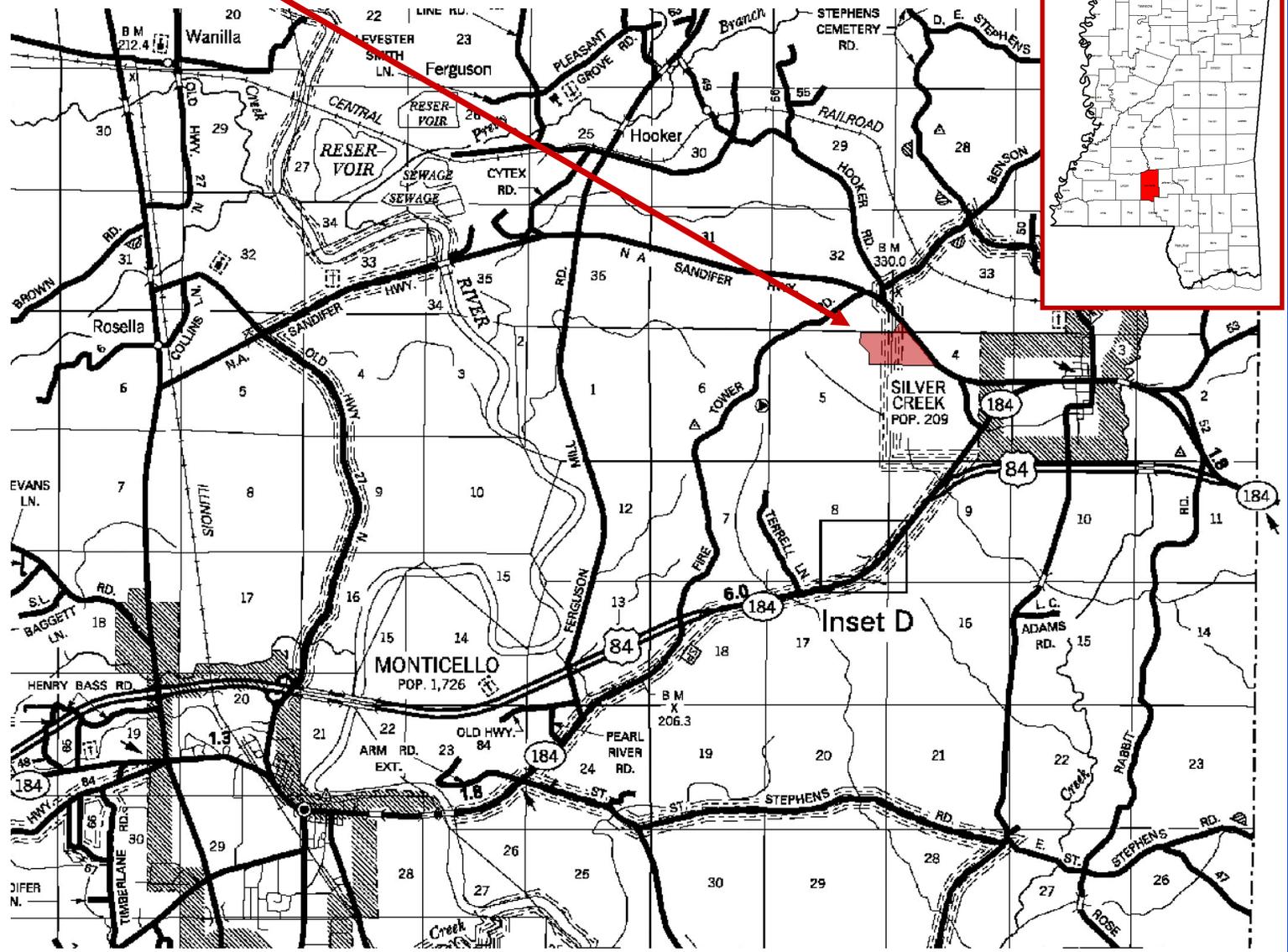
Scale = 1 : 375 US Feet

Scale = 1 : 375.00 (In : US Feet)

01-17-2023

# Brent Tract Timber Sale Invitation

## Location Map



**FOREST PRO L.L.C.**   
TIMBER & LAND MANAGEMENT COMPANY  
FORESTRY | REAL ESTATE | APPRAISALS  
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