



**Walley**  
Properties, LLC & Forestry Consultants

## **SEALED BID LAND and/or TIMBER SALE**

35 +/- Acres, Smith County, MS.  
February 25, 2021 @ 3:30 P.M.

On behalf of the Jefcoat family, we solicit sealed bids on land only, timber only, or land with timber on 35+/- acres, located in Section 25, Township 10 North, Range 14 West, Smith County, Mississippi. (SEE ATTACHED MAPS)

### **Property Features:**

- *Good quality pine & hardwood timber*
- *Located 4 miles southeast of Taylorsville, MS.*
- *Excellent home site - low traffic, dead end county road*
- *Frontage on SCR 28-3A and on SCR 1 & 8*

### **INSTRUCTIONS FOR BIDDING**

SEALED BIDS will be opened on February 25, 2021 @ 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 "Jefcoat Sale"
- 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](mailto:freida@gunncollins.comcastbiz.net)  
**Phone: (601)-477-9201 Fax: (601)-477-8841**
- See our website for additional information  
[www.walleyproperties.com](http://www.walleyproperties.com) or call **(601)-477-3014**

### **GENERAL TERMS AND CONDITIONS**

1. Land and Timber must be closed by March 25, 2021
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 orange-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 within the orange 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.

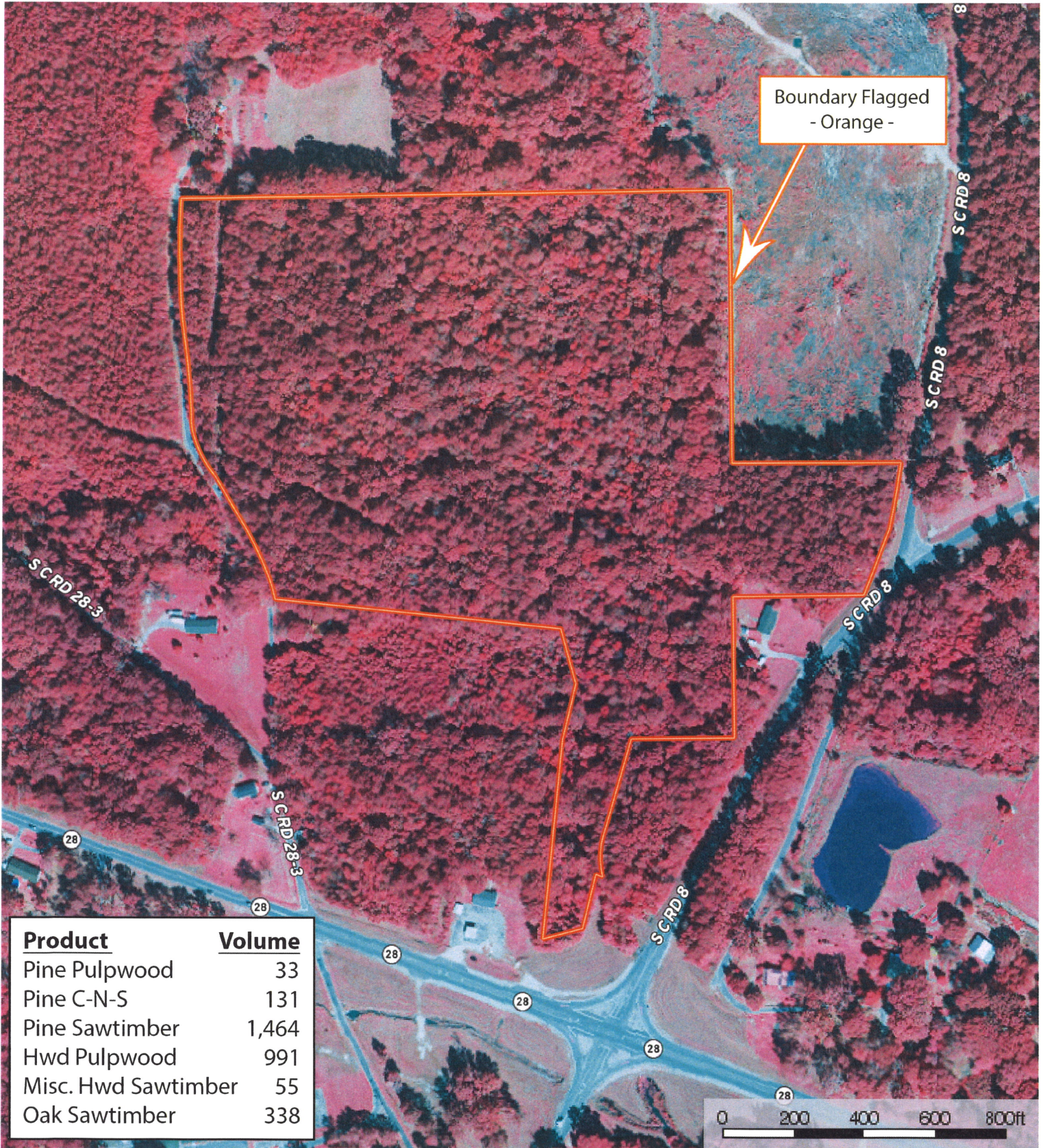




<u>Product</u>	<u>Volume</u>
Pine Pulpwood	33
Pine C-N-S	131
Pine Sawtimber	1,464
Hwd Pulpwood	991
Misc. Hwd Sawtimber	55
Oak Sawtimber	338

Boundary

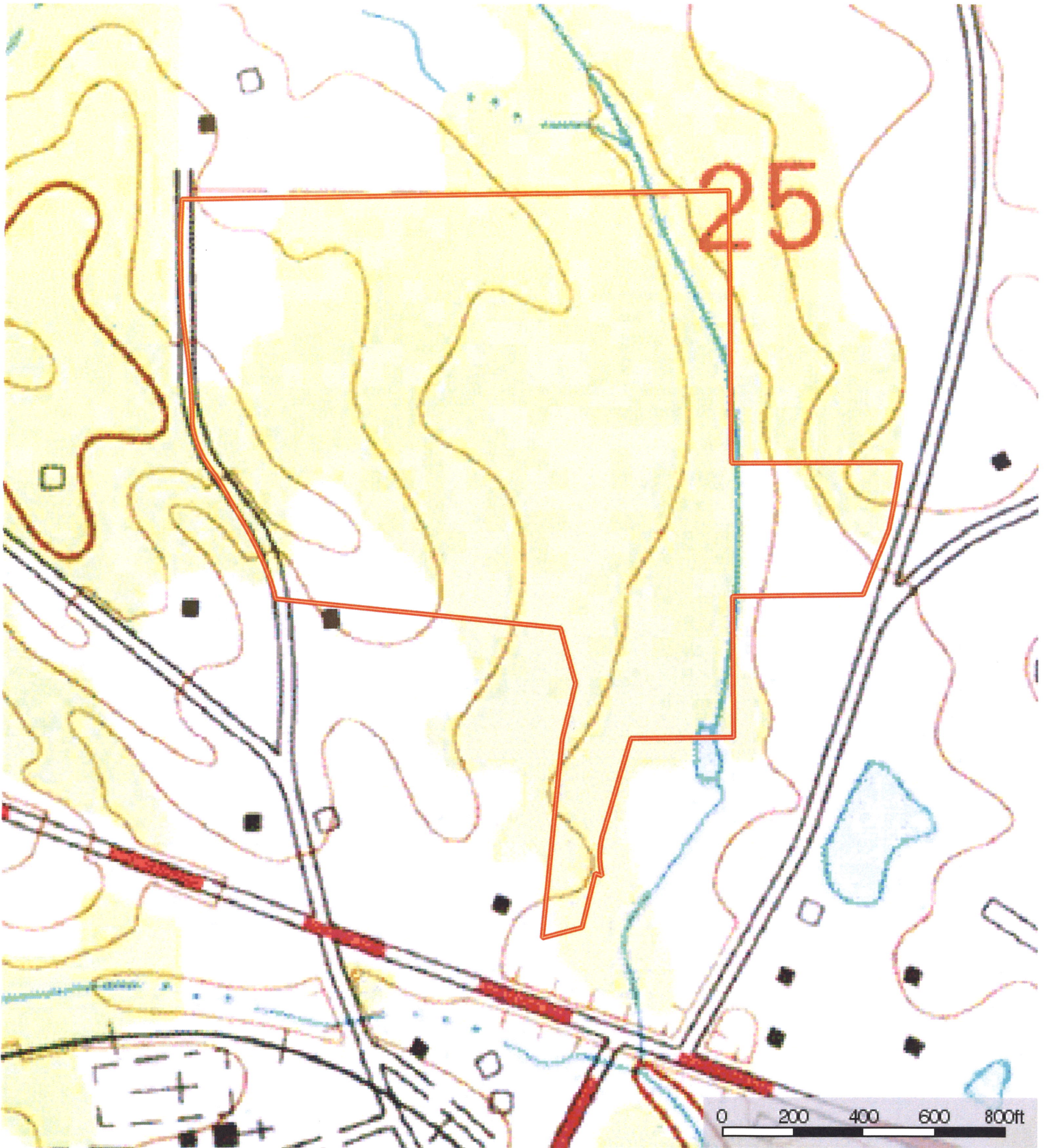




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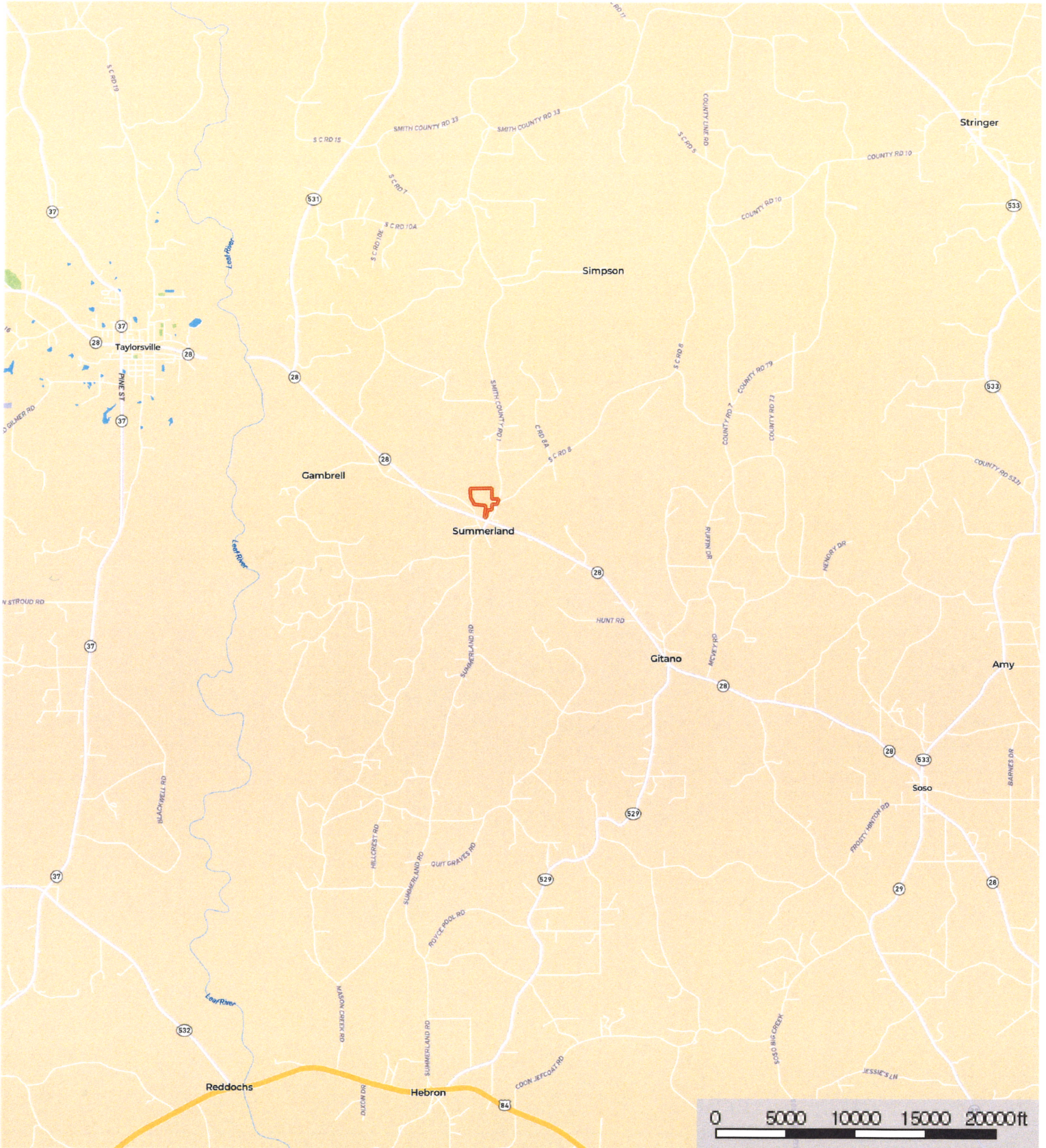




 Boundary

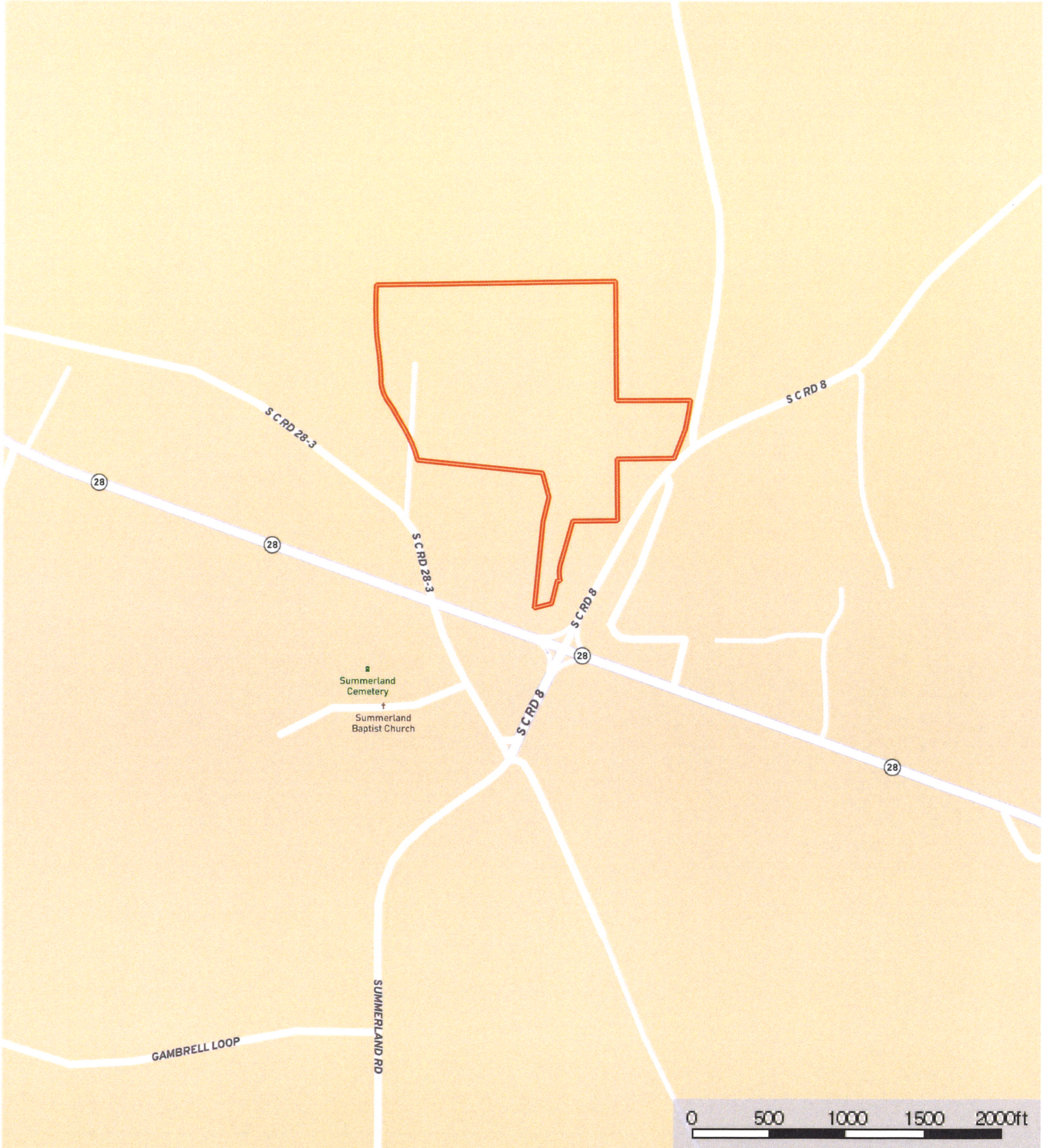


Jefcoat - Land and/or Timber Sale  
Smith County, Mississippi, 35 AC +/-



 Boundary





 Boundary





**35 +/- Acres LAND and/or TIMBER SALE**  
**February 25, 2021, 3:30 P.M.**

**BID FORM**

I/WE, \_\_\_\_\_, do hereby submit the bid (or bids) below for the Jefcoat property located in Section 25, Township 10 North, Range 14 West, Smith County, Mississippi.

\$\_\_\_\_\_ Land Only - 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 orange flagged sale boundary on the 35 +/- acres sale area. Mississippi's Best Management Practices will be required.

\$\_\_\_\_\_ Land & Timber - 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 \_\_\_\_\_, 2021.

Company/Individual Name: \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Please mark bottom left corner with "Jefcoat Sale"

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

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