

FOR SALE, 121 & 81 ±ACRES

"Woolworth Tracts"

LAND & TIMBER SALE BIDDING OPPORTUNITY

**A chance to own
properties in the
beautiful Lincoln
County.**

**Broker
Participation
encouraged!**

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Notice of Sale

As agent for the Nygaard Family, Forest Pro LLC is please to offer the Woolworth Tracts for sealed bid sale. These tracts combined total 202 acres and are located in Lincoln County, in south central Mississippi. The properties are situated in the uplands of the Bear Creek watershed 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, on either/or both Tract 1 and Tract 2.

Date Bids Will Be Opened: Friday, January 12th, 2018, 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 Wednesday, **January 10th, 2018**, 10-12 a.m. on site, at the property entrance of Tract 1.

About the Property

The "Woolworth Tracts" comprise a total of 202± acres with Tract 1 containing 121 acres and Tract 2 being 81 acres. Both of the properties feature public road frontage, a consistent stand of investment grade, merchantable planted pine, rolling topography, and access to small creeks. Additionally, Tract 2 features some rock outcroppings that are truly unique for this area.

Recreation

Large tracts of timberland surround these properties which make for excellent hunting opportunities. Whitetail Deer and Wild Turkey abound on these properties. With a little commitment, these properties could be transformed into great hunting destinations.

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

QUICK TIMBER SALE VOLUME SUMMARY

All Merchantable		175 acres
Pine Pulpwood	7,751.6 tons	3,464.2 cds
Pine Chip-N-Saw	2,799.2 tons	1,013.8 cds
Pine Sawtimber	200.4 tons	24.3 MBF
Hardwood Pulpwood	762.6 tons	283.2 cds
Hardwood Palletwood	23.1 tons	7.5 cds
Hardwood Sawtimber	32.3 tons	3.8 MBF



Large boulders on Tract 2.



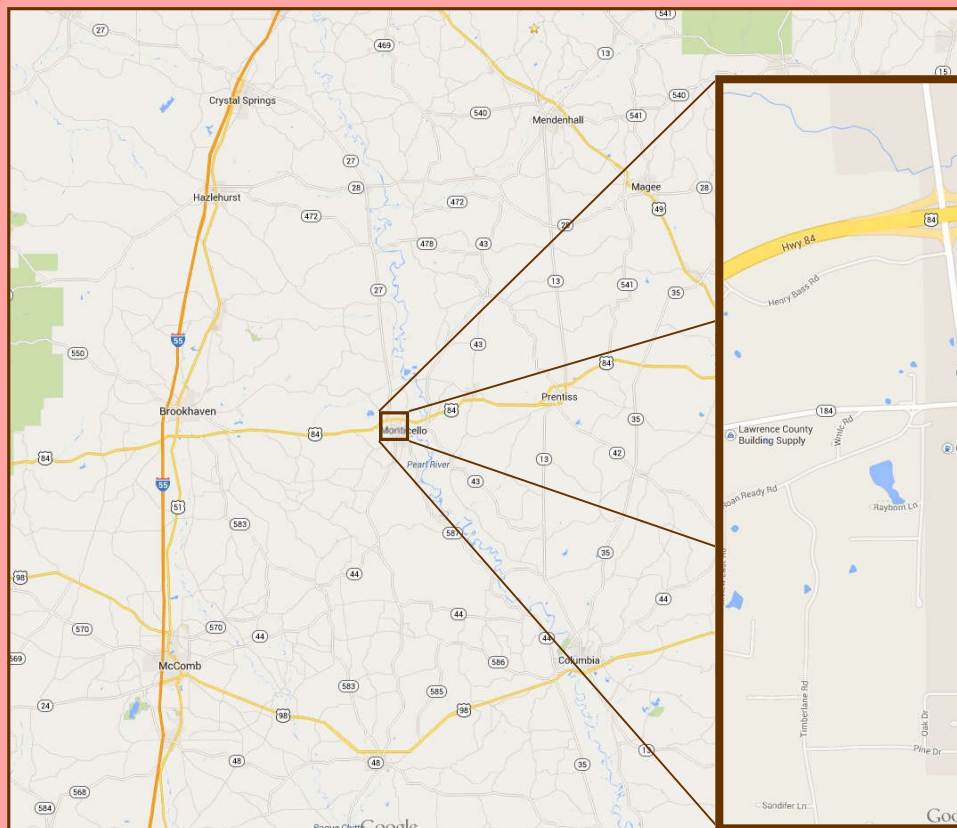
Deer Rub

INFORMATION FOR ALL BIDDERS

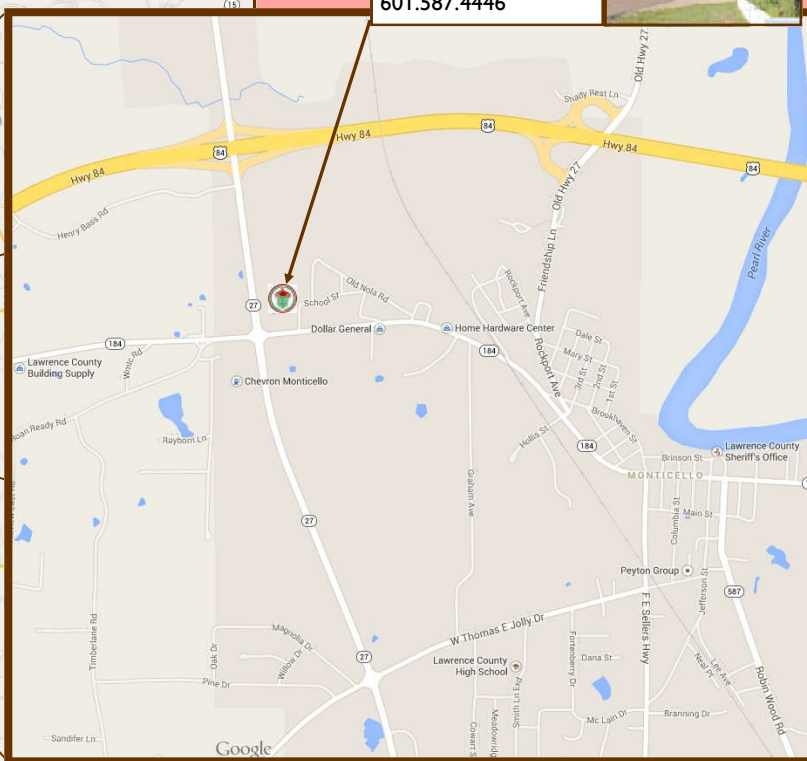
BIDDING TERMS & CONDITIONS

1. **DISCLAIMER:** Forest Pro LLC is the exclusive agent for this transaction. Every effort has been made to accurately represent these parcels 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 properties, their 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, January 12th, 2018, 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 individual or entity then 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. 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. 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



Office Location:
1710 W. Broad Street
Monticello MS 39654
601.587.4446



GENERAL INFORMATION (ANSWERS TO YOUR FAQ'S)**Sale Date:** January 12th, 2018**Sale Day:** Friday**Sale Time:** 10:00 a.m.**Sale Location:** Forest Pro LLC Office**How to view the property:** See "Page 2-Bidding Terms & Conditions- Sec.2" or notify us for the show-me-trip on Wednesday, **January 10th, 2018**, 10-12 a.m. on site.**TRACT 1 LAND INFORMATION—120 ACRE TRACT****Tract Acreage:**

Deeded 120 ac±
GPS Mapped 121.9 ac±,
Taxed 120

Tract Location-

Legal: SE 1/4 of SE 1/4 and the NE 1/4 of SE 1/4 in Section 34, Township 8 North, Range 9 East; and SW 1/4 of SW 1/4 of Section 35, Township 8 North, Range 9 East
Address: Woolworth Rd. NE, Brookhaven, MS 39601
Lat: 31.6198156
Long: -90.281506

Public Road Frontage: 610'**Interior Roads:** 1.5 miles**Utilities-**

Water: Lincoln Co Rural Water As.

Electric: Entergy**Topography:** Rolling**Zoning:** Rural, Timberland**Ad Valorem Taxes:** 2017 - \$453.99**History:** Timberland**Mineral Rights:** Any Owned.

FEMA Flood Zone: None of the property is within flood zone A, the 100 year flood zone. Map FM28085C0225D

Streams: Prong/Bear Creek, 1056' frontage

Driving Directions: From I-55 Exit #40, East on Brookway Blvd go 1.52 mi. Slight right turn on W. Monticello St go 2.48 mi. Turn left onto Nola Rd go 8.16 mi. Turn left on Woolworth Rd go 0.96 mi to Tract on south side of Road.

Estimated Driving Times to Tract:

New Orleans: 136 mi, 2hr 50 min

Baton Rouge: 111 mi, 2hr 22 min

Jackson: 67 mi, 1hr 21min

Hattiesburg: 71 mi, 1hr 30 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**Timber:** Type-Acres-Age (If timber sells separate from the land)**Post (After) Harvest Estimated Timber Volumes (Timber left on Property)**

Hardwood Intermediate Med. Density (HI2) -5.1 ac.-35yrs

Pine Regeneration 0 Density (PR0)- 112.5 ac. 0 yrs (Cutover areas left after harvest)

Right of Way- 0.6 ac

Open -3.8 ac

Estimated Timber Volumes & Value Left After Harvest**

Hardwood Pulp	133.4 tons	\$7.25	\$ 967.15
Hard Pallet	14.2 tons	\$18.41	\$ 32.61
Red Oak Saw	30.2 tons	\$30.31	\$ 915.36
White Oak Saw	8.6 tons	\$27.59	\$ 237.27
Poplar Saw	38 tons	\$43.00	\$1,634.00
Misc Hard Saw	17.3 tons	\$32.45	\$ 561.39
Total	241.7 tons		\$4,347.78

**Average per ton prices referenced above are derived from the RISI Timber Transaction Price Service for Lincoln County for a period from 11/12-11/17.

Soils:

Symbol	Map Unit Name	Acres	% of Area	Site Index
Fm	Falaya silt loam	16.7	13.70%	90
GbF	Guin and Boswell soils, 17 -40 % slope	96.1	78.80%	83
GbF2	Guin and Boswell soils, 17 - 40 % slopes, eroded	0.5	0.40%	83
GgF	Guin gravelly sandy loam, 17- 40% slopes	1.3	1.10%	83
OaB2	Ora silt loam, 2 - 5 % slopes, eroded	1.1	0.90%	87
OaC	Ora silt loam, 5 - 8 % slopes	5	4.10%	87
OaC2	Ora silt loam, 5 - 8 % slopes	1.1	0.90%	87
Totals		121.9	100	84

TRACT 1- INFORMATION FOR TIMBER BIDDERS**WHERE****County:** Lincoln**Township:** 8N**Range:** 9E**Sections:** 34 & 35**WHO****Tract Name:** Nygaard Tract 1**Land Owner:** Glenn Nygaard**WHEN****Sale Date:** January 12th, 2018**Sale Day:** Friday**Sale Time:** 10:00 a.m.**Sale Location:** Forest Pro LLC Office**WHAT****Sale Acreage:** 113.1 acres (timbered)**Est. Months/Year Loggable:** 8-10**Timber Cutting Description:**

- All Merchantable within Orange painted sale boundaries and outside Teal painted SMZ's 113.1 ac.

Primary Product: Pine Pulpwood**Cruise Type:** 3xSch-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 Woolworth Rd.**WHY****Purpose of Harvest:** Non-resident landowner.

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 113.1 acre clear cut area. 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 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.

Tract I**Timber Available for Harvest****Forest Pro Cruise Report - Clear cut Area**

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

Tract:	7TNYGRD2	Cruiser:	MD	Date:	9/11/2017
Owner:	Glen Nygaard	City:	Brookhaven	State:	Mississippi
Address:	Woolworth Rd NE	Section:	34 & 35	Township:	8N
County:	Lincoln			Range:	9E

Stand:	1 & 2	Cover Type:	Planted Pine	Stand Type:	PP3
Method Type:	10 Factor	BAF	10		
Area(Acres):	112.4	Description:	All Merchantable	#Points:	79

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Pulpwood				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	6	13291	2362.11	1054.00
	8	8001	2731.73	1220.64
	10	703	388.69	175.34
	12	98	79.43	36.05
	14	26	26.87	12.29
	16	9	13.28	6.11
	18	8	8.99	3.89
Product Total		22135	5611.1	2508.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Chip-N-Saw				
Loblolly & Shortleaf Pine	Inches		Tons	Cord
	10	2508	1314.74	470.21
	12	943	676.16	250.50
	14	111	101.78	38.66
Product Total		3562	2092.7	759.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Pine Sawtimber				
Loblolly & Shortleaf Pine	Inches		Tons	MBF
	14	87	97.81	10.59
	16	56	65.16	8.30
Product Total		143	163.0	18.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	6	154	30.06	10.45
	8	172	58.03	22.67
	10	135	68.58	30.26
	12	51	26.62	9.95
Subtotals		512	183.3	73.3
Product Total		512	183.3	73.3

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
Miscellaneous	Inches		Tons	MBF
	20	7	13.49	1.64
Subtotals		7	13.5	1.6
Product Total		7	13.5	1.6

Timber to Remain with Property**Forest Pro Cruise Report - SMZ**

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

Tract:	7TNYGRD2	Cruiser:	MD	Date:	9/11/2017
Owner:	Glen Nygaard	City:	Brookhaven	State:	Mississippi
Address:	Woolworth Rd NE	Section:	34 & 35	Township:	8N
County:	Lincoln			Range:	9E

Stand:	3	Cover Type:	Hardwood	Stand Type:	HI2
Method Type:	10 Factor	BAF	10		
Area(Acres):	5.1	Description:	SMZ - Timber to remain	#Points:	6

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Pulpwood				
Soft Hardwood	Inches		Tons	Cord
	8	63	19.40	7.40
	12	31	21.80	9.60
	14	15	12.60	5.10
	16	11	15.50	6.60
	22	3	6.60	2.50
Subtotals		123	75.9	31.2
Hard Hardwood	Inches		Tons	Cord
	8	39	8.50	2.50
	10	13	5.80	2.00
	12	18	17.00	6.40
	16	6	7.90	2.90
	18	5	10.40	4.10
	20	4	7.90	2.80
Subtotals		85	57.5	20.7
Product Total		207	133.4	51.9

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Palletwood				
Soft Hardwood	Inches		Tons	Cord
	12	9	6.10	2.00
Subtotals		9	6.1	2.0
Hard Hardwood	Inches		Tons	Cord
	12	9	8.10	2.40
Subtotals		9	8.1	2.4
Product Total		18	14.2	4.4

Product/Species	DBH	#Trees	Quantity1	Quantity2
Hardwood Sawtimber				
Water Oak	Inches		Tons	MBF
	18	4	8	0.8
	20	4	7.9	0.8
	22	6	14.3	1.6
Subtotals		14	30.2	3.2
White Oak	Inches		Tons	MBF
	16	12	8.6	0.8
Subtotals		12	8.6	0.8
Yellow Poplar	Inches		Tons	MBF
	16	6	6.9	0.7
	18	13	22.6	2.8
	22	3	8.7	1.3
Subtotals		22	38.2	4.8
Miscellaneous	Inches		Tons	MBF
	16	12	7.9	0.8
	24	3	5.4	0.7
	26	2	4	0.6
Subtotals		17	17.3	2.1
Product Total		65	94.3	10.9

Tract 1.
Glenn Nygaard Tract
Sections 34 & 35, T8N, R9E
Lincoln Co. MS

Stand #	Acreage	Description
1	112.5	All Merchantable
4	3.8	OR0
5	0.6	ROW
3	5.1	SMZ

Total Acreage: 121.9

Legend

● Boundary/Monument

— Teal Paint

— Orange Paint

— ROADS

— STREAMS

STANDS

□ 'All Merchantable'

□ 'OR0'

□ 'ROW'

□ 'SMZ'

□ TRACTS

ccost85 (by CLASS)

6

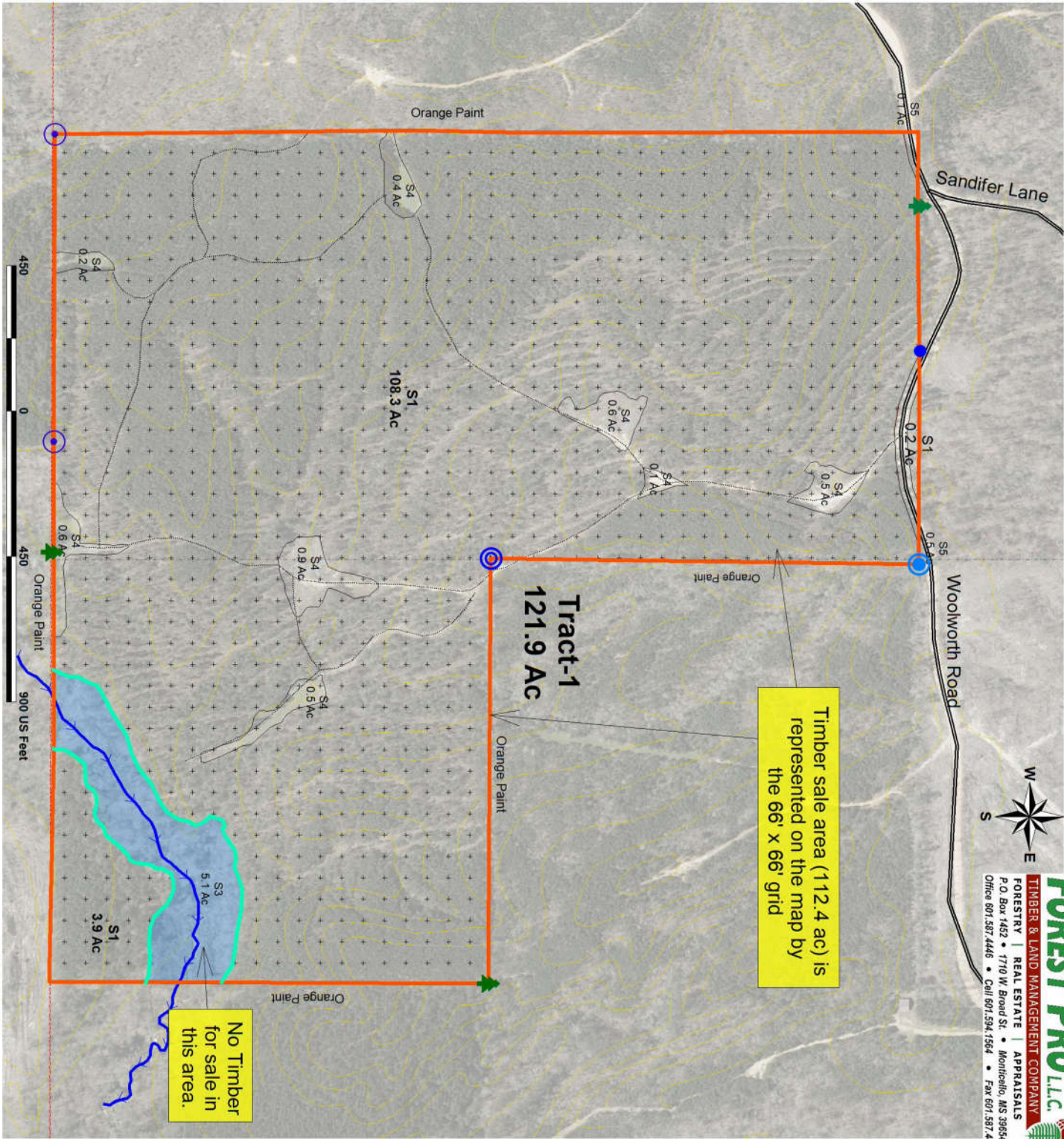
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121N LINCOLN MOSAIC_20-1.SID



TRACT 2 LAND INFORMATION- 80 ACRE TRACT**Tract Acreage:**

Deeded 80 ac±
GPS Mapped 81.1 ac±,
Taxed 80

Tract Location-

Legal: S2 E2 SW4 NW4 &
SW4 SE4 NW4 & N2 SE4
NW4, Section 27, T8N, R9E,
Lincoln Co. MS
Address: Thorn Trail NE,
Wesson, MS 39191
Lat: 31.6377937
Long: -90.288630

Public Road Frontage: 1683'

Interior Roads: 2311'

Utilities-

Water: None
Electric: Entergy

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2017 -

\$260.37

History: Timberland

Mineral Rights: Any Owned.

FEMA Flood Zone: None of the
property is within flood zone
A, the 100 year flood zone.

Map FM208085C0100D

Streams: Bear Creek, 2052'

frontage

Driving Directions: From I-55/Hwy 84 inter-
change, drive North on I-55N for 4.26 mi
turn right at Exit 42. Turn right on Union
Street go 0.48 mi. Turn left on Industrial
Park Rd & go 2.56 mi. Turn left on Old
Hwy 51 & go 0.61 mi. Turn slight right on
Heucks Retreat Rd & go 7.69 mi. Turn right
on International Rd & go 0.87 mi. Turn right
on Thorn Trail & go 1.10 mi to tract.

Estimated Driving Times to Tract:

New Orleans: 139 mi, 2hr 52 min
Baton Rouge: 115 mi, 2hr 25 min
Jackson: 58 mi, 1hr 18 min
Hattiesburg: 73 mi, 1hr 35 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

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

**Post (After) Harvest Estimated Timber
Volumes (Timber left on Property)**

Hardwood Intermediate Med. Density (HI2) -
17.4 ac.-35yrs

Pine Regeneration 0 Density (PR0)- 62.6 ac. 0
yrs (Cutover areas left after harvest)

Right of Way- 1.2 ac

Estimated Timber Volumes & Value Left After Harvest**

Pine Sawtimber	8.4 tons	\$27.13	\$227.89
Pine Chip-N-Saw	26.7 tons	\$16.83	\$449.36
Pine Pulpwood	47.8 tons	\$8.26	\$394.83
Hardwood Pulp	572.9 tons	\$7.25	\$4,153.53
Hard Pallet	20.2 tons	\$18.41	\$371.88
Red Oak Saw	109.0 tons	\$30.31	\$3,303.79
White Oak Saw	40.3 tons	\$27.59	\$1,111.88
Poplar Saw	86.2 tons	\$43.00	\$3,706.60
Gum Saw	40.9 tons	\$23.36	\$955.42
Misc Hard Saw	24.7 tons	\$32.45	\$801.52

Total 977.1 tons \$15,476.70

**Average per ton prices referenced above are derived from the RISI Timber Transaction Price
Service for Lincoln County for a period from 11/12-11/17.

Soils:

Symbol	Map Unit Name	Acres	% of Area	Site Index
BuB3	Bude silt loam, 2-5% slopes, severely eroded	0.1	0.20%	98
Co	Collins silt loam	19	23.40%	90
DbB2	Dulac & Boswell soils, 2-5 % slopes, eroded	2.8	3.40%	82.5
DbC3	Dulac & Boswell soils, 5-8 % slopes, severely eroded	2.1	2.60%	82.5
Fa	Falaya silt loam	1.7	2.10%	90
Fm	Falaya silt loam, local alluvium	0.7	0.80%	90
GbD3	Guin & Boswell soils, 8-12 % slopes, eroded	8.9	10.90%	74
GbE3	Guin & Boswell soils, 12-17 % slopes, eroded	10.3	12.70%	74
GbF2	Guin & Boswell soils, 17 -40 % slopes, eroded	32.4	39.90%	83
HfB	Hatchie & Freeland silt loams, 2-5 % slopes	1.1	1.30%	93
HfB2	Hatchie & Freeland silt loams, 2- 5 % slopes, eroded	0.5	0.70%	93
OaB2	Ora silt loam, 2-5 % slopes, eroded	0	0.00%	87
OaB3	Ora silt loam, 2-5 % slopes, severely eroded	1.6	1.90%	87
Totals		81.1	100	83

TRACT 2- INFORMATION FOR TIMBER BIDDERS**WHERE**

County: Lincoln
Township: 8N
Range: 9E
Sections: 27

WHO

Tract Name: Nygaard Tract 2
Land Owner: Ellen N. Thain & Gail N. Miller

WHEN

Sale Date: January 12th, 2018
Sale Day: Friday
Sale Time: 10:00 a.m.
Sale Location: Forest Pro LLC Office

WHAT

Sale Acreage: 62.6 acres (timbered)
Est. Months/Year Loggable: 7-9
Timber Cutting Description:
• All Merchantable within Orange painted sale
boundaries and outside Teal painted SMZ's
62.6 ac.

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 Thorn Trail NE.

WHY

Purpose of Harvest: Non-resident landowner.

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 62.6 acre clear cut area. 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 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.

Tract 2**Timber Available for Harvest****Forest Pro Cruise Report - Clear cut Area**

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

Tract: 7TNYGRD1
Owner: Thain & Miller
Address: Thorn Trail NE
County: Lincoln

Cruiser: MD
City: Wesson
Section: 27

Date: 9/5/2017
State: Mississippi
Township: 8N
Range: 9E

Stand:	1	Cover Type:	Planted Pine	Stand Type:	MP2
Method Type:	10 Factor	BAF:	10		
Area(Acres):	62.6	Description:	All Merchantable	#Points:	61
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Pine Pulpwood					
Loblolly & Spruce Pine	Inches		Tons	Cord	
	6	4601	661.0	296.6	
	8	2729	788.7	349.2	
	10	1077	476.7	214.5	
	12	313	205.1	91.7	
	14	64	9.0	3.9	
Product Total	7.4	8783	2140.5	955.9	
Pine Chip-N-Saw					
Loblolly & Shortleaf Pine	Inches		Tons	Cord	
	10	672	313.1	110.5	
	12	503	305.9	111.3	
	14	91	69.0	25.7	
	16	15	12.4	4.6	
	18	6	6.1	2.3	
Product Total	11.7	1286	706.5	254.4	
Pine Sawtimber					
Loblolly & Shortleaf Pine	Inches		Tons	MBF	
	16	20	23.8	3.3	
	18	11	13.6	2.1	
Product Total	17.5	31	37.4	5.4	
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pulpwood					
Soft Hardwood	Inches		Tons	Cord	
	6	415	65.8	22.6	
	8	221	65.3	24.6	
	10	141	53.5	21.6	
	12	52	25.5	10.3	
	14	56	43.5	17.4	
	16	14	16.1	6.5	
	18	6	8.5	3.4	
	20	9	16.6	6.5	
Subtotals		914	294.8	112.9	
Hard Hardwood					
	Inches		Tons	Cord	
	6	181	33.9	10.3	
	8	82	20.7	6.4	
	10	172	73.1	24.9	
	12	186	121.2	42.7	
	14	10	8.7	3.1	
	16	15	18.2	6.5	
	20	5	8.7	3.1	
Subtotals		650	284.5	97.0	
Product Total	8.9	1564	579.3	209.9	
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pallet					
Soft Hardwood	Inches		Tons	Cord	
	14	18	15.9	5.2	
	16	7	7.2	2.3	
Subtotals		25	23.1	7.5	
Product Total	14.9	25	23.1	7.5	
Hardwood Sawtimber					
Hickory	Inches		Tons	MBF	
	16	7	7.8	0.6	
Subtotals		7	7.8	0.6	
Soft Hardwood					
	Inches		Tons	MBF	
	14	8	4.2	0.5	
	22	4	6.8	1.1	
Subtotals		12	11.0	1.6	
Product Total		20	18.8	2.2	

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 2017 cost.

Site Prep Herbicide Spray	\$85/ac
Site Prep Burn	\$45/ac
Firelanes	\$100/hr
Planting @ 622 TPA	\$98.66/ac
Est. Total/ac	\$250-\$300/ac

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.

Tract 2

Timber to Remain with Property

Forest Pro Cruise Report - SMZ Area

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

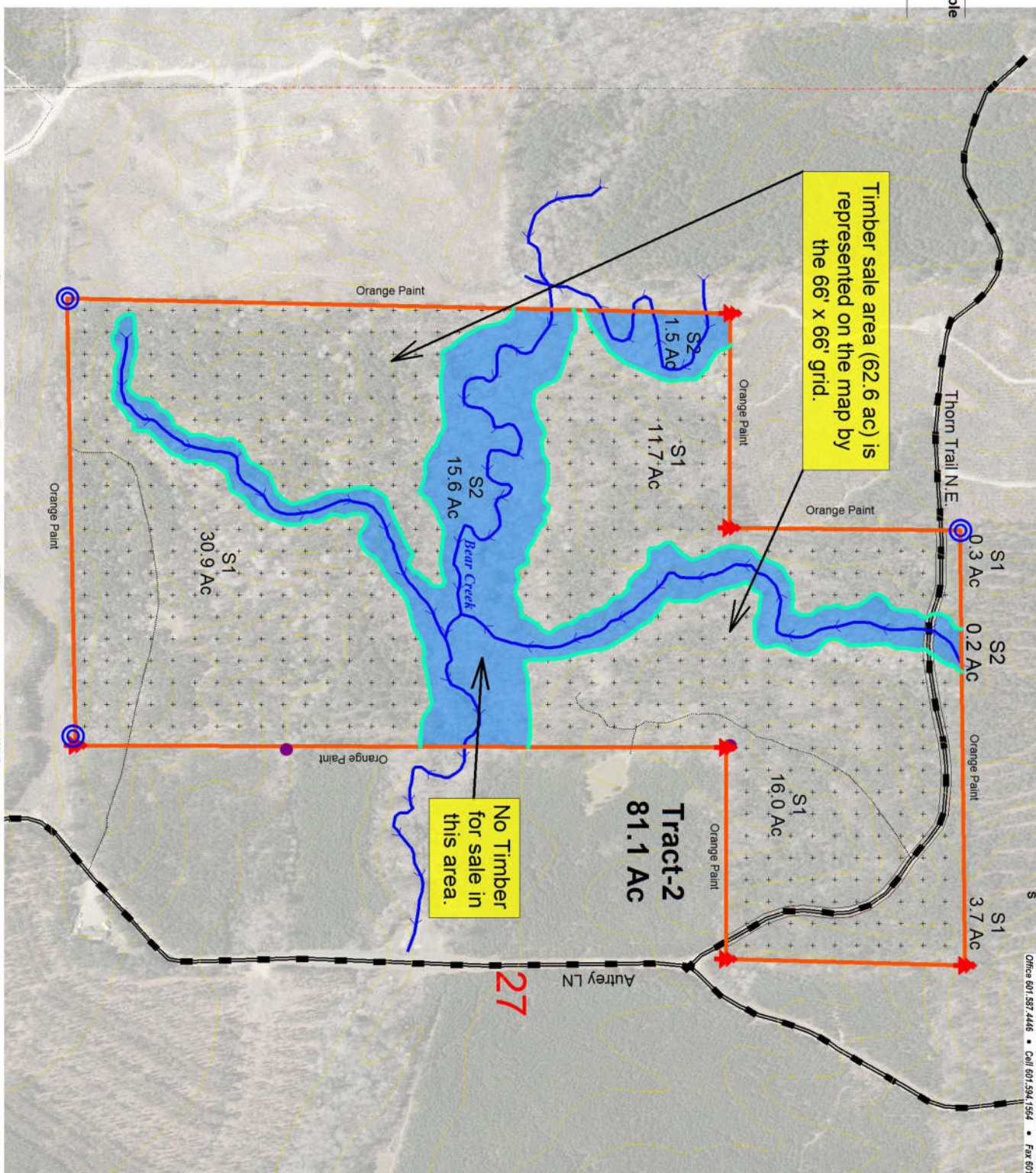
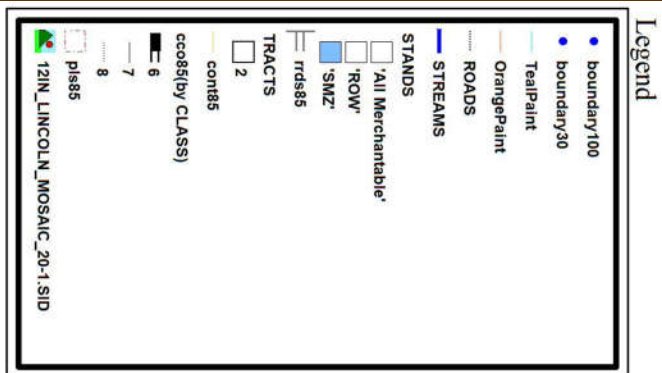
Tract: 7TNYGRD1
Owner: Thain & Miller
Address: Thorn Trail NE
County: Lincoln

Cruiser: MD
City: Wesson
Section: 27

Date: 9/5/2017
State: Mississippi
Township: 8N
Range: 9E

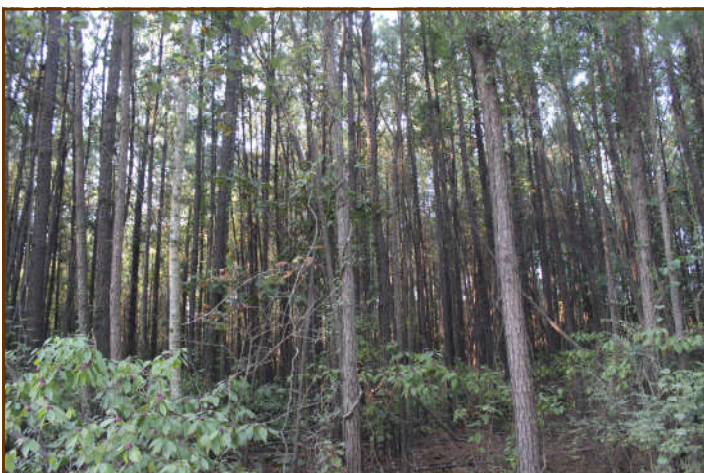
Stand:	2	Cover Type:	Hardwood SMZ's	Stand Type:	HI2
Method Type:	10 Factor	BAF	10		
Area(Acres):	17.4	Description:	Stream Side Management Zones	#Points:	20
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Pine Pulpwood					
Loblolly & Spruce Pine	Inches		Tons	Cord	
	6	65	12.9	5.7	
	8	45	12.6	5.5	
	10	32	9.8	4.8	
	12	11	6.9	3.6	
	14	8	5.7	2.9	
Product Total	8.9	161	47.9	22.5	
Pine Chip-N-Saw					
Loblolly & Shortleaf Pine	Inches		Tons	Cord	
	10	40	19.8	7.1	
	12	11	6.8	2.5	
Product Total	11.2	51	26.6	9.6	
Pine Sawtimber					
Loblolly & Shortleaf Pine	Inches		Tons	MBF	
	16	6	8.4	1.1	
Product Total	6	8.4	1.1		
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pulpwood					
Soft Hardwood	Inches		Tons	Cord	
	6	109	25.0	9.3	
	8	302	89.3	33.7	
	10	191	83.1	34.9	
	12	82	51.5	21.8	
	14	54	43.2	17.4	
	16	55	67.9	28.6	
	18	15	23.3	9.7	
	20	4	7.3	2.9	
Subtotals		812	390.6	158.3	
Hard Hardwood					
	Inches		Tons	Cord	
	6	109	21.2	6.4	
	8	25	6.0	1.8	
	10	61	29.0	10.1	
	12	71	55.5	20.4	
	14	31	30.8	11.1	
	16	17	22.2	7.8	
	20	8	17.5	6.5	
Subtotals		322	182.2	64.1	
Product Total	10.7	1134	572.8	222.4	
Product/Species	DBH	#Trees	Quantity1	Quantity2	
Hardwood Pallet					
Soft Hardwood	Inches		Tons	Cord	
	12	33	20.2	6.5	
Subtotals		33	20.2	6.5	
Product Total	14.9	33	20.2	6.5	
Hardwood Sawtimber					
Cherrybark Oak	Inches		Tons	MBF	
	34	1	6.7	1.2	
Subtotals		1	6.7	1.2	
Water Oak					
	Inches		Tons	MBF	
	14	14	15.8	1.1	
	18	9	13.9	1.3	
	20	4	5.5	0.6	
	22	7	10.7	1.2	
	24	5	14.4	1.8	
	26	7	20.7	2.8	
	28	4	12.8	1.8	
	30	2	5.1	0.8	
	38	1	3.6	0.6	
Subtotals		53	102.5	12.0	
White Oak					
	Inches		Tons	MBF	
	14	15	14.1	1.1	
	20	4	7.5	0.8	
	22	3	7.5	0.8	
	24	3	6.2	0.7	
	32	2	4.9	0.6	
Subtotals		27	40.2	4.0	
Yellow Poplar					
	Inches		Tons	MBF	
	14	6	6.1	0.6	
	16	13	13.1	1.4	
	18	9	12.0	1.5	
	20	8	14.0	1.9	
	22	10	22.1	3.3	
	26	7	18.9	3.2	
Subtotals		53	86.2	11.9	
Sweet Gum					
	Inches		Tons	MBF	
	16	30	37.3	3.8	
	20	4	3.5	0.5	
Subtotals		34	40.8	4.3	
Hickory					
	Inches		Tons	MBF	
	16	6	8.0	0.6	
	18	9	10.1	1.1	
Subtotals		16	18.1	1.7	
Misc.					
	Inches		Tons	MBF	
	16	6	6.6	0.7	
Subtotals		6	6.6	0.7	
Product Total		189	301.1	35.8	

Stand #	Acreage	Description
1	62.6	All Merchantable
3	1.2	ROW
2	17.4	SMZ
Total Acreage: 81.1		



Scale = 1 : 450.00 (In : US Feet)

11-09-2017



Interested parties may submit a bid on the **Land, Timber, or Land & Timber** together, on either/or both Tract 1 and Tract 2.

Nygaard Tracts Bid Sheet

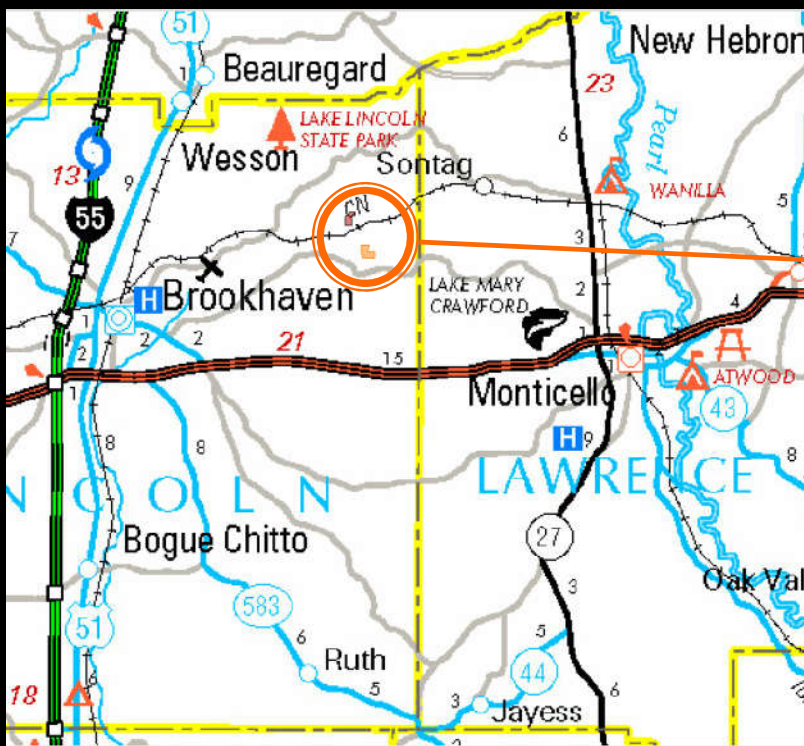
Due by 10:00 AM, Friday January 12th, 2018.

Bidder Information	
Name _____	
Address _____	Phone Number _____
Company Name _____	Fax _____
Email _____	Cell Number _____
Submit your Bid on your selected Tract below.	
TRACT 1 Sections 34 & 35, T8N, R9E Lincoln County, MS Woolworth Road Land \$ _____ Timber \$ _____ Land & Timber \$ _____ 5% bid deposit Amount \$ _____	TRACT 2 Sections 27, T8N, R9E Lincoln County, MS Thorn Trail Land \$ _____ Timber \$ _____ Land & Timber \$ _____ 5% bid deposit Amount \$ _____

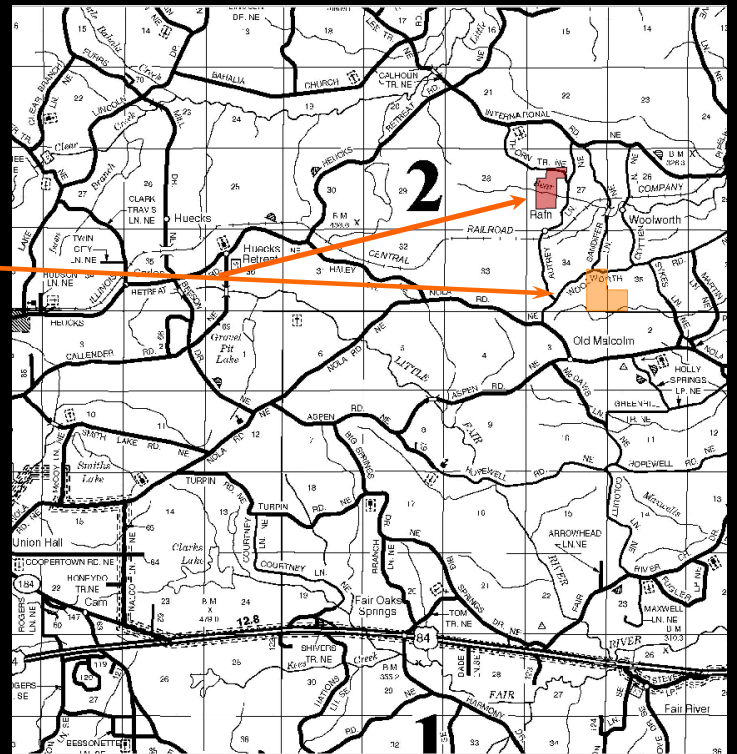
Additional Comments: _____

* Please send bids to:

Forest Pro LLC
"Nygaard Tract Bid"
P.O. Box 1452
Monticello, MS 39654
Fax #: 601-587-4406
Office #: 601-587-4446



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