

FOR SALE, ±34.5 ACRES

“Bobbie Boyd Tract”

LAND & TIMBER SALE BIDDING OPPORTUNITY

A chance to own a property in Northwest Walthall County.

Notice of Sale

As agent for Bobbie Boyd, Forest Pro LLC is pleased to offer the Boyd Tract for sealed bid sale. This tract is approximately 34.5 acres in size and is located in Walthall County, in South Central Mississippi. The property is situated in the Enon community of Northwestern Walthall County.

We invite you to submit a sealed, **lump sum** bid on the following described **Land, Timber, or Land & Timber** together.

Date Bids Will Be Opened: Friday, March 12th, 2021, 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.

Show-Me Trip: Prospective purchasers are invited to sign a “Temporary Access Permit” and inspect the land and/or timber on their own, or call Mark E. Dale at 601.594.1564 if assistance is needed.

About the Property

The “Bobbie Boyd Tract” at 34.5± acres is a perfect starter tract for an investor or for someone looking for a homesite with some acreage. The property features a 37 year old stand of planted loblolly pine, with power and community water available. It has a moderately rolling topography making it conducive to uses such as timberland or pastureland. The property lies within the Tylertown school district and has no areas in a FEMA indicated flood zone.

To learn more about this property, read the information contained in the following pages of this brochure. It is intended to answer most general questions of prospective purchasers.

QUICK TIMBER SALE VOLUME SUMMARY

All Merchantable (31.4 ac total)	30.7 timbered acres	
Pine Pulpwood	171.0 tons	53.5 cds
Pine Chip-N-Saw	858.3 tons	210.3 cds
Pine Sawtimber	2,333.1 tons	282.5 MBF
Hardwood Pulpwood	98.3 tons	20.7 cds
Hardwood Sawtimber	63.0 tons	8.1 MBF



Food Plot



Deer Rub

SALE WEBPAGE



SCAN ME

Inside This Sale Invitation

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INFORMATION FOR ALL BIDDERS

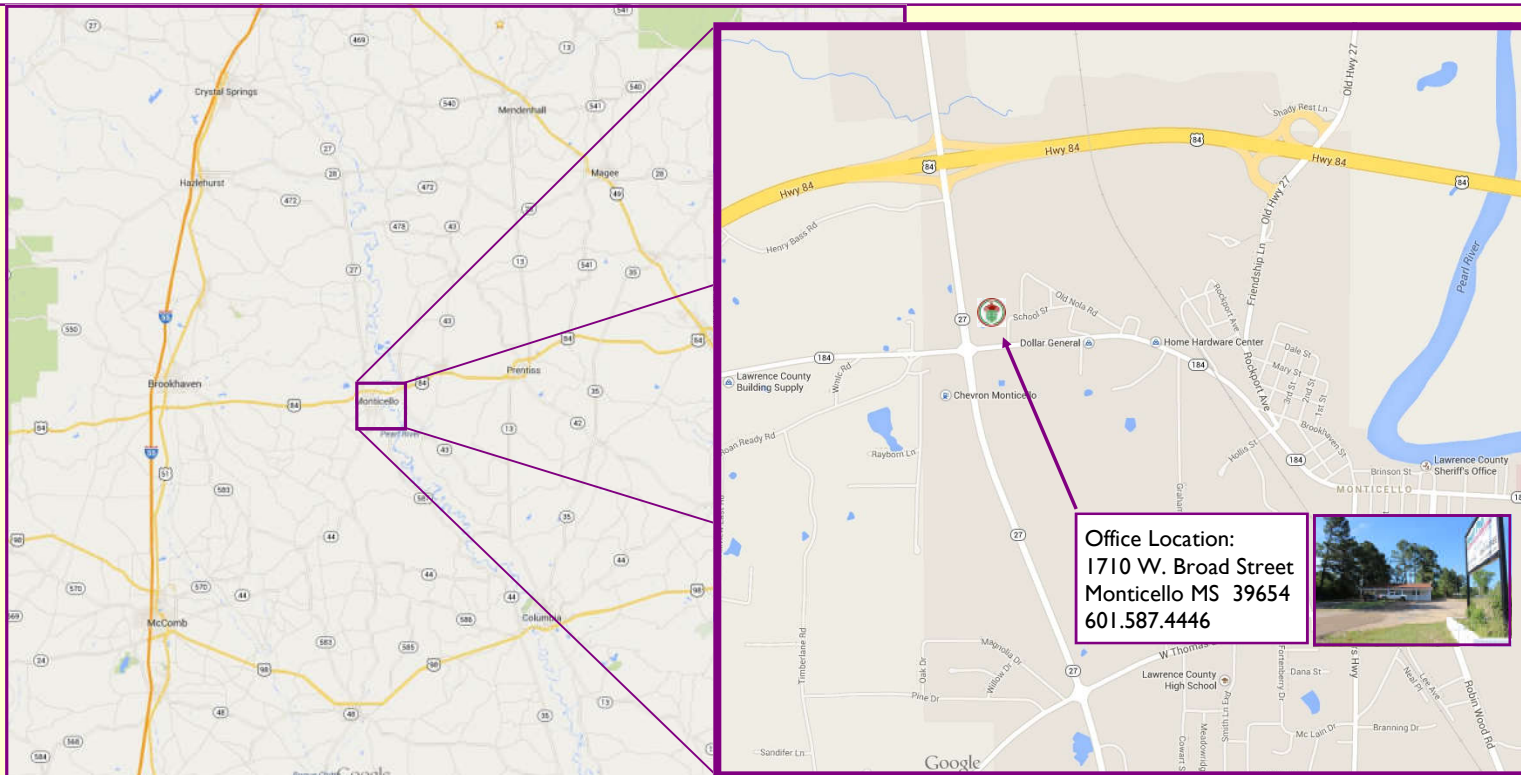
BIDDING TERMS & CONDITIONS

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 <https://www.theforestpro.com/wp-content/uploads/2017/09/Temporary-Access-License.pdf> or scan the QR code with your phone.
3. **TITLE:** The Buyer may be responsible for securing Certificates of Title. Should 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, March 12th, 2021, 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.
7. **LAND & TIMBER:** **In the event that the successful timber bidder and land bidder are not the same, each 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 3 (three) 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: March 12th, 2021
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

Tract Acreage:
 Deeded 34.5 ac±
 Mapped 34.5 ac±,
 Taxed 34.5

Tract Location-
Legal: See Description below.
Address: 1561-96 MS-583, Jayess, MS 39641
Lat: 31°19' 25.7" N
Long: 90°13' 20.9" W

Paved Road Frontage: 246'
Interior Roads: 5291'

Utilities-
Water: Magee Creek Water As.
Electric: Magnolia EPA

Topography: Slightly Rolling
Zoning: Rural, Timberland
Ad Valorem Taxes: 2020 - \$126.47

FEMA Flood Zone: No portions lie within a FEMA indicated flood zone. See map below.

History: Timberland

Mineral Rights: Any Owned.

Streams: Small Intermittent, 390' frontage

Soils: See description & Soil Map below.

School District: Walthall County-Tylertown

Driving Directions: From Hwy 583 & Hwy 44 west extension, drive North on Hwy 583/44 0.55 miles to tract on West (←) side of highway.

Estimated Driving Times to Tract:

- New Orleans: 126mi, 2 hr 2 min
- Baton Rouge: 114mi, 1 hr 48 min
- Jackson: 81.8 mi, 1 hr 23 min
- Hattiesburg: 61.2 mi, 1hr 17 min

Species Available for Hunting:

- White-tailed Deer
- Wild Turkey
- Squirrel
- 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—page 2"

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

Post (After) Harvest

Hardwood Pulpwood Med. Density (HP2) -2.1 ac.-37yrs

Right of Way— 0.4 ac

Estimated Timber Volumes & Value Left After Harvest (2.1 ac)**

Pine Sawtimber	7.1 tons	\$9.45	\$67.10
Hardwood Pulp	83.7 tons	\$6.78	\$567.49
Total	90.8 tons		\$634.59

**Average per ton prices referenced above are derived from the RISI Timber Transaction Price Service for Walthall County for a period from 1/22/2016-1/22/2021.

Soils Information & Soils Map

(Loblolly Pine Site Index)

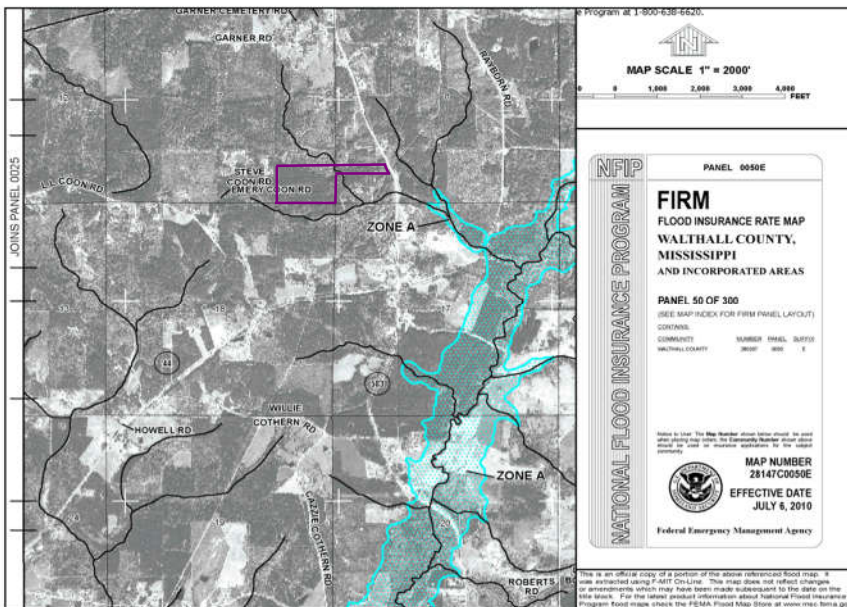
Symbol	Soil Type	Acres in AOI	Percent of AOI	Loblolly pine
Fa	Falaya silt loam (gillsburg)	1.5	4.40%	90
OrB2	Ora loam, 2-5% slopes, mod eroded	10.1	29.30%	84
OrC2	Ora loam, 5-8% slopes, eroded	3.5	10.10%	86
PvB2	Providence silt loam, 2-5% slopes, eroded	3.5	10.10%	87
RuC2	Ruston fine sandy loam, 5-8% slopes, eroded	4.4	12.80%	86
RuD2	Smithdale fine sandy loam, 8-12% slopes, mod eroded	10.1	29.30%	85
RuE2	Smithdale fine sandy loam, 12-17% slopes, mod eroded	1.4	4.10%	85
Totals for Area of Interest		34.5	100.00%	



LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

Beginning at the Southeast corner of Section 7, Township 4 North, Range 10 East, said point being the point of beginning of the property described herein; thence run North 89 degrees 21' West 1320.5 feet to the Southwest corner of the SE 1/4 of the SE 1/4 of said Section 7; thence run North 896.9 feet; thence run East 2593 feet to the West right-of-way line of Highway 583; thence run South-easterly along said right-of-way line to the East line of the SW 1/4 of the SW 1/4 of Section 8; thence run South to the Southeast of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 8; thence run West 1328 feet to the Section line between Section 7 and Section 8; thence run South 671.2 feet back to the point of beginning, containing 34.5 acres, more or less, and situated in the SE 1/4 of the SE 1/4 of Section 7 and the SW 1/4 of the SW 1/4 of Section 8 all in Township 4 North, Range 10 East, Walthall County, Mississippi.

Flood Zone Map



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 Bare-root 2nd generation Loblolly Seedlings at 2021 cost.

Site Prep Herbicide Spray	30.7 ac @ \$86/ac	\$2,640
Site Prep Burn	30.7 ac @ \$55/ac	\$1,689
Planting @ 622 TPA	30.7 ac @ \$101/ac	\$3,101
Est. Total		\$7,430

Often, these cost can be reduced by utilizing the 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: Walthall
Township: 4N
Range: 10E
Sections: 7 & 8

WHO

Tract Name: Bobbie Boyd Tract
Land Owner: Bobbie Boyd

WHEN

Sale Date: March 12th, 2021
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 31.4 ac total- 30.7 acres (timbered)
Estimated Months/Year-Operable: 8-9

Timber Cutting Description:

- All Merchantable within Red painted tract boundaries and outside the Teal painted hardwood stand.

Primary Product: Pine Sawtimber
Cruise Type: 2chx4ch-1/10 acre Plot

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 MS 583/44 Hwy.

WHY

Purpose of Harvest: Liquidation

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 30.7 acre clear cut area (total area 31.4 ac, less right-of-way's is 30.7 ac). Sale boundaries are designated by **red** painted boundary lines and **teal** painted hardwood stand. 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 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.
- 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.



Bobbie Boyd Tract Bid Sheet

Due by: March 12th, 2021 @ 10 a.m.

Bidder Information

Name: _____

Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

Company Name: _____ Fax #: _____

Email: _____ Cell #: _____

Select & Submit your Bid Amount on your below.

TRACT 1

Sections 7 & 8, T4N, R10E
Walthall County, MS

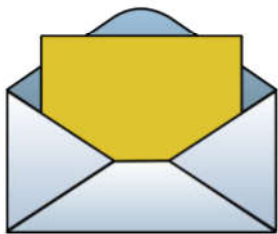
I am bidding on the Land Only in the amount of \$ _____

I am bidding on the Timber Only in the amount of \$ _____

I am bidding on the Land & Timber combined in the amount of \$ _____

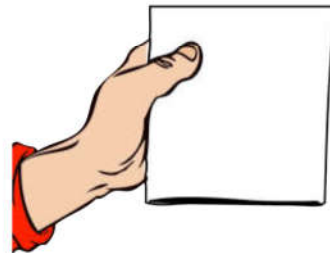
5% bid deposit Amount \$ _____

Additional Comments: _____



To Mail in bids send to:

Forest Pro LLC
 "Bobbie Boyd Tract"
P.O. Box 1452
 Monticello, MS 39654
 Office #: 601-587-4446



To hand deliver bids come to:

Forest Pro LLC
 "Bobbie Boyd Tract"
1710 W. Broad St.
 Monticello, MS 39654
 Office #: 601-587-4446



Forest Management
 Timber Sales & Appraisals
 Real Estate
 Forestry Services

Temporary Access Permit - Complete and return a copy to the above address and retain a copy on the person of any visitor.

Your Name: _____
 Address: _____
 City/State/Zip: _____
 Telephone: _____

Re: Temporary Access Permit on Bobbie Boyd Tract, dated _____, 2021.

This letter will authorize and give you the right of entry on listed property described above solely and only for the purpose of inspecting the certain Property in consideration of submitting an offer to purchase and is subject to the following terms and conditions.

A description of the location/tract that you have access to hereunder is set forth in property brochure which is fully incorporated herein by reference.

You agree by your acceptance of this Temporary Access Permit to undertake the defense of and indemnify and hold harmless Forest Pro L.L.C., the landowner, its affiliates, agents, employees and contractors from and against any and all liability, claims, suits, fines, damages or losses of any kind (collectively the "Liabilities") resulting from actions, omissions or activities on the land of you or your family, guests, licensees, agents, contractors or employees, or the presences of such persons on the lands, whether or not any such "Liabilities" resulted from or were attributable in part to any negligence on the part of Forest Pro L.L.C., the landowner, its agents or representatives. You also agree to use all reasonable care while on the lands to prevent any damage to listed properties and agree to pay the fair market value of any such damage resulting from or attributable to your activities, acts or omissions or those of your guests, family, licensees, agents, contractors or employees.

It is agreed that Forest Pro L.L.C. makes no representations or warranties as to the condition of the lands and that entry upon the lands is at your own risk and expense. You expressly assume, on behalf of your employees, guests, agents and contractors, the risk of any latent or patent defect, vice or hazard on the lands.

Signing (see below) this Temporary Access Permit signifies acceptance of all terms and conditions contained herein. Return to the above address along with a list of all users of the Permit. By accessing the property, you hereby agree to all the terms contained in the Permit. Failure to complete and return the Permit will not relieve you from any obligations, rights, liabilities or duties contained therein. Anyone on the lands under your authority must have a copy of this Permit or Forest Pro L.L.C. may deem them a trespasser.

It is agreed that this Temporary Access Permit will not take effect until a signed original of this Permit is returned to Mark Dale at Forest Pro L.L.C. at the below address or by FAX. To confirm receipt of this permit call 601-587-4446. This Permit will expire on 30 days from Acceptance Date. Forest Pro L.L.C., however, reserves the right to cancel this Permit for any reason upon one (1) day's notice.

Forest Pro, LLC

Acting Agent/Broker: Mark Dale

Accepted on this _____ day of _____, 2021

By: _____
Your Signature

1710 Broad St. W ♦ P.O. Box 1452 ♦ Monticello, MS 39654
 Office 601 587-4446 ♦ Cell 601 594-1564 ♦ Fax 601 587-4406 ♦ Home 601 587-3145
 Email: theforestpro@bellsouth.net Website: www.theforestpro.com

Forest Pro Cruise Report - Clear cut Area

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

Tract: 0TBBOYD1	Cruiser: MD	Date: 12/26/2020
Owner: Bobbie Boyd	City: Jayess	State: Mississippi
Address: 1561 MS 583	Zip: 39641	Section: 7 & 8
County: Walthall	Longitude: -90.222584	Township: 4N
Latitude: 31.323800		Range: 10E

Stand: 1	Cover Type: Planted Pine	Stand Type: PS3
Method Type: 1/10th Ac	BUF 10	Stand Age: 38
Area(Acres): 30.7	Description: All Merchantable	#Points: 37

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
<i>Loblolly Pine</i>	Inches		Tons	Cord
	6	17	2.40	0.80
	8	91	24.50	8.00
	10	91	38.40	12.20
	12	50	30.90	9.60
	14	42	35.60	10.90
	16	17	21.60	6.60
	20	8	17.60	5.40
Product Total	<i>Q.M.D.</i>	11.0	315	171.0

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
<i>Loblolly Pine</i>	Inches		Tons	Cord
	10	207	120.00	30.10
	12	705	635.20	154.00
	14	108	103.10	26.20
Product Total	<i>Q.M.D.</i>	11.9	1021	858.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly Pine</i>	Inches		Tons	MBF
	14	1021	1153.30	123.20
	16	614	861.40	108.30
	18	91	153.10	22.60
	20	58	113.30	18.90
	22	17	43.80	7.60
	24	8	8.20	1.90
Product Total	<i>Q.M.D.</i>	15.3	1809	2333.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	25	4.70	0.90
	8	8	2.40	0.50
	10	33	12.80	2.90
	12	25	15.50	3.60
	14	8	7.10	1.70
Subtotals	<i>10.0</i>	100	42.5	9.6
<i>Hard Hardwood</i>	Inches		Tons	Cord
	10	17	8.30	1.60
	12	25	18.40	3.70
	14	8	9.40	1.90
	16	17	19.70	3.90
Subtotals	<i>12.9</i>	66	55.8	11.1
Product Total	<i>Q.M.D.</i>	11.3	166	98.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
<i>Sweet Gum</i>	Inches		Tons	MBF
	14	8	10.6	0.7
Subtotals	<i>14.0</i>	8	10.6	0.7
<i>Black Gum</i>	Inches		Tons	MBF
	22	17	52.4	7.4
Subtotals	<i>22.0</i>	17	52.4	7.4
Product Total	<i>Q.M.D.</i>	19.7	25	63.0

Timber for Sale



Forest Pro Cruise Report - Timber to Remain Area

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

Tract:	0TBBOYD1	Cruiser:	MD	Date:	12/26/2020
Owner:	Bobbie Boyd	City:	Jayess	State:	Mississippi
Address:	1561 MS 583	Zip:	39641	Section:	7 & 8
County:	Walthall	Longitude:	-90.222584	Township:	4N
Latitude:	31.323800			Range:	10E

Stand:	2	Cover Type:	HP2	Stand Type:	Buffer
Method Type:	1/10th Ac	BUF	1	Stand Age:	38
Area(Acres):	2.1	Description:	Hardwoods to Remain	#Points:	2

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
<i>Loblolly Pine</i>	Inches		Tons	MBF
	16	11	7.10	1.10
Product Total	<i>Q.M.D.</i>	11	7.1	1.1

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
<i>Soft Hardwood</i>	Inches		Tons	Cord
	6	32	5.30	1.00
	8	21	5.10	1.00
	10	42	18.00	4.20
	12	11	5.40	1.20
Subtotals	8.8	105	33.8	7.4
<i>Hard Hardwood</i>	Inches		Tons	Cord
	6	74	14.60	2.50
	8	42	14.40	2.60
	10	42	20.90	4.10
Subtotals	7.8	158	49.9	9.2
Product Total	<i>Q.M.D.</i>	263	83.7	16.6



Timber to Remain

**Bobbie Boyd Tract
Land & Timber Sale Map
Sections 7 & 8, T4N, R10E
Walthall Co. MS**

Stand #	Acres	Description
1	30.7	PS3
2	2.1	HP2
3	0.7	MR2
4	0.4	ROW
5	0.5	ORO
6	0.0	H2O

Total Acreage: 34.5

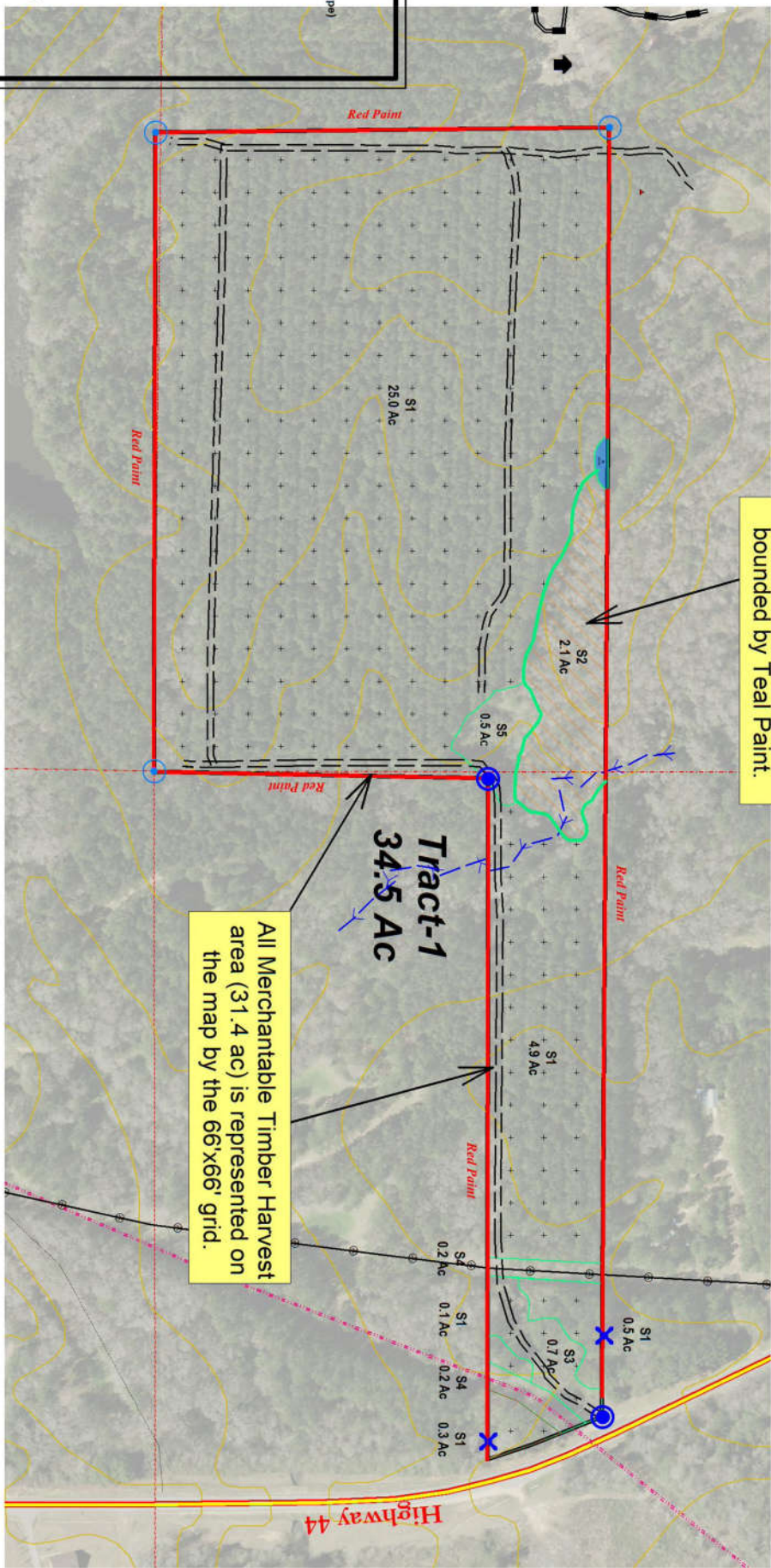
No harvest area (2.1 ac) is bounded by Teal Paint.

All Merchantable Timber Harvest area (31.4 ac) is represented on the map by the 66'x66' grid.

**Tract-1
34.5 Ac**

Legend

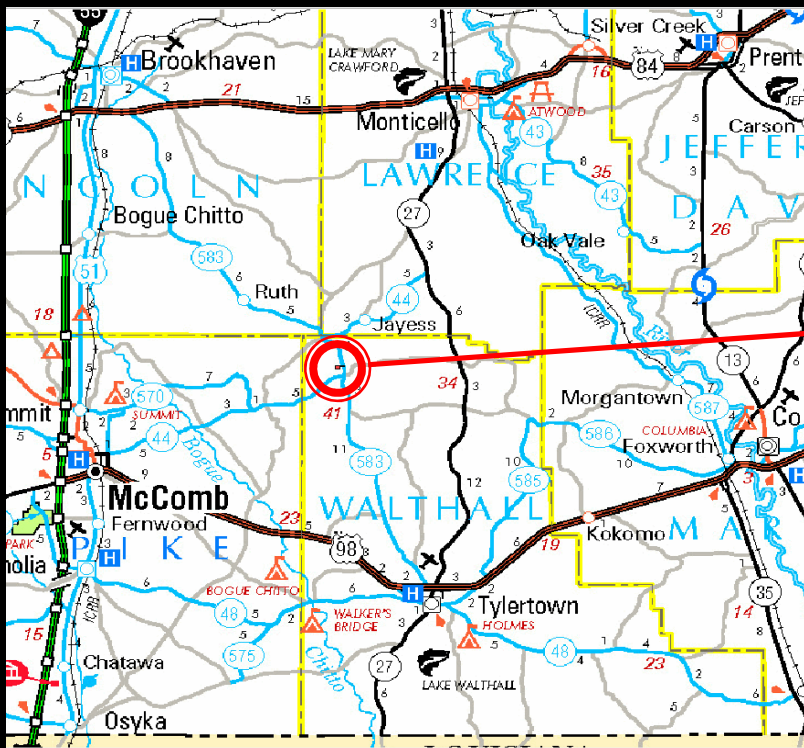
- STRUCTURES
- Boundary/30
- Boundary/100(by Type)
- Fence Post
- Iron Pin
- Teal Paint
- Red Paint
- ROADS
- STREAMS
- POWER LINES
- STANDS
- 1
- 2
- 3
- 4
- 5
- 6
- ccot147(by CLASS)
- 6
- 7
- 8
- pk147(by CLASS)
- 1
- cont147
- sec147
- TRACTS
- 1
- pls147
- WALTHALL_20X.SID



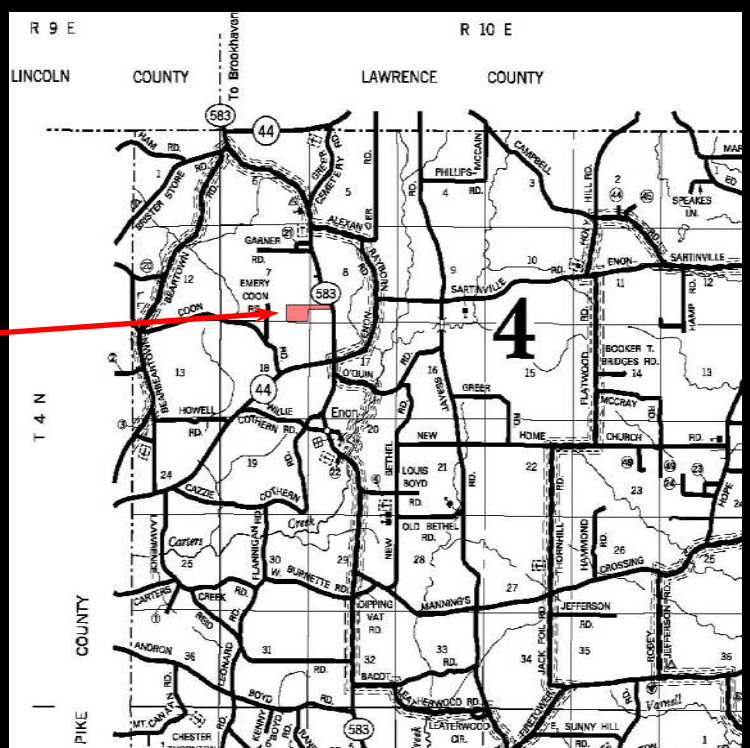
FOREST PRO L.L.C.
 TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406



01-15-2021



Land - Area 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

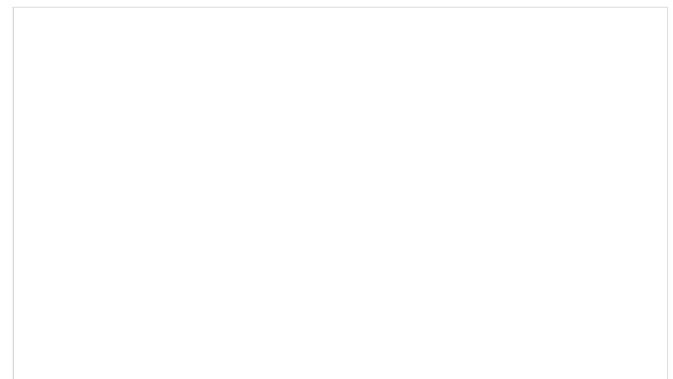
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For more information on this property contact me.



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