

John G. Guthrie and Sons, Inc.

*Consulting Forestry
Real Estate and Appraisals*
Post Office Box 400 • 114 Cavers Ave.
WIGGINS, MISSISSIPPI 39577
July 23, 2020

SALE DATE & TIME
THURSDAY
September 3, 2020
11:00 a.m.

Office 601/928/4262
Fax 601/928/4264
www.jguthrieandsons.com

John G. Guthrie, R.F.
John G. Guthrie, Jr., R.F.
Randal L. Guthrie, R.F.

LAND and TIMBER SALE

Applewhite Property
Stone County, Mississippi

FOR THE OWNER:

We are offering for sale 511 acres, more or less, of land and timber located in Section 17, Township 3 South, Range 11 West, Stone County, Mississippi.

SALE DATE: Thursday, September 3, 2020, 11:00 a.m.

PLACE OF BID OPENING: Office of John G. Guthrie and Sons, Inc., 114 Cavers Ave, Wiggins, MS

TERMS and CONDITIONS OF SALE: We solicit Lump Sum Sealed Bids As follows:

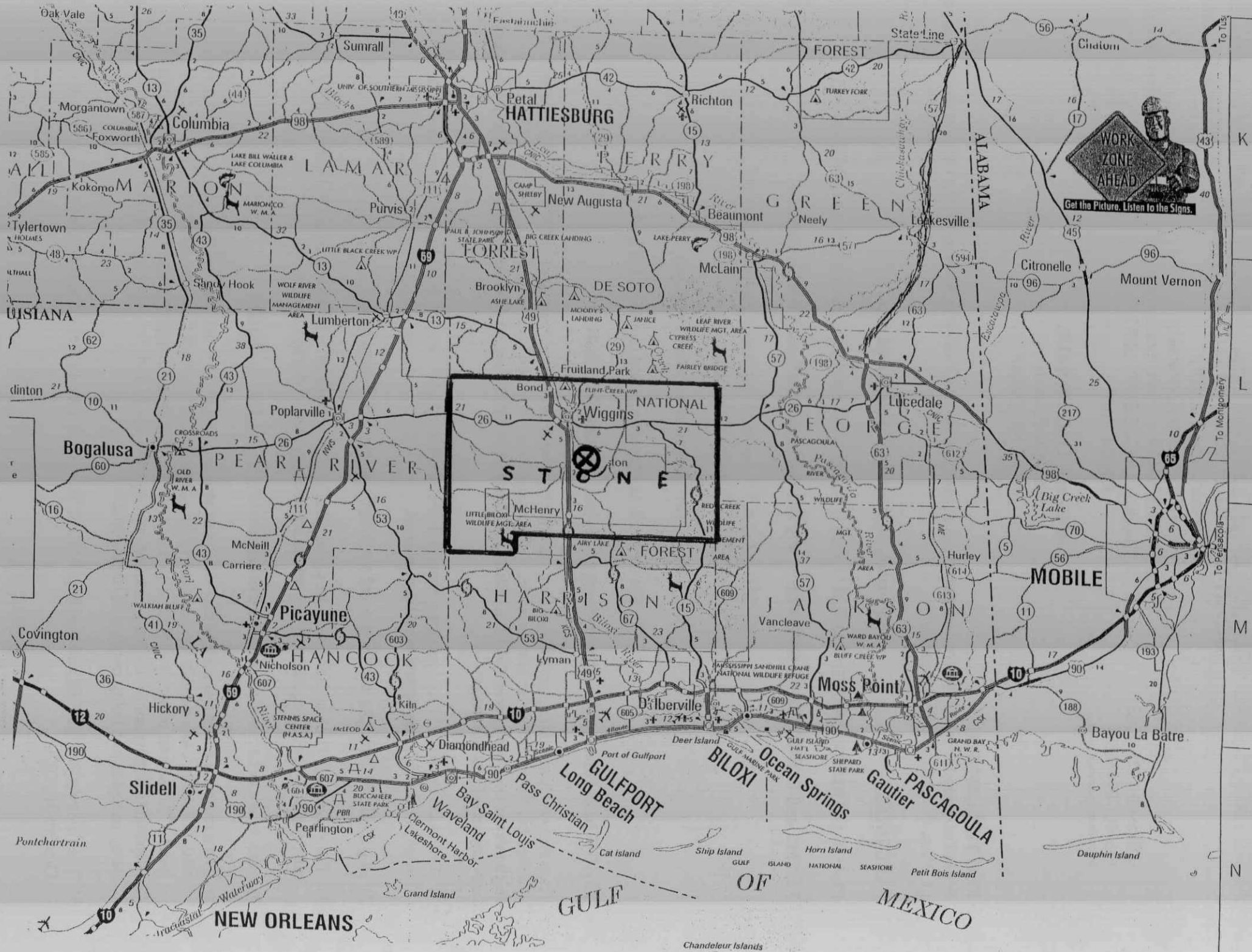
- 1) Bid on Land, 511 more or less Acres, Improvements and All Timber (Entire Property).
- 2) Bid on Timber Marked with Blue Paint (Only).
- 3) Bid on Land, Improvements and Unmarked Timber.

The OWNER reserves the right to accept or reject any and/or all Bids.

The sale is by Lump Sum, sealed bids on a per tract basis and not on a per acre basis. Bids should be made on the attached bid form stating the lump sum price. No conditional bids will be accepted.

In the event that the successful Land Bidder and the successful Timber Bidder are not the same party, each is to be aware of the following:

- 1) The land is to be sold subject to the normal timber deed used and prepared by John G. Guthrie and Sons, Inc. A copy of which can be reviewed upon request.
- 2) A period of 12 months will be allowed to cut and remove the marked timber.
- 3) The successful Timber Bidder will be expected to post a Performance Bond in the amount of \$3,000.00 within four (4) days after acceptance of bid, which will be held during the life of the sale.
- 4) Checks are to be made to **John G. Guthrie and Sons, Inc. Escrow Fund.**
- 5) The successful Bidder(s) may be required to enter into a contract for the Sale and Purchase of Real Estate with the seller. Any earnest monies paid will be deposited in the John G. Guthrie and Sons, Inc. Escrow Fund. The earnest money payment will go toward the purchase price at closing. The high bidder should be prepared to deposit earnest money in an amount equal to 5% of their bid within four (4) days of their bid being accepted and being notified of bid acceptance.
- 6) The Contract For the Sale and Purchase of Real Estate will specify that the sale is to close on or before October 30, 2020.



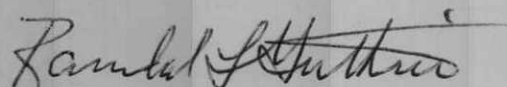
- 7) The Buyer(s) may be responsible for securing Certificate of Title, If counsel for the Buyer certify that the Seller's title to the property offered is not merchantable; the Sellers shall have 30 days from the notice of such defects to cure same. In the event curative action does not render such title merchantable within the 30 day period, Buyer may, at Buyer's option, within 10 days of the conclusion of the 30 day period, rescind the contract to purchase the property or accept Title as is. 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 cannot close the transaction, for any reason, then the earnest money will not be refunded
- 8) BUYER'S BROKER: Up to a two (2%) commission will be paid to any licensed Buyer's Broker who registers a successful Buyer for either of the above mentioned land bids, #1 or #3. Deadline for Buyer Broker registration is Friday, August 28, 2020 by 5:00 p.m. Please contact office 601-928-4262 to register.
- 9) The Sellers also represent that they are unaware of any hazardous or environmental concerns on the subject property.
- 10) Neither the Owner nor John G. Guthrie and Sons, Inc. make any warranties or guarantees to any structures or dwellings on the property or concerning the quality, quantity, or kind of timber on this property or the boundaries or acreage, access or easements, or any other matter of record or not of record concerning the property. Each bidder should satisfy itself as to the state of the title to the land, the boundary lines and corners of the land, the quality, quantity, and type of timber on the land, and access to the land. However, the property's land corners and boundary lines have been in place for more than thirty years. (A new land survey will not be furnished). All interest in and to Oil, Gas, and other Minerals, including any Non-Participating Royalties, are excluded from and are NOT part of this sale. Property will be conveyed by a Warranty Deed.
- 11) This property is open for inspection (neither the Seller nor John G. Guthrie and Sons, Inc. are liable for accidents or injuries incurred before, during, or after inspection period). A combination lock (5000) is on the gate, please keep the gate closed during and after your inspection. Should you request assistance in viewing the interior of the houses on the property, please call our office 601-928-4262 or Randal's cell 601-408-0832 to set up a time for showing.

BIDS: Bids may be mailed to P. O. Box 400, Wiggins, Mississippi 39577, Faxed to 601-928-4264, or delivered to the office. Any bid that has NOT arrived at the Post Office in Wiggins, MS by 10:30 a. m., or at the office by 11:00 a. m. Thursday, September 3, 2020, will not be able to be considered. Bidders should call the office prior to the bid opening to verify receipt of bid and confirm that their "Bid" is on the table. You are invited to attend the bid opening.

NOTE: The SMZ areas are not a part of the Timber Sale area.

Tree counts and measurements of trees included in this sale are listed on the attached sheets.
Looking forward to seeing you at the bid opening,

Sincerely,
JOHN G. GUTHRIE AND SONS, INC.



Randal L. Guthrie, R. F. #489
Broker Lic. #11960




P.S: Any Questions please Call – Cell: 601-408-0832, or the office.

REGISTERED FORESTERS, REAL ESTATE BROKERS, AND APPRAISERS
TIMBER IS A CROP – PREVENT FOREST FIRES – GROW MORE TREES – THEN HARVEST THEM WISELY

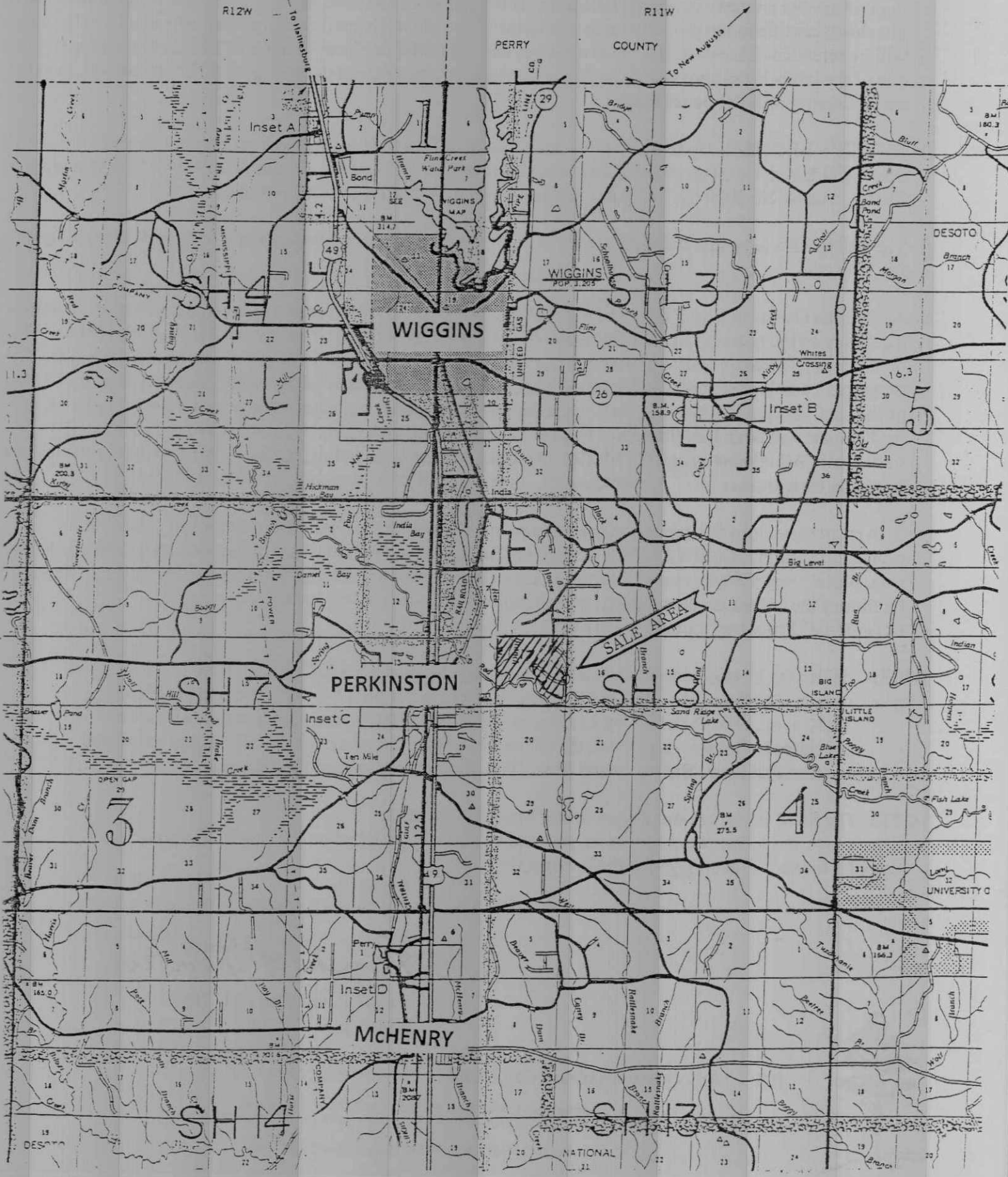
Forest Management and Appraisal Service

LOCATION MAP

Sale Area: 

Section 17, Township 3 South, Range 11 West

STONE COUNTY MISSISSIPPI



JOHN G. GUTHRIE & SONS, INC.
STONE COUNTY TRACT - Red Creek
511 ACRES ON RED CREEK



One mile of Red Creek frontage land in central Stone County, Mississippi. Okay folks here it is a Great Recreational Property Paradise that everybody says they want, but rarely comes up for sale. It contains 511 +/- Acres with over a mile of frontage on Red Creek. Entire tract is Heavily Timbered and located all in Section 17, Township 3 South, Range 11 West, all lying north of the creek. Property has very nice camp/Home 2500 +/- square feet of living space with 1000 +/- sq ft. of covered porches and deck. Beautiful great room with cathedral ceiling, 2 downstairs bedrooms with 1 bath and one upstairs bedroom with ½ bath and sleeping loft, Cypress siding with vintage hardwood floors. A separate double garage with storage or work shop room with open back porch over-looking the creek, 1224 +/-, sq. ft. and an upstairs 2 bedroom apartment with kitchen, den and dining area and one full bath also 1224 +/- sq. ft. in size. Note: Owner is willing to leave most all the furnishings in both dwellings. Property is well stocked with large mature to medium sized Pine timber and large to average hardwood timber located in the SMZ areas and along the Red Creek frontage. Current Timber Cruise and Sale information is attached. Prime deer and turkey hunting habitat. Over 5 miles of interior woods roads and trails, and a mile and a quarter of improved gravel road to house on creek bank.

Note: Property to be sold in its entirety and offered for sale by Lump Sum Sealed Bid on September 3, 2020 at 11:00 a.m. at the office of John G. Guthrie and Sons, Inc. licensed Consulting Foresters, Real Estate Brokers and Appraisers, 114 East Cavers Avenue, Wiggins, MS; Office: 601-928-4262; cell: 601-408-0832. Visit our website <http://www.jgguthrieandsons.com/real-estate-listings> for more pictures.

Applewhite Map

Customer(s):
District: STONE COUNTY SOIL & WATER CONSERVATION DISTRICT
Approximate Acres:
Legal Description:

Field Office: WIGGINS SERVICE CENTER
Agency: Stone SWCD
Assisted By: HOWARD ORNSBEY
Land Units:



Legend

- Streams
- clu_a_ms035
- State and County Boundaries
- Section Township Range
- Stone County CLU
- Roads

Prepared with assistance from USDA-Natural Resources Conservation Service



SALE DATE & TIME
 THURSDAY
 September 3, 2020
 11:00 a.m.

BID METHOD #1
ENTIRE TRACT

Current Timber Cruise – Entire Tract

RE: Current Timber Cruise of all Merchantable Timber situated on Entire Tract; Information beneficial for **Bid Method # 1** (Entire Tract – includes the Blue Marked Trees) and described as follows:

Stone County, Mississippi
 Township 3 South, Range 11 West
 Section 17: All of Section lying North of Red Creek,
 511 Acres, more or less.

Results are as follows:

Species/Product	SIZE	No. Trees	Volume		Tons
Pine Poles	10" DBH-UP	2,582	231,350	BF	1,966
Pine Sawtimber	14" DBH-UP	7,562	1,582,885	BF	12,663
Pine C-N-S	10" DBH-UP	4,940	1,063	Cds	2,849
Spruce Pine	12" DBH-UP	200	29,663	BF	237
Oak ST	14" DBH-UP	917	123,390	BF	1,074
Gum ST	14" DBH-UP	2,915	329,429	BF	2,866
Bay&Poplar ST	14" DBH-UP	954	80,140	BF	697
Misc Hwd ST	14" DBH-UP	320	53,304	BF	464
Pine Pulpwood	4" DBH-UP	8,972	720	Cds	1,930
HWD Pulpwood	6" DBH-UP	15,212	2,133	Cds	6,186
Cypress Pwd	8" DBH-UP	160	30	Cds	70
	TOTAL TREES:	44,734			31,002

The above pulpwood and chip-n-saw volumes are in standard cords of 128 cubic feet. The boardfoot (BF) volumes are by the Doyle Scale, and all volumes are listed in Tons. "DBH" stands for "Diameter Breast High", which is 4½ feet above ground, and is a standard place of measure used by the Forestry Profession to measure standing timber.

Sincerely,

JOHN G. GUTHRIE and SONS, INC.

John G. Guthrie
 John G. Guthrie, R. F.



APPLEWHITE Timber Sale Area Map

Township 3 South, Range 11 West
Section 17
Stone County, Mississippi

Timber Marked Blue
on approximately 350 Acres, more or less.



SALE DATE & TIME
THURSDAY
September 3, 2020
11:00 a.m.

**BID METHOD #2
BLUE MARKED TREES (ONLY)**

TIMBER SALE

Bid Method #2

MARKED BLUE

TRACT: APPLEWHITE

PLACE: Office of John G. Guthrie and Sons, Inc.
114 E. Cavers, Wiggins, MS 39577

LOCATION: Stone County, Mississippi
Township 3 South, Range 11 West
Section 17:

350 Acres, more or less, as per attached map.

SIZE DBH	PINE POLES	PINE ST	CHIP-N- SAW	PINE PWD
4 "				1
5 "				23
6 "				91
7 "				81
8 "				68
9 "				30
10 "	2		37	28
11 "	2		43	5
12 "	8		63	14
13 "	18		81	
14 "	48	132		4
15 "	75	175		
16 "	163	559		
18 "	64	988		
20 "	7	765		
22 "		299		
24 "		124		
25 "		3		
26 "		26		
28 "		8		
30 "		8		
32 "		1		
TOTAL TREES:	387	3088	224	345
VOLUME (Doyle):	83,518 BF	910,113 BF	12,783 BF	
AVG VOL/TREE:	216 BF	295 BF	57 BF	
VOLUME (Cords):			47.4 Cds	30.05 Cds
AVG VOL/TREE:			0.21 Cds	0.09 Cds
	835.18 Tons	9,101.13 Tons	108.66 Tons	80.53 Tons

SUMMARY

Pine Poles, ST & C-N-S:	3699 Trees	1,006,414 BF	272 Avg BF/Tree
		10,044.97 Tons	
Pine Pulpwood:	345 Trees	30.05 Cds	0.09 Avg Cds/Tree
		80.53 Tons	

NOTE: The trees listed above were marked with BLUE paint. Sizes listed above are "Diameter Breast High", that is 4 1/2 feet above ground and measured in inches. The board foot volumes are by the Doyle Scale and all volumes are listed in Tons. The cord volumes are in standard cords of 128 cubic feet. These volumes are not guaranteed in any way, but are our estimated volumes based on a 100% measurement and tally as the trees were marked.

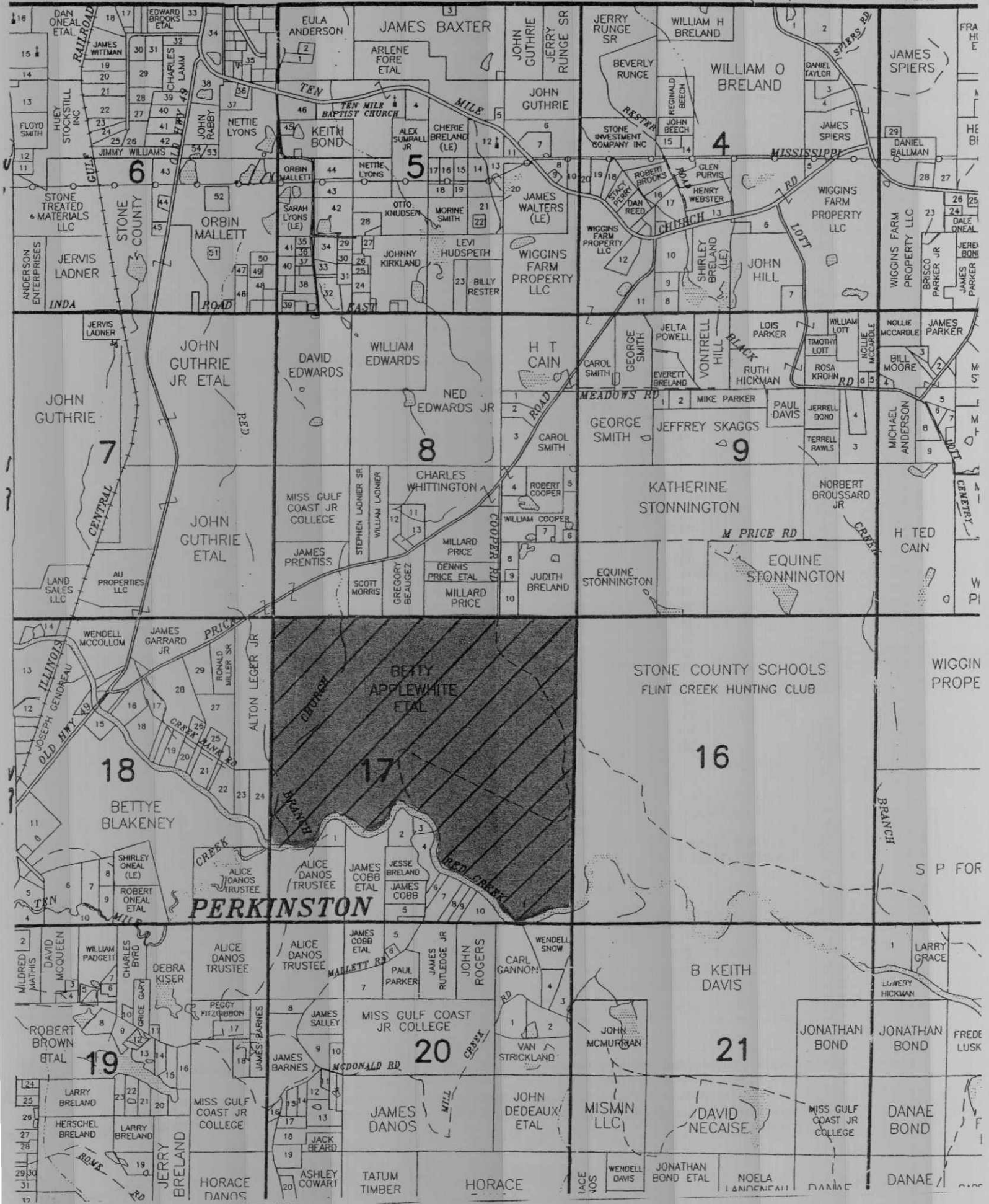
JOHN G. GUTHRIE and SONS, INC.

John G. Guthrie, Jr.
John G. Guthrie, Jr., R.F.



2009 OWNERSHIP MAP OF 13S, R11W -

(T2S, R11W - SEE SHI



SALE DATE & TIME
 THURSDAY
 September 3, 2020
 11:00 a.m.

BID METHOD #3
LAND and REMAINING TIMBER

Timber Cruise of Remaining Timber

Bid Method #3

RE: Timber Cruise of remaining Timber volume that will be left to go with the property after the Blue Marked Trees have been cut and removed. Information beneficial for Bid Method # 3 and described as follows:

Stone County, Mississippi
 Township 3 South, Range 11 West
 Section 17: All of Section lying North of Red Creek,
 511 Acres, more or less.

Results are as follows:

Species/Product	SIZE	No. Trees	Volume		Tons
Pine Poles	10" DBH-UP	2,195	147,832	BF	1,257
Pine Sawtimber	14" DBH-UP	4,474	672,772	BF	5,382
Pine C-N-S	10" DBH-UP	4,716	1,016	Cds	2,740
Spruce Pine	12" DBH-UP	200	29,663	BF	237
Oak ST	14" DBH-UP	917	123,390	BF	1,074
Gum ST	14" DBH-UP	2,915	329,429	BF	2,866
Bay&Poplar ST	14" DBH-UP	954	80,140	BF	697
Misc Hwd ST	14" DBH-UP	320	53,304	BF	464
Pine Pulpwood	4" DBH-UP	8,627	690	Cds	1,849
HWD Pulpwood	6" DBH-UP	15,212	2,133	Cds	6,186
Cypress Pwd	8" DBH-UP	160	30	Cds	70
TOTAL TREES:		40,690		TOTAL:	22,822

The above pulpwood and chip-n-saw volumes are in standard cords of 128 cubic feet. The boardfoot (BF) volumes are by the Doyle Scale, and all volumes are listed in Tons. "DBH" stands for "Diameter Breast High", which is 4½ feet above ground, and is a standard place of measure used by the Forestry Profession to measure standing timber.

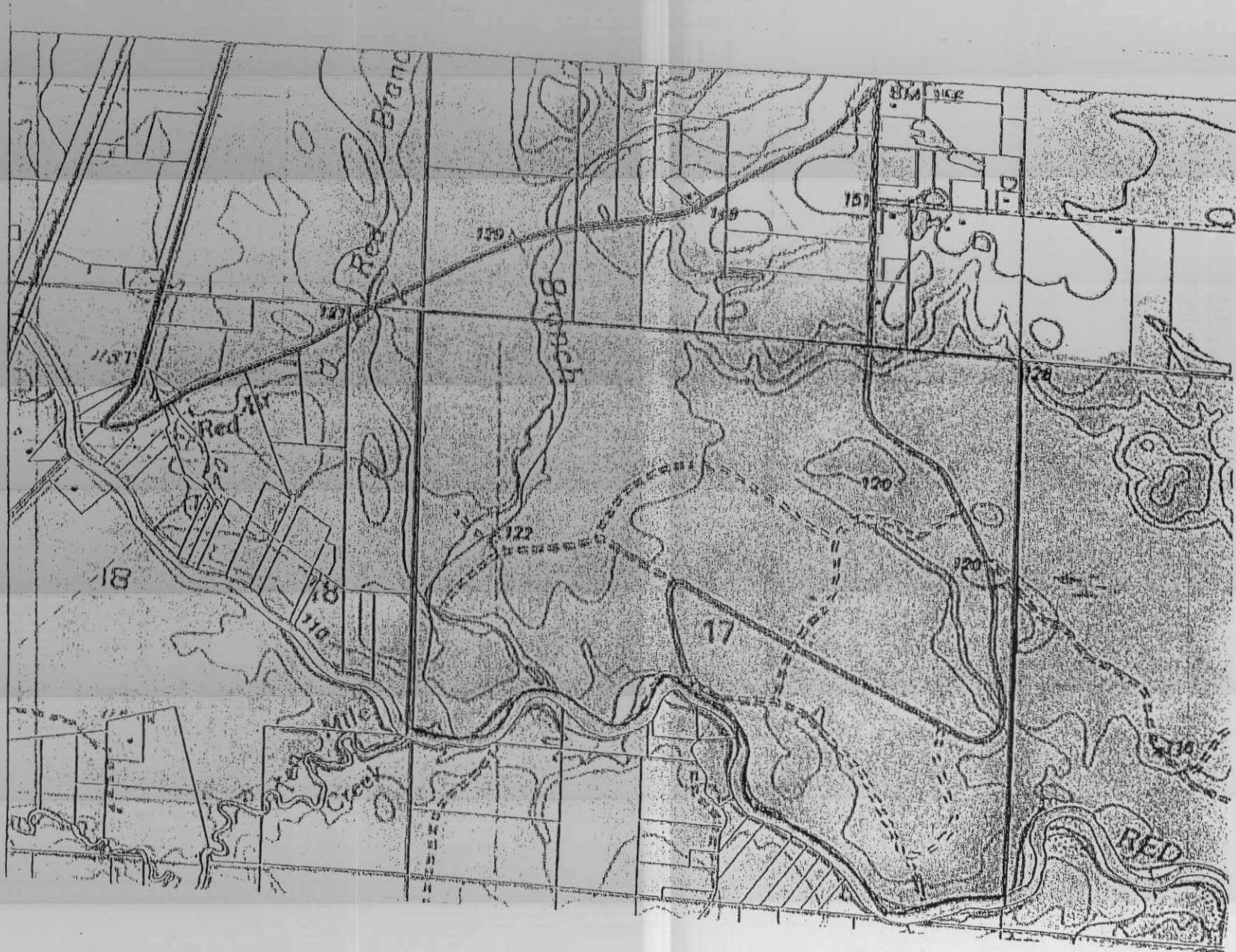
Sincerely,

JOHN G. GUTHRIE and SONS, INC.

John G. Guthrie
 John G. Guthrie, R. F.



APPLEWHITE PROPERTY STONE COUNTY, MISSISSIPPI
SECTION 17, TOWNSHIP 35 SOUTH, RANGE 11 WEST
511 ACRES, MORE OR LESS



APPLEWHITE BID FORM

APPLEWHITE TRACT
Sec 17 – T 3 S – R 11 W
Stone County, MS

BID OPENING DATE: Thursday, September 3, 2020, at 11:00 A.M.

PLACE OF BID OPENING: Office of John G. Guthrie and Sons, Inc.
114 East Cavers Avenue; Wiggins, Mississippi

RE: Land and Timber Sale of Applewhite property being offered for sale as follows:
Lump Sum Sealed Bid

Dear Mr. Guthrie:

I herewith submit a bid of:

(1) **BID METHOD #1: Entire Tract** – Bid on Land, 511 more or less Acres, Improvements and All Timber (Entire Property). I herewith submit the following Lump Sum (sealed) Bid:

\$ _____

(2) **BID METHOD #2: Blue Marked Trees (ONLY)** – Bid on timber Marked with Blue Paint (only). I herewith submit the following Lump Sum (sealed) Bid:

\$ _____

(3) **BID METHOD #3: Land and Remaining Timber** – Bid on Land, 511 more or less Acres, Improvements and remaining Unmarked Timber. I herewith submit the following Lump Sum (sealed) Bid:

\$ _____

If declared the successful bidder, I agree to all terms in the bid prospectus and to execute a contract of sale and post the required amount with seller within (4) days from receipt of notice of acceptance. Deposit check should be made to **John G. Guthrie and Sons, Inc. Escrow Fund**.

BIDDER'S (Individual or Company) NAME: _____
(Print)

Mailing ADDRESS: _____

PHONE: _____ FAX: _____

Email: _____

Submitted and Signed By: _____

Date