

Dean Forestry Services

Marketing • Appraisals • Management

Covert Dean, Mississippi R.F. #195 & Lance Dean, Mississippi R.F. #2147
10236 Old Highway 80 West, Meridian, MS 39307 • 601-483-3072
www.DeanForestryServices.com



March 20, 2025

Acting as agent for **FRANCES ARNOLD, MARY JO MYHR, & ANN SIMPSON**, we solicit bids for all merchantable timber lying within the cutting boundaries *LESS & EXCEPT* all timber lying within the Streamside Management Zone (SMZ) flagged with orange SMZ flagging (see attached map) located on the following property:

The North ½ of the Northeast ¼, Section 24, Township 5 North, Range 12 East,
Newton County, MS, containing 72 acres of timber, more or less

Since utilization standards vary, we cannot guarantee the following volumes. Our estimates are:

Pine Sawtimber	298.460 MBF	Hwd Sawtimber	38.500 MBF
Pine Chip-N-Saw	1,091 Cords	Hwd Pulpwood	118 Cords
Pine Pulpwood	509 Cords		

PLEASE NOTE: The successful bidder must secure right-of-ways from both Green Diamond Management Co. & Cyrus Johnson to use the proposed existing road access (flagged with blue-glo flagging) across the two owners. Both owners/managers have been spoken with, and indicate a customary R.O.W. should be an uncomplicated matter. There is a combination lock on the gate near Everett Road, the combination is #2025. It is recommended to use an ATV/UTV to get to the timber from the gate.

Logging will be conducted in compliance with Mississippi's Best Management Practices. All roads must be maintained at all times and left in their original or better condition upon completion of logging operations. The purchaser will have until **December 31, 2026** in which to cut and remove the timber.

Bids should be addressed to: **FRANCES ARNOLD, ET AL**, c/o DEAN FORESTRY SERVICES, 10236 OLD HIGHWAY 80 WEST, MERIDIAN, MS 39307-9571. Only lump sum bids will be considered. The owners reserve the right to reject any or all bids.

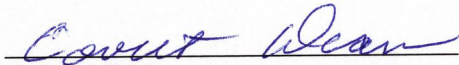
- * Email your bid to: **DeanForestryServices@Gmail.com**
- * Call or text in your bid to either **Covert: 601-527-3070** or **Lance: 601-479-3986**
- * Call in your bid to **601-483-3072 (office phone)**
- * Hand deliver your bid to our office in person at **10236 Old Highway 80 West, Meridian, MS 39307**


All bids must be received no later than **10:00 AM on Thursday, April 10, 2025.**

Please confirm reception of your bid!

We will be glad to show interested parties the timber upon their request. If you have any questions, feel free to contact us anytime.

Sincerely,


Covert Dean
601-527-3070 cell


Lance Dean
601-479-3986 cell

Myhr etal
N1/2NE1/4

FIXED PLOT SAMPLE
Cruise #: 1099 Date: 03/12/25
S: 24 T: 5N R: 12E
72 acres in Newton County

PULPWOOD STAND/STOCK TABLE -- Standard Cords

DBH	Pine Trees	Pine Volume	Hardwood Trees	Hardwood volume
6	1,770.00	53.10	260.00	9.10
8	2,590.00	207.20	370.00	22.20
10	1,170.00	210.60	300.00	33.00
12	170.00	35.70	180.00	27.00
14	10.00	3.10	90.00	18.90
16	0.00	0.00	30.00	8.40
	5,710.00	509.70	1,230.00	118.60

CHIP-N-SAW STAND/STOCK TABLE -- Standard Cords

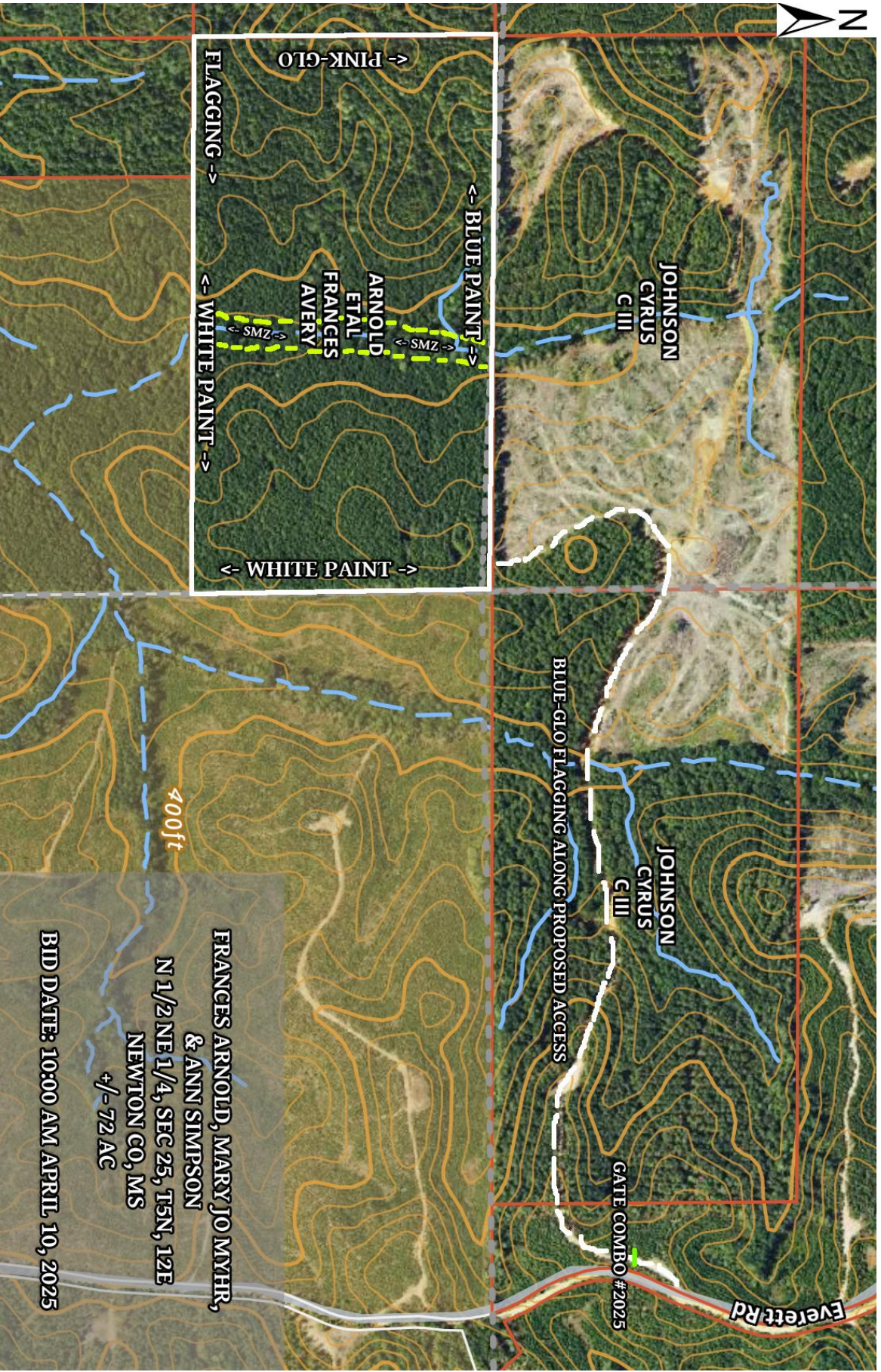
DBH	Trees	Volume
10	2,690.00	564.90
12	1,700.00	527.00
	4,390.00	1,091.90

SAWTIMBER STAND/STOCK TABLE

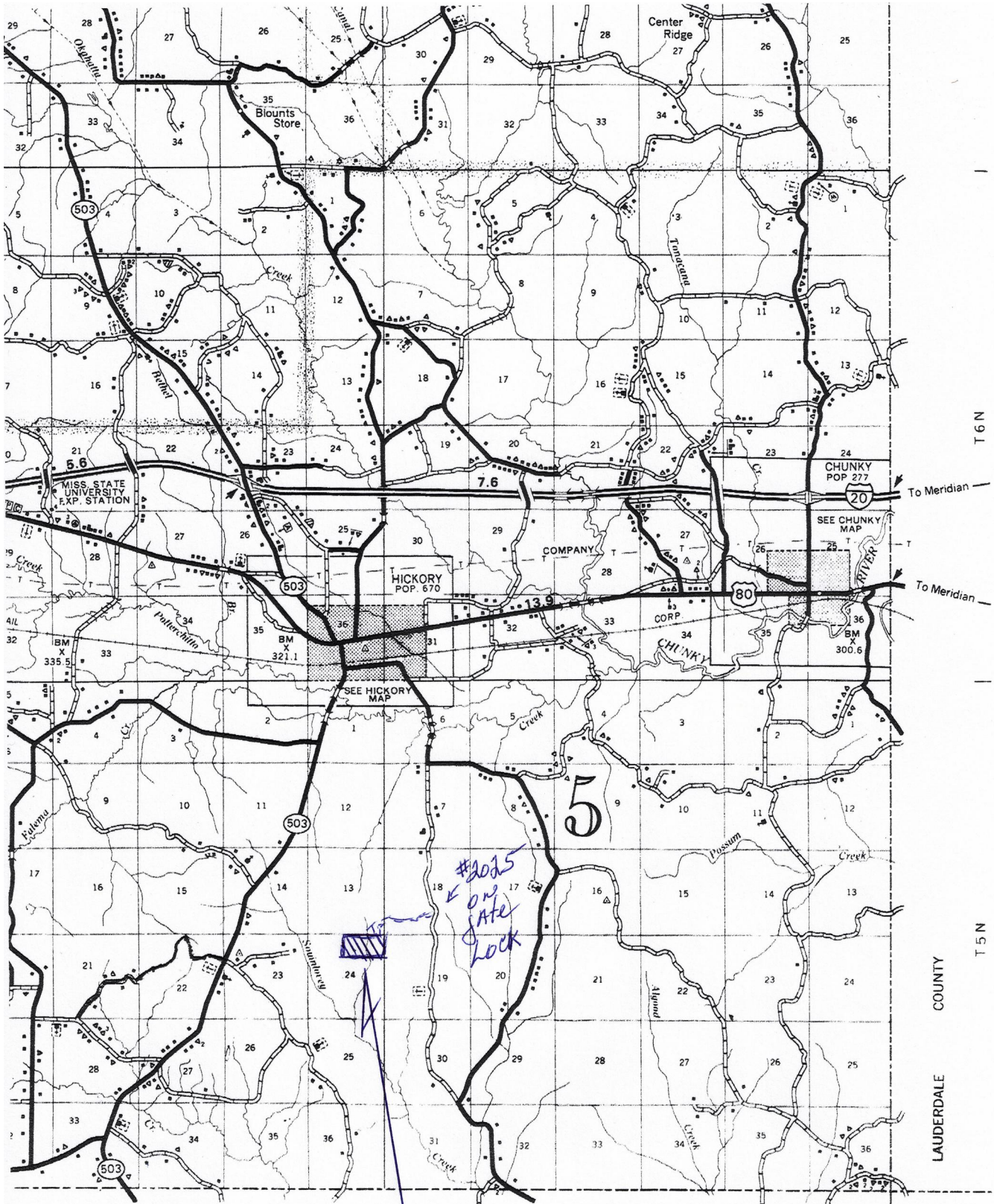
DBH	PINE DOYLE - 80		OAK DOYLE - 78		GUM DOYLE - 78		POPLAR DOYLE - 78		MISC. HDWD DOYLE - 78	
	Trees	Vol	Trees	Vol	Trees	Vol	Trees	Vol	Trees	Vol
12	1710	94430								
14	1320	130870	60	3020	10	840	30	2340		
16	320	48370	20	2320	10	1320	30	2820		
18	100	21310	40	6240			40	5920		
20	10	3480	40	8820			20	4860		
	3460	298460	160	20400	20	2160	120	15940		

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10236 Old Highway 80 west
Meridian, MS 39307
(601) 483-3072



**FRANGES ARNOLD, MARY JO MYHR,
 & ANN SIMPSON**
N 1/2 NE 1/4, SEC 25, T5N, 12E
NEWTON CO, MS
+/- 72 AC
BID DATE: 10:00 AM APRIL 10, 2025



T 6 N

T 5 N

LAUDERDALE COUNTY

JASPER COUNTY

R 12 E

R 13 E

#2025
on gate lock

5

HICKORY
POP. 670

CHUNKY
POP. 277

MISS STATE
UNIVERSITY
EXP. STATION

SEE HICKORY
MAP

SEE CHUNKY
MAP

COMPANY T

CORP

