



Cargile/Windham Family - Timber Sale

+/- 64 Acres • Jasper County, MS

DATE: September 29, 2026
RE: Cargile/Windham Timber Sale
FROM: Jamie Walley, RF2190
BID DATE: **Tuesday, October 13, 2026, @ 4:00 p.m.**

On behalf of the Cargile/Windham Family (Sale A) And Vickie Cargile (Sale B) we solicit two lump-sum sealed bids for all merchantable timber lying inside the pink flagged sale boundary on +/- 57 acres (Sale A) and +/- 7 acres (Sale B) located in Sections 31 & 36, T02N, R10E & R11E, Jasper County, MS. (See attached map)

Tract Data:

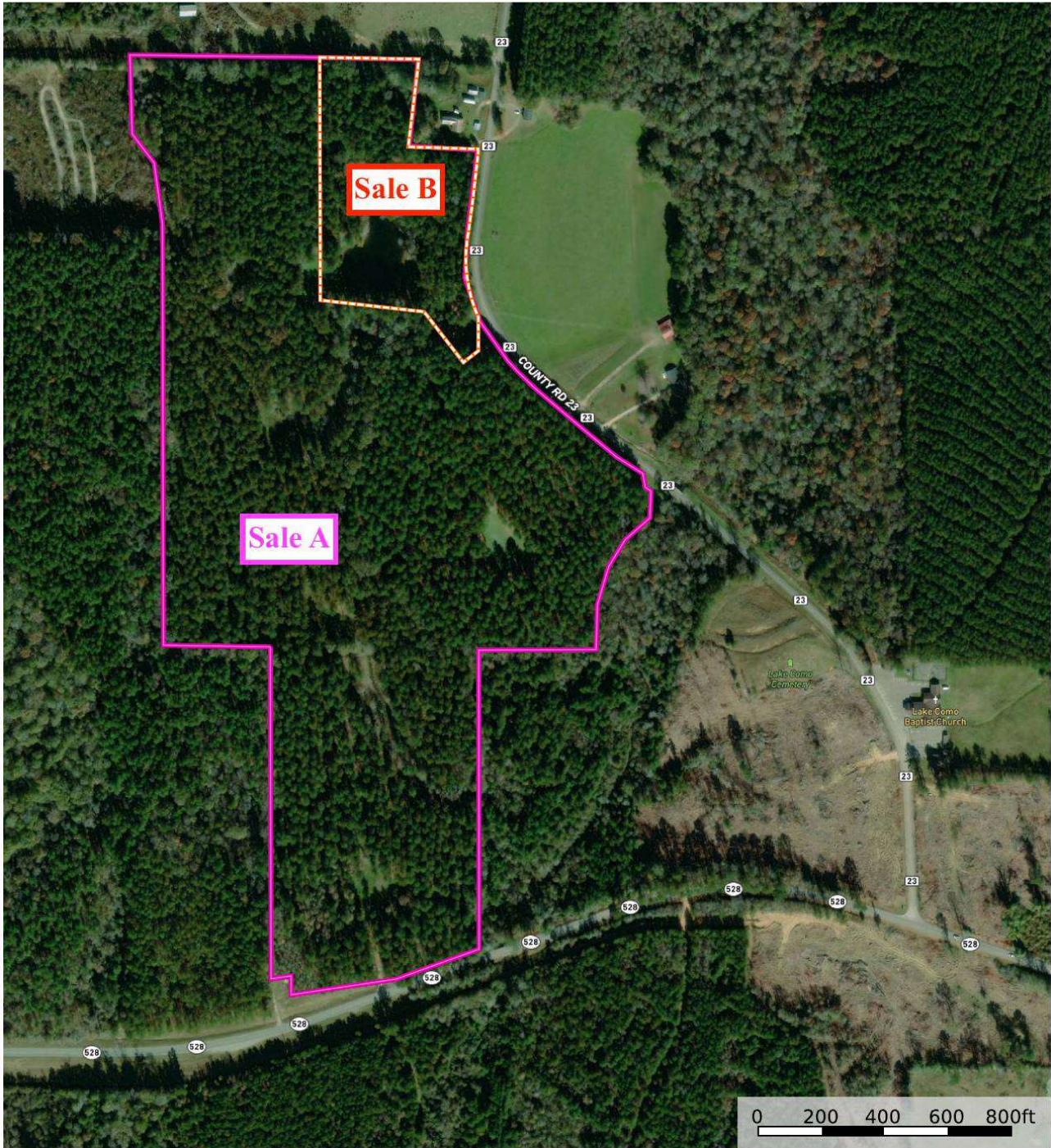
1. **Timber for Sale:** Clear cut all merchantable timber lying within the pink flagged sale on +/- 57 acres (Sale A) and +/- 7 acres (Sale B) timbered acres.
2. **Timber Quality:** Excellent Quality Pine, 180' TAVG
3. **Logging Contract:** 18 Months
4. **Bid Date:** Tuesday, October 13, 2026, @ 4:00 p.m.
5. At closing, successful bidder will post a \$2,000.00 performance deposit in the escrow account of Pine Belt Land Title, Eli Adams, Attorney at Law
6. **For additional information call:** 601-477-3014
7. Mail, text, email, or hand deliver bids to:
Pine Belt Land Title, c/o Caitlin Shows
106 E Holly Street, Ellisville, MS 39437
caitlin@pblandtitle.com
Office (601) 800-8290 Cell (601) 410-5281

Estimated Timber Volumes in Tons:

Species / Product	Sale A (57 ac)	Sale B (7 ac)	Total (64 ac)
Pine Pulpwood	700	263	963
C-N-S	641	31	672
Pine Sawtimber	5,857	490	6,347
Hwd Pulpwood	508	48	556
Misc Hwd Sawtimber	67	—	67
Totals in Tons	7,773	832	8,605
Tons Per Acre	136	119	134

Conditions of Sale:

1. Consultant will be notified **48** hours before logging is to begin.
2. No liability of any kind or nature shall be assigned to the Grantor or Consultant.
3. Care shall be taken to avoid excessive damage to the site. Timber harvesting will comply with **Mississippi's Best Management Practices**.
4. All existing and newly constructed roads will be returned to original condition upon completion of logging operation.
5. Gates and fencing must be put back upon completion of the timber harvesting. Trash, water bottles, buckets, etc. must be picked up daily!
6. The seller reserves the right to accept or reject any or all bids. All bidders not present will be notified by email or text by 5:00 p.m. Please note on envelope **"Cargile/Windham (Sale A) and Vickie Cargile (Sale B)"**



 Sale (B) +/- 7 Acres  Sale (A) +/- 57 AC

Walley Properties, LLC / Walley Forestry Consultants, Inc.
P: 601-477-3014 Walleyproperties.com 103 W Holly St. Ellisville, MS.

 The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Jasper County, Mississippi, 70 AC +/-



 Sale (B) +/- 7 Acres

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