



Walley

Properties, LLC & Forestry Consultants

SEALED BID LAND and/or TIMBER SALE

Three Ways to Bid: Land Only, Timber Only, or Land & Timber

99 +/- Acres, Clarke County, MS.

Thursday, March 9, 2023 @ 3:30 P.M.

On behalf of the Newton & Thore Families, we solicit sealed bids on land only, timber only, or land with timber located in Section 10, Township 01N, Range 17E, Clarke County, Mississippi. (SEE ATTACHED MAPS)

Property Features

- **Paved Frontage on County Road 632 • Utilities Available**
- **Located 16 Miles SE of Quitman, MS / 52 Miles NE of Laurel, MS**
- **100+ Years Family Held Property • 35-Year-Old Pine Plantation**
- **Excellent Home Site • Recreational Property • Quitman School District**
- **GPS Coordinates: 31.94975, -88.53952**

INSTRUCTIONS FOR BIDDING

SEALED BIDS will be opened on March 9, 2023 @ 3:30 p.m. at the Law Office of Freida Gunn Collins, 202 Ivy Street, Ellisville, MS, 39437. Please use attached bid form.

- Please mark bottom left corner of envelope with "Newton-Thore"
- Mail, fax, email, or hand deliver bids to:
Freida Gunn Collins, Attorney at Law
202 Ivy Street, P.O. Box 190, Ellisville, MS. 39437
freida@gunncollins.comcastbiz.net
Phone: (601)-477-9201 • Fax: (601)-477-8841
- See our website for additional information
www.walleyproperties.com or call **(601)-477-3014**

GENERAL TERMS AND CONDITIONS

1. Land and Timber must be closed within 30 days from bid opening.
2. The acreage and legal description are assumed to be accurate. The sale is offered as a tract with no guarantee to the acreage or timber volumes. Property boundaries are flagged with pink-glo flagging.
3. In the event that the successful land bidder and timber bidder are not the same, the following conditions will apply: The land will be sold subject to a 12-month logging contract. All merchantable timber lying inside the pink flagged sale boundary is to be harvested. All standard logging contract provisions will apply including Mississippi Best Management Practices.
4. Any mineral rights will be reserved by the seller.
5. Land bidders must attach a bid deposit in the amount equal to 5% of the bid. Certified checks are to be made payable to Freida Gunn Collins, Escrow Account. Past clients are exempt from bid deposit.
6. The seller reserves the right to accept or reject any or all bids.



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+/- 99 Acres LAND and/or TIMBER SALE
March 9, 2023, 3:30 P.M.

BID FORM

I/WE, _____, do hereby submit the bid (or bids) below for the Newton-Thore property located in Section 10, Township 01N, Range 17E, Clarke County, Mississippi.

LAND ONLY	TIMBER ONLY	LAND & TIMBER
This bid is subject to a 12-month timber deed	Merchantable timber only. The purchaser of timber will be allowed 12 months to remove all merchantable timber lying inside of the pink flagged sale boundary. Mississippi's Best Management Practices will be required.	A 5% bid deposit (Certified Check) is required when bidding on land. Make checks payable to Freida Gunn Collins, Escrow Account. Past clients will be exempt from bid deposit

A 5% bid deposit made payable to Freida Gunn Collins, Escrow Account, in the amount of \$ _____ is enclosed.

Signed this _____ day of _____, 2023.

Company/Individual Name: _____

Company Representative: _____

Address: _____

Phone: _____

Fax #: _____

E-Mail: _____

Please mark bottom left corner with "Newton-Thore"

Mail, fax, email, or hand deliver bids to:

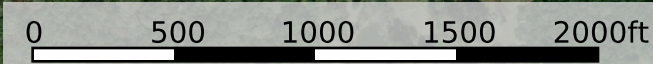
Freida Gunn Collins, Attorney at Law

202 Ivy Street, P. O. Box 190, Ellisville, MS. 39437

Freida@gunncollins.comcastbiz.net

Species/Product	*Volume	
Pine Pulpwood	1281	tons
Pine Chip-N-Saw	5092	tons
Pine Sawtimber	5035	tons
Pine Poles	733	tons
Hardwood Pulpwood	357	tons
Gum / Poplar	50	tons
*ESTIMATED VOLUMES IN TONS	12548	
Tons Per Acre =	127	

YOU ARE HERE



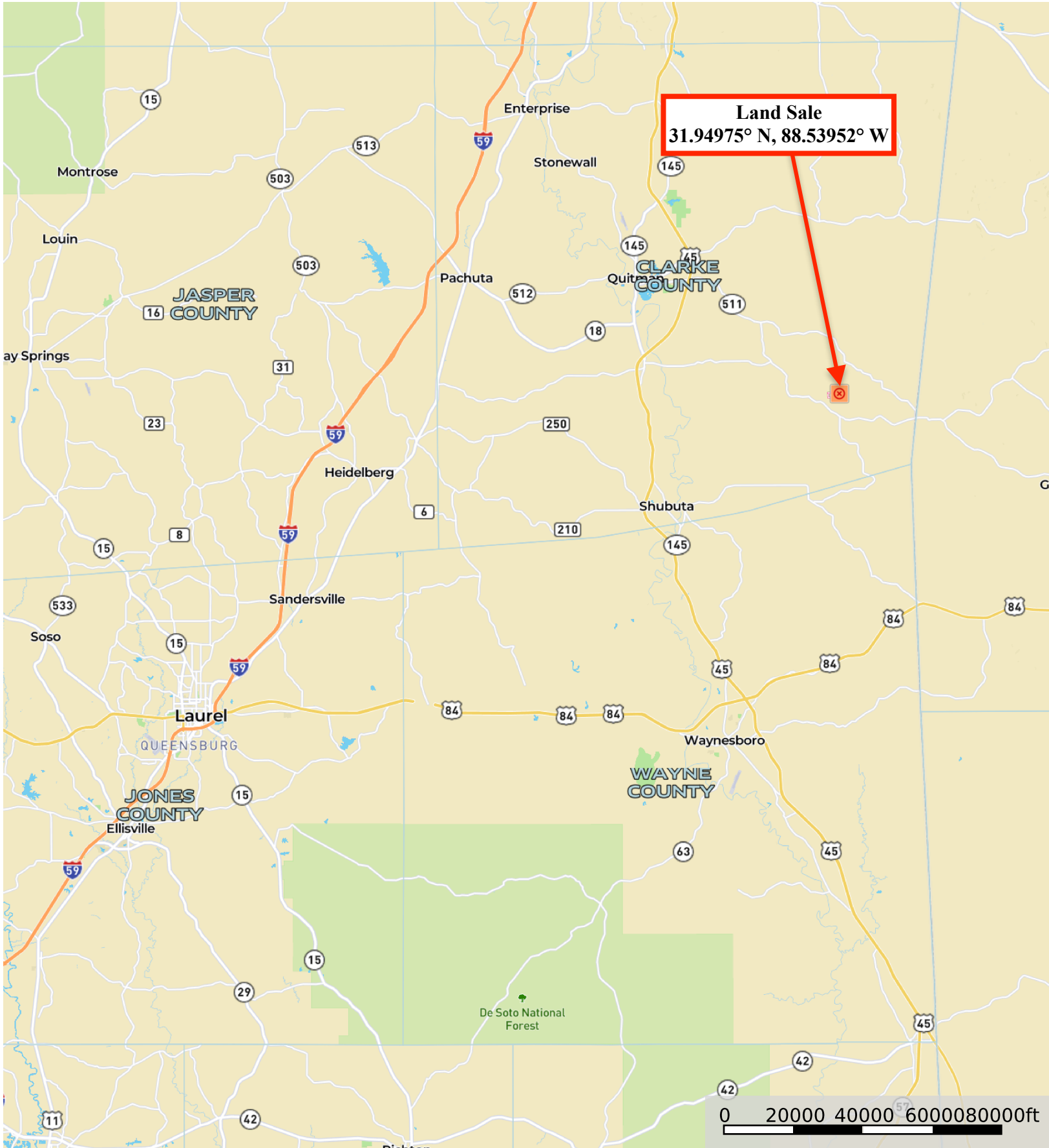
 For Sale Sign

 Access Road

 Boundary



 For Sale Sign  Access Road  Boundary



Land Sale
31.94975° N, 88.53952° W

 For Sale Sign  Access Road  Boundary