

FOR SALE, ±163 ACRES “Bahala Creek Tract”

LAND & TIMBER SALE BIDDING OPPORTUNITY

*A chance to own
property with
large Hardwoods
along the beautiful
Bahala Creek.*

Notice of Sale

As agent for Jacob R. Bailey, the administrator of the Estate of Mary Sula Banta, Forest Pro LLC is please to offer the Bahala Creek Tract for sealed bid sale. This tract totals 163 acres and is located in Lawrence County, in south central Mississippi. The property is situated in the terraced bottoms of the Bahala Creek within the Pearl River Basin.

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, June 6th, 2014, 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: Saturday, May 31th, 2014, 8-12 a.m. on site at the property entrance.

About the Property

The “Bahala Creek Tract” at 163± acres has all the amenities most buyers are looking for. There is ample paved road frontage, access to power and water, large hardwood timber, and frontage along the white sand bars of Bahala Creek.

Recreation

Whitetail Deer and Wild Turkey 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 or on the sandbars along Bahala Creek.

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

QUICK TIMBER SALE VOLUME SUMMARY

All Merchantable	158.8 acres	
Pine Pulpwood	184.6 tons	85.5 cds
Pine Chip-N-Saw	228.2 tons	82.7 cds
Pine Sawtimber	619.4 tons	83.6 MBF
Spruce Pine Sawtimber	14.1 tons	2.3 MBF
Hardwood Pulpwood	4,464.3 tons	1,640.0 cds
Hardwood Palletwood	905.4 tons	269.4 cds
Hardwood Sawtimber	2,797.7 tons	270.8 MBF



Sand Bar along Bahala Creek



Deer Rub

Inside This Sale Invitation

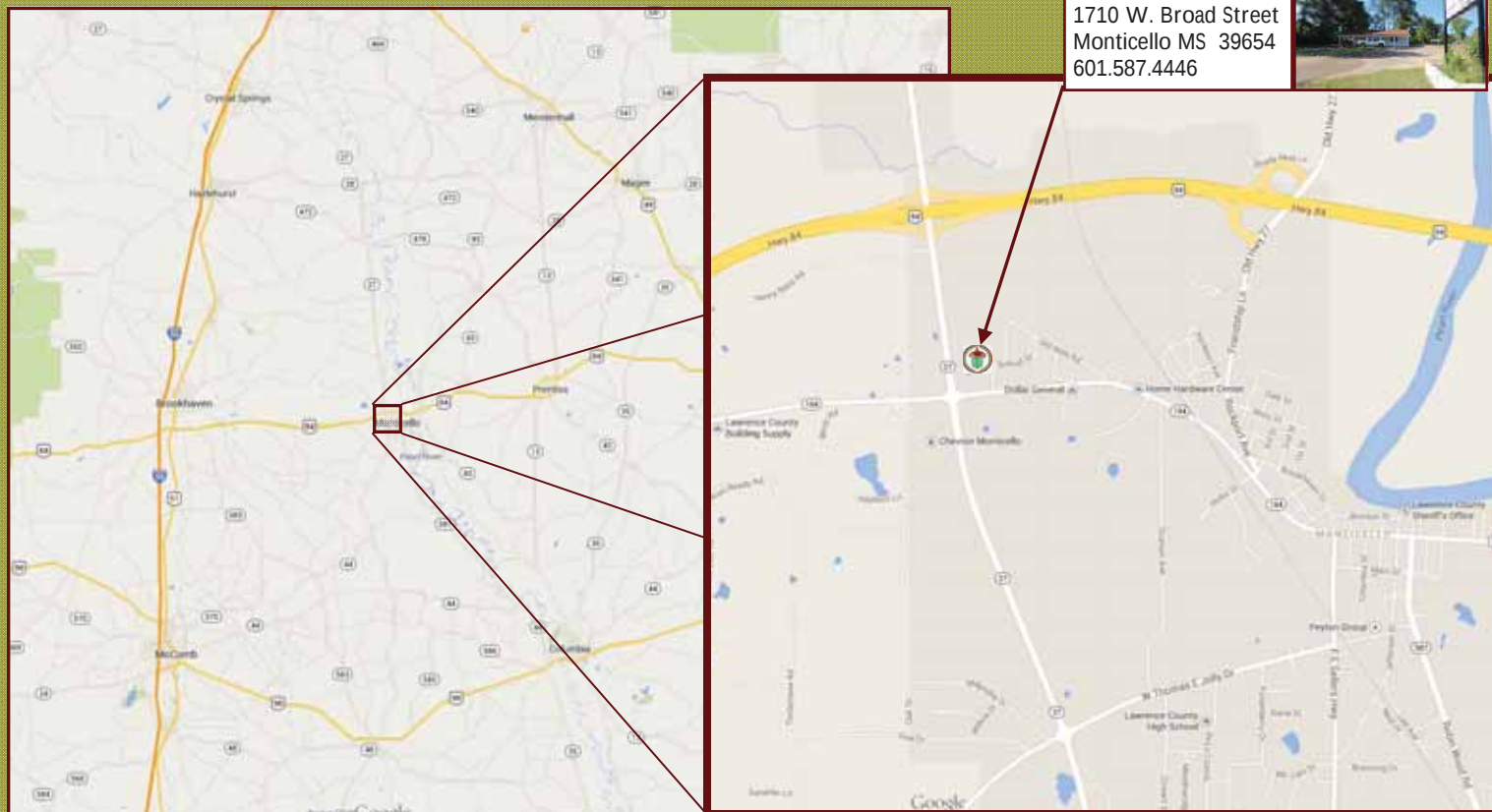
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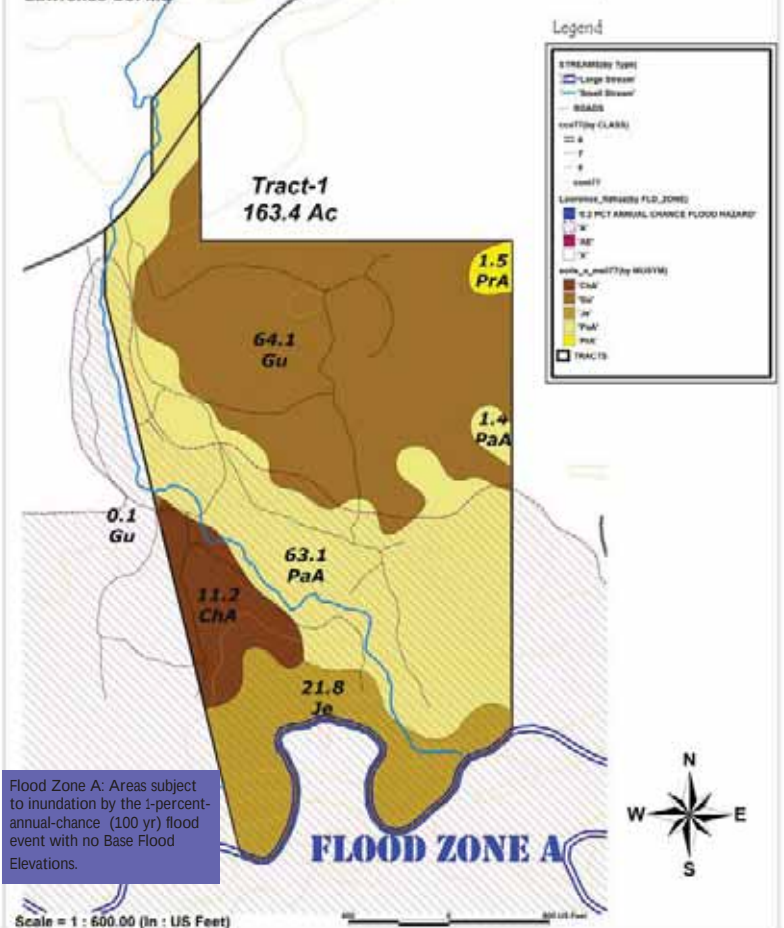
INFORMATION FOR ALL BIDDERS

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 http://www.theforestpro.com/pdf/doc_1208180549.pdf
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, June 6th, 2014, 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 18 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. Eighteen months (18) 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. All bids accepted by the seller are subject to the approval of the Chancery Court of Lawrence County therefore the seller shall be given 90 days to close.
 - h. 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 TIMBER BIDDERS**WHERE**

County: Lawrence
Township: 9N
Range: 10E
Sections: 28, 33, & 34

WHO

Tract Name: Bahala Creek Tract
Land Owner: Mary Banta Estate

WHEN

Sale Date: June 6th, 2014
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 158.8 acres (timbered)
Estimated Months/Year-Loggable: 5

Timber Cutting Description:

- All Merchantable within Orange painted sale boundaries and Teal painted SMZ's 131.4 ac.
- Blue marked trees within Teal painted SMZ's 27.4 ac.

Primary Product: Hardwood Pulpwood & Hardwood Sawtimber

Cruise Type: 2x7ch-10 BAF Prism & 100%.

HOW

Contract Length: 18 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 Monticello Rd.

WHY

Purpose of Harvest: Court Ordered Sale

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 131.4 acre clear cut area and blue marked trees only within the 27.4 acres of SMZ's. Sale boundaries are designated by orange painted boundary lines and teal painted Stream Side Management Zones (SMZ's). 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 Court approval of a 18 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.



**Mary Banta Estate "Bahala Creek" Tract
Sections 28, 22, & 34, T9N, R10E
Lawrence County, MS**

First Name: _____ Last Name: _____

Company Name: _____ Phone Number: _____

Street Address: _____ Fax Number: _____

City, State & Zip: _____ Mobile Number: _____

Email Address: _____

1. LAND ONLY BID.

I, _____ (signature), bid \$ _____ on the "Land Only",
based on the terms and conditions set forth within the sale prospectus.

I, _____ (signature), bid \$ _____ on the "Timber
Only", based on the terms and conditions set forth within the sale prospectus.

I, _____ (signature), bid \$ _____ on the "Land & Timber", based on the terms and conditions set forth within the sale prospectus.

Comments :

FOREST PRO L.L.C.
"Balaha Creek Tract Bid"
P.O. Box 1452
Monticello, MS 39654
Fax #: 601-587-4406
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 Mary Banta Estate "Bahala Creek" Tract, dated 2014

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 _____, 20____

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: 4TBANTA1
 Owner: Jacob Bailey
 Address: 618 Monticello Rd
 County: Lawrence

Cruiser: MD
 City: Monticello
 Section: 28, 33 & 34

Date: 4/10/2014
 State: Mississippi
 Township: 9N
 Range: 10E

Stand:	1	Cover Type:	Natural Pine & Hardwood	Stand Type:	MI2
Method Type:	10 Factor	BAF:	10		
Area(Acres):	131.4	Description:	All Merchantable	#Points:	97
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Pine Pulpwood					
Loblolly & Shortleaf Pine	Inches		Tons	Cord	
	6	209	28.3	12.6	
	8	296	81.0	37.7	
	10	96	41.7	19.4	
	12	47	33.6	15.9	
Product Total		647	184.6	85.5	
Pine Chip-N-Saw					
Loblolly & Shortleaf Pine	Inches		Tons	Cord	
	10	199	101.6	36.3	
	12	178	119.0	43.6	
	14	9	7.6	2.8	
Product Total		386	228.2	82.7	
Pine Sawtimber					
Loblolly & Shortleaf Pine	Inches		Tons	MBF	
	14	132	138.1	14.8	
	16	163	206.0	25.5	
	18	84	137.0	19.9	
	20	28	49.4	8.0	
	22	19	45.1	8.1	
	24	7	21.0	3.9	
Product Total		434	596.6	80.2	
Spruce Pine Sawtimber					
Spruce Pine	Inches		Tons	MBF	
	16	9	10.6	1.5	
Product Total		9	10.6	1.5	
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pulpwood					
Soft Hardwood	Inches		Tons	Cord	
	6	2816	500.4	173.0	
	8	1329	404.9	154.5	
	10	600	272.5	116.2	
	12	428	298.4	132.3	
	14	110	107.1	46.5	
	16	75	92.6	38.6	
	18	8	13.0	5.6	
	20	6	11.4	4.6	
Subtotals		5372	1700.4	671.0	
Hard Hardwood	Inches		Tons	Cord	
	6	2389	444.8	135.3	
	8	1553	559.0	184.5	
	10	1279	732.7	270.3	
	12	685	545.4	204.0	
	14	205	195.3	69.8	
	16	122	162.7	59.1	
	18	43	81.0	29.9	
	20	6	15.7	6.1	
	22	10	27.4	10.1	
Subtotals		6292	2763.9	968.9	
Product Total		11664	4464.3	1640.0	
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pallet					
Soft Hardwood	Inches		Tons	Cord	
	12	193	129	42	
	14	99	90	30	
	16	27	30	10	
Subtotals		318	249.4	82.3	
Hard Hardwood	Inches		Tons	Cord	
	10	21	12.9	3.9	
	12	594	422.8	121.3	
	14	107	153.8	43.4	
	16	37	42.4	11.6	
	18	15	24.2	6.9	
Subtotals		833	656.0	187.1	
Product Total		1152	905.4	269.4	
Hardwood Sawtimber					
Cherrybark Oak	Inches		Tons	MBF	
	14	60	53.6	4.8	
	16	57	68.1	7.0	
	18	15	25.4	3.0	
	20	19	30.5	3.9	
	22	5	12.5	1.8	
	26	4	12.4	2.0	
Subtotals		160	202.4	22.4	
Red Oak	Inches		Tons	MBF	
	14	24	22.4	1.7	
	16	55	60.5	5.2	
	18	22	32.9	3.3	
	20	6	12.6	1.4	
Subtotals		107	128.4	11.5	
Water Oak	Inches		Tons	MBF	
	14	381	350.1	23.2	
	16	364	424.1	33.5	
	18	153	224.7	21.2	
	20	96	172.1	18.0	
	22	78	158.7	18.6	
	24	21	49.2	6.1	
	26	14	38.5	5.3	
	34	2	9.6	1.6	
Subtotals		1110	1427.0	127.5	
White Oak	Inches		Tons	MBF	
	14	114	104.6	8.2	
	16	179	201.5	17.6	
	18	46	64.4	6.0	
	20	31	64.4	6.6	
	22	20	44.7	5.0	
	24	8	19.4	2.3	
	28	3	12.3	1.6	
Subtotals		401	511.4	47.2	
Yellow Poplar	Inches		Tons	MBF	
	14	48	37.8	3.7	
	16	20	20.5	2.2	
	18	7	11.1	1.4	
	20	18	34.6	4.8	
	22	10	22.0	3.3	
	24	4	12.5	2.0	
Subtotals		106	138.5	17.4	
Sweet Gum	Inches		Tons	MBF	
	14	37	35.1	3.0	
	16	94	117.0	11.9	
	18	8	13.8	1.5	
Subtotals		139	165.9	16.4	
Hickory	Inches		Tons	MBF	
	16	20	20.6	1.7	
	18	8	8.0	0.8	
	20	6	10.0	1.2	
	22	10	23.9	2.8	
Subtotals		43	62.6	6.4	
Miscellaneous Saw	Inches		Tons	MBF	
	14	11	10.4	0.9	
	16	20	14.7	1.4	
	22	5	6.4	0.8	
	28	3	6.5	1.0	
Subtotals		39	38.0	4.1	
Product Total		2106	2674.1	252.9	
Cull Hardwood		27	50.1	13	



Forest Pro Cruise Report - Stream Side Mangement Zone

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

Tract: 4TBANTA1
Owner: Jacob Bailey
Address: 618 Monticello Rd
County: Lawrence

Cruiser: MD
City: Monticello
Section: 28, 33 & 34

Date: 4/10/2014
State: Mississippi
Township: 9N
Range: 10E

Stand:	2	Cover Type:	Natural Pine & Hardwood	Stand Type:	SMZ
Method Type:	100%	BUF	1		
Area(Acres):	27.4	Description:	Blue Marked	#Points:	2
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Pine Sawtimber					
Loblolly & Shortleaf Pine	Inches		Tons	MBF	
	16	3	4.3	0.5	
	18	4	7.7	1.1	
	20	4	8.9	1.4	
	22	1	1.9	0.4	
Product Total		12	22.8	3.4	
Spruce Pine Sawtimber					
Spruce Pine	Inches		Tons	MBF	
	30	1	3.5	0.8	
Product Total		1	3.5	0.8	

Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Sawtimber					
Cherrybark Oak	Inches		Tons	MBF	
	28	1	3.3	0.6	
	36	1	6.3	1.2	
Subtotals		2	9.6	1.8	
Water Oak	Inches		Tons	MBF	
	18	1	1.7	0.1	
	20	3	5.9	0.6	
	22	1	2.6	0.3	
	24	4	9.7	1.2	
	26	1	3.8	0.5	
	28	1	2.7	0.4	
	32	1	5.0	0.8	
	40	3	13.1	2.3	
Subtotals		15	44.5	6.2	
White & Sw. Chestnut Oak	Inches		Tons	MBF	
	18	1	1.7	0.2	
	20	1	1.9	0.2	
	26	3	9.4	1.1	
Subtotals		5	13.0	1.5	
Yellow Poplar	Inches		Tons	MBF	
	16	2	2.4	0.3	
	22	2	4.1	0.6	
	24	1	2.5	0.4	
	28	1	3.9	0.7	
Subtotals		6	12.9	2.0	
Sweet Gum	Inches		Tons	MBF	
	20	1	1.2	0.2	
	26	2	6.9	1.2	
Subtotals		3	8.1	1.4	
Hickory	Inches		Tons	MBF	
	18	2	3.1	0.3	
	22	6	14.9	1.8	
	24	1	2.3	0.3	
Subtotals		9	20.3	2.4	
Sycamore	Inches		Tons	MBF	
	20	1	1.4	0.2	
	22	2	3.9	0.7	
	26	1	2.4	0.5	
Subtotals		4	7.7	1.4	
Cypress	Inches		Tons	MBF	
	20	1	1.9	0.3	
Subtotals		1	1.9	0.3	
Miscellaneous	Inches		Tons	MBF	
	20	1	1.7	0.2	
	24	1	2.2	0.3	
	26	1	1.7	0.3	
Subtotals		3	5.6	0.8	
Product Total		48	123.6	17.8	

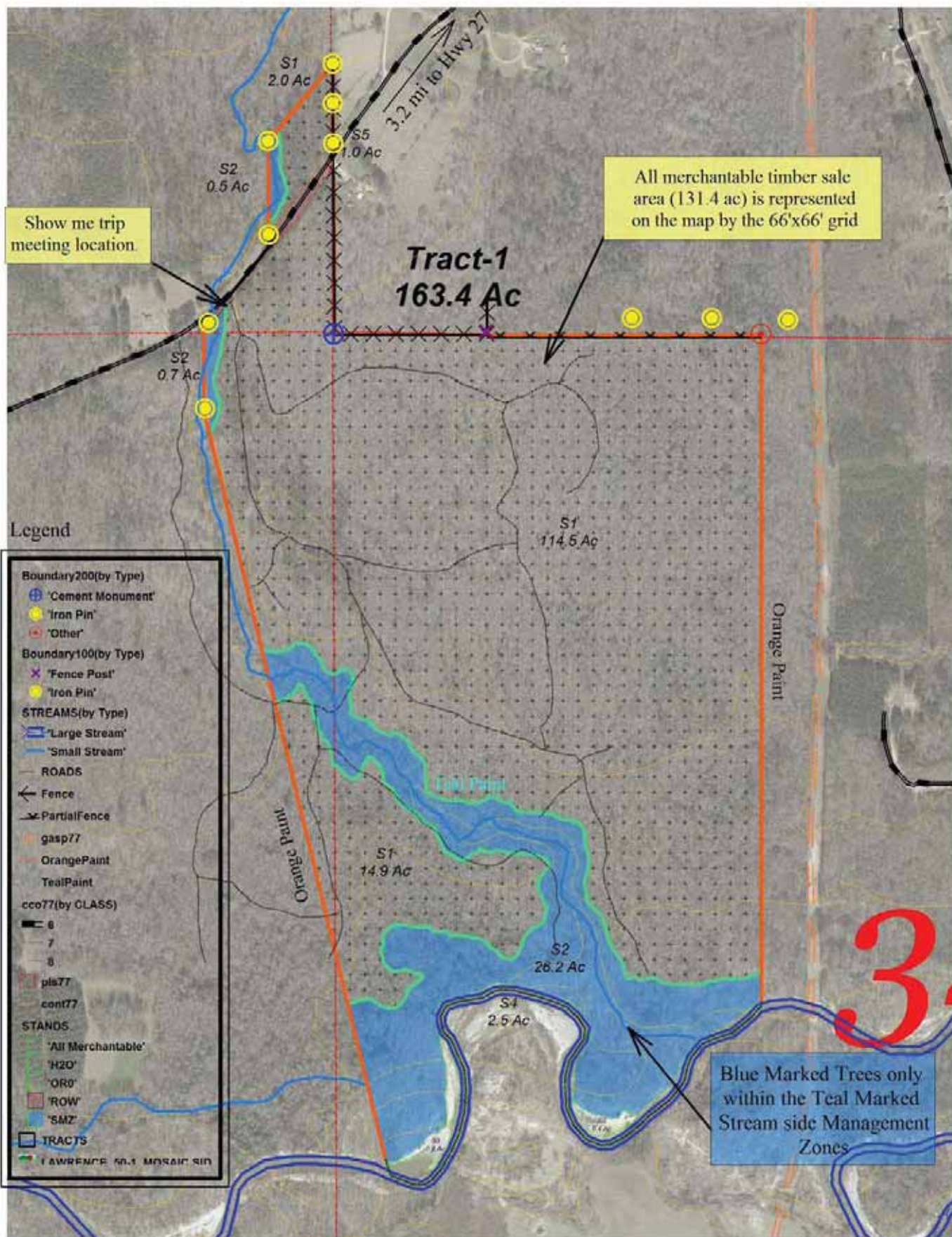


Mary S. Banta Estate
Timbersale Map over 2013 Aerial Photo
Section 28, 33, & 34, T9N, R10E
Lawrence Co. MS

DESCRIPTION	Stand #	Acreage	Total	Description
All Merchantable	1	131.4	131.4	All Merchantable
H2O	4	2.5	2.5	H2O
OR0	3	1.2	1.2	OR0
ROW	5	1.0	1.0	ROW
SMZ	2	27.4	27.4	SMZ
Total Acreage: 163.4				

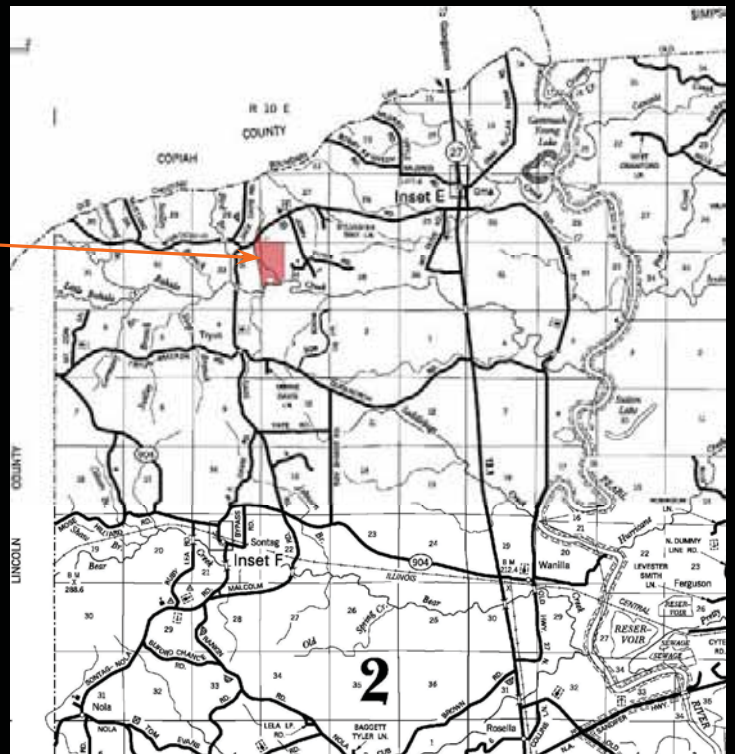


FOREST PRO LLC
TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39064
 Office 601.587.4448 • Cell 601.594.1564 • Fax 601.587.4406





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

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

