



SEALED BID LAND and/or TIMBER SALE

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

248 +/- Acres, Jasper County, MS.

October 27, 2026 @ 3:30 P.M.

On behalf of the McCurdy Family, we solicit sealed bids on land only, timber only, or land with timber located in Section 14 & 23, Township 10N, Range 11W, Jasper County, Mississippi. (SEE ATTACHED MAPS)

Property Features

- ***Paved Road Frontage***
- ***Located 4 Miles NW of Sandersville, MS / 10 Miles NE of Laurel, MS***
 - ***Mixed Natural Pine and Hardwood***
 - ***15 yr/old Unthinned Pine Plantation***
 - ***Great Investment / Recreational Property***
 - ***GPS Coordinates: 31.8347, -89.0640***
- ***Timber Sale Volumes are attached to this bid packet***

onX Link: https://webmap.onxmaps.com/hunt/share/content?share_id=01M4B81QY7WB3Y735T6WN3ZEFO

Land.id Link: <https://id.land/maps/15ef6f210431edd9c19e16222610b0b4/share>

INSTRUCTIONS FOR BIDDING

SEALED BIDS will be opened on October 27, 2026 @ 3:30 P.M. at the Law Office of Pine Belt Land Title, 106 E Holly Street, Ellisville, MS 39437. Please use attached bid form.

See our website for additional information www.walleyproperties.com or call **(601)-477-3014**

GENERAL TERMS AND CONDITIONS

1. No broker participation or cooperating commission is offered by the Seller or by Walley Forestry Consultants, Inc. or Walley Properties, LLC.
2. Land and Timber must be closed within 30 days from bid opening. Title opinion has been completed by Pine Belt Land Title. The sellers will pay for the deed.
3. 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; timber access is flagged blue, with SMZ/buffer areas flagged orange.
4. 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 an 18-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.
5. Any mineral rights will be reserved by the seller.
6. Land bidders must attach a bid deposit in the amount equal to 5% of the bid. Certified checks are to be made payable to Pine Belt Land Title, Escrow Account. Past clients are exempt from bid deposit.
7. The seller reserves the right to accept or reject any or all bids.



McCurdy Timber Sale – Estimated Volumes
Natural Pine/Hardwood Mix +/- 117 Acres
October 27, 2026

Species/Product	Volume/Tons
Pine Pulpwood	515
Pine C-N-S	595
Pine Sawtimber (380' tree average)	7,449
Hardwood Pulpwood	1,886
Hardwood Sawtimber – Oak	565
Hardwood Sawtimber – Misc	632
Pine Sawtimber – Spruce	197
Totals in Tons	11,839
Tons Per Acre	101.19



+/- 248 Acres LAND and/or TIMBER SALE

October 27, 2026

BID FORM

I/WE, _____, do hereby submit the bid (or bids) below for the McCurdy property located in Section 14 & 23, Township 10N, Range 11W, Jasper County, Mississippi.

LAND ONLY	TIMBER ONLY	LAND & TIMBER
This bid is subject to an 18-month timber deed. **A 5% bid deposit (<u>Certified Check</u>) is required when bidding on land. Make checks payable to Pine Belt Land Title, Escrow Account. Past clients are exempt from bid deposit.	Merchantable timber only – 117 +/- acres. The purchaser of timber will be allowed 18 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 (<u>Certified Check</u>) is required when bidding on land and timber. Make checks payable to Pine Belt Land Title, Escrow Account. Past clients are exempt from bid deposit.

Broker Participation: No broker participation or cooperating commission is offered by the Seller or by Walley Forestry Consultants, Inc. or Walley Properties, LLC. Licensed real estate brokers and agents representing a bidder are welcome to submit bids on that bidder's behalf. However, bids must not include any broker's or agent's commission or fee, and no portion of the bid price will be paid to, or shared with, a bidder's broker or agent. Any and all sales commissions, fees, or other compensation owed to a broker or agent representing a bidder are the sole responsibility and expense of that bidder, and the bidder agrees to hold the Seller, Walley Forestry Consultants, Inc., and Walley Properties, LLC harmless from any claim for such compensation.

Title Opinion: Title opinion has been completed by Pine Belt Land Title. The sellers will pay for the deed.

Gate Combo: 7639

** A 5% bid deposit made payable to Pine Belt Land Title, Escrow Account, in the amount of \$ _____ is enclosed. Past clients are exempt from the bid deposit.

Signed this _____ day of _____, 2026.

Company/Individual Name: _____

Company Representative: _____

Address: _____

Phone: _____

Fax #: _____

E-Mail: _____

Please mark bottom left corner with "McCurdy"

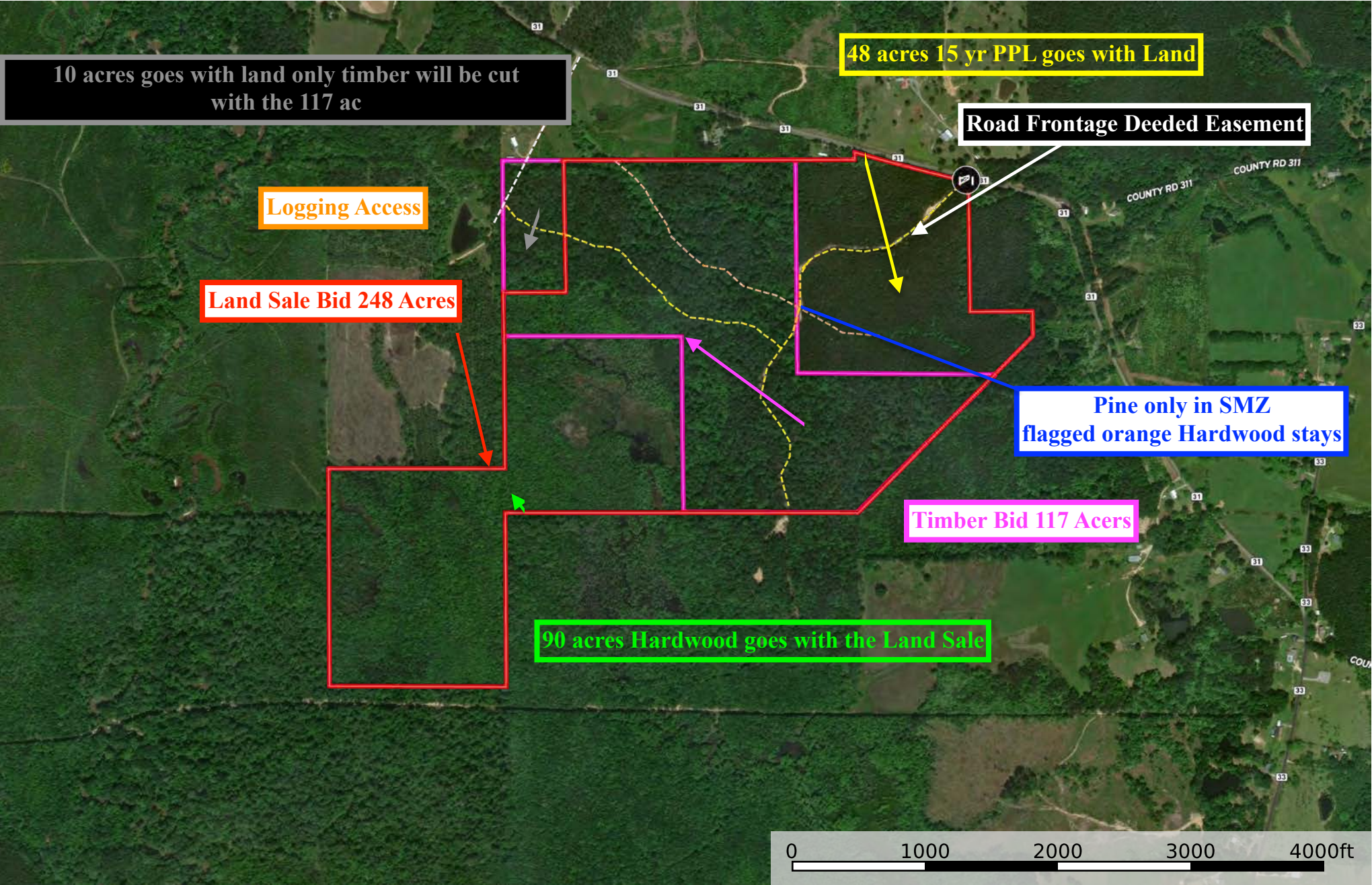
Mail, fax, email, or hand deliver bids to:

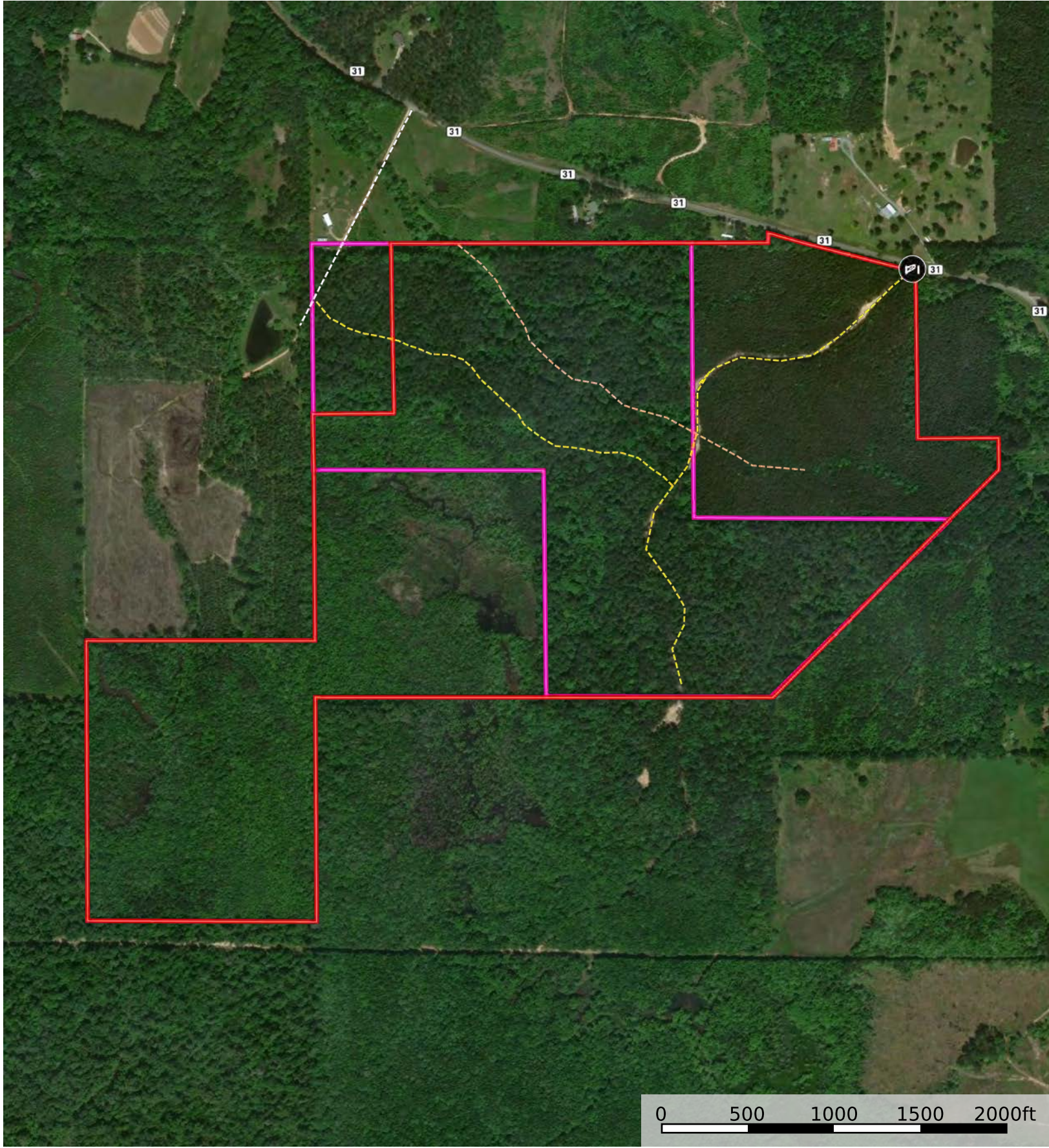
Pine Belt Land Title,

Attn: Caitlin

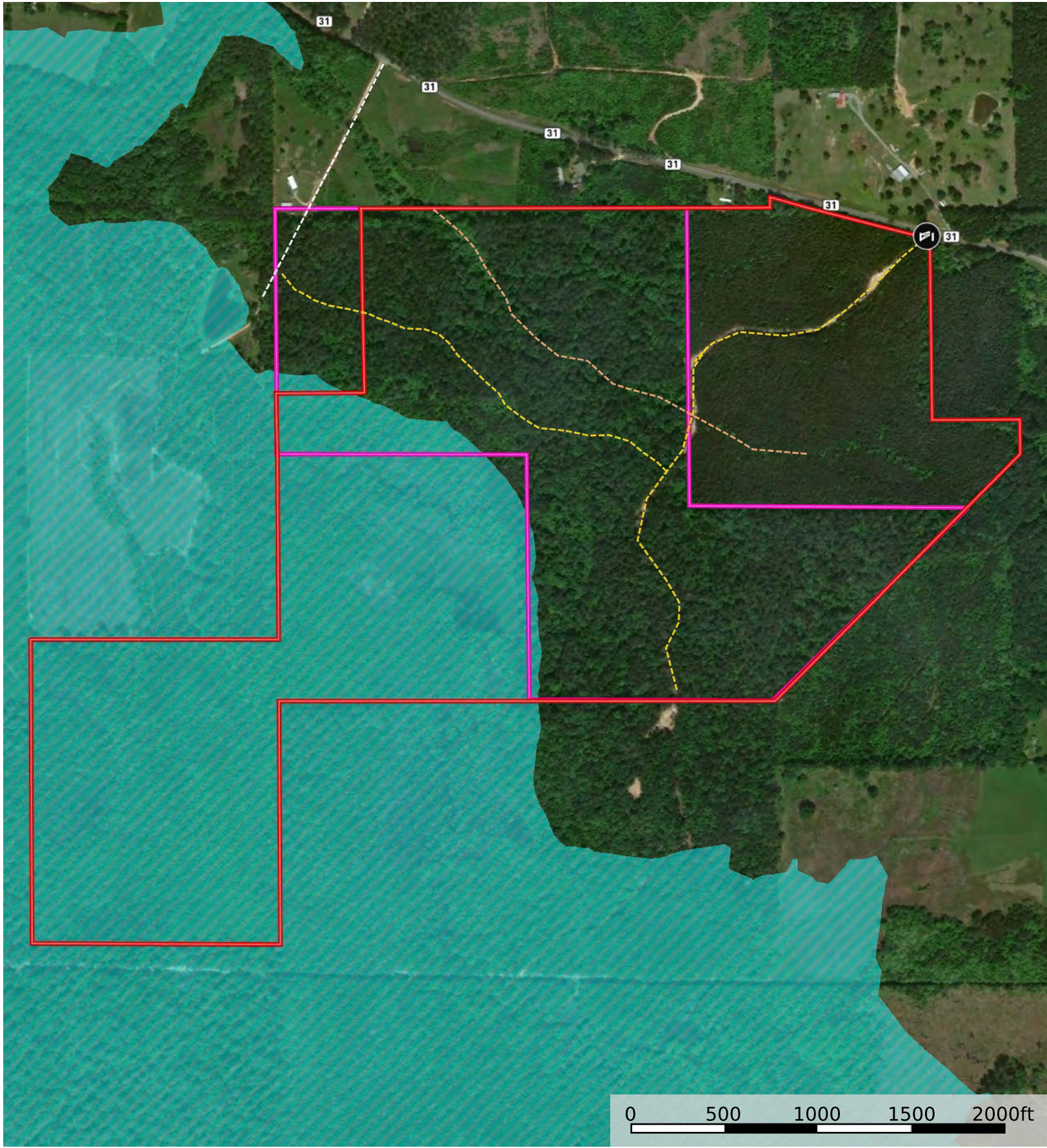
106 E Holly Street, Ellisville, MS 39437

caitlin@pblandtitle.com – Office Phone: (601) 800-8290 – Cell Phone: 601-4105281





Lock 7639 Orange Flagged SMZ Road / Trail Harvesting Area Land Sale +/- 248 Ac Timber Sale 117 AC



 Lock 7639

 Orange Flagged SMZ

 Road / Trail

 Harvesting Area

 Land Sale +/- 248 Ac

 Timber Sale 117 AC

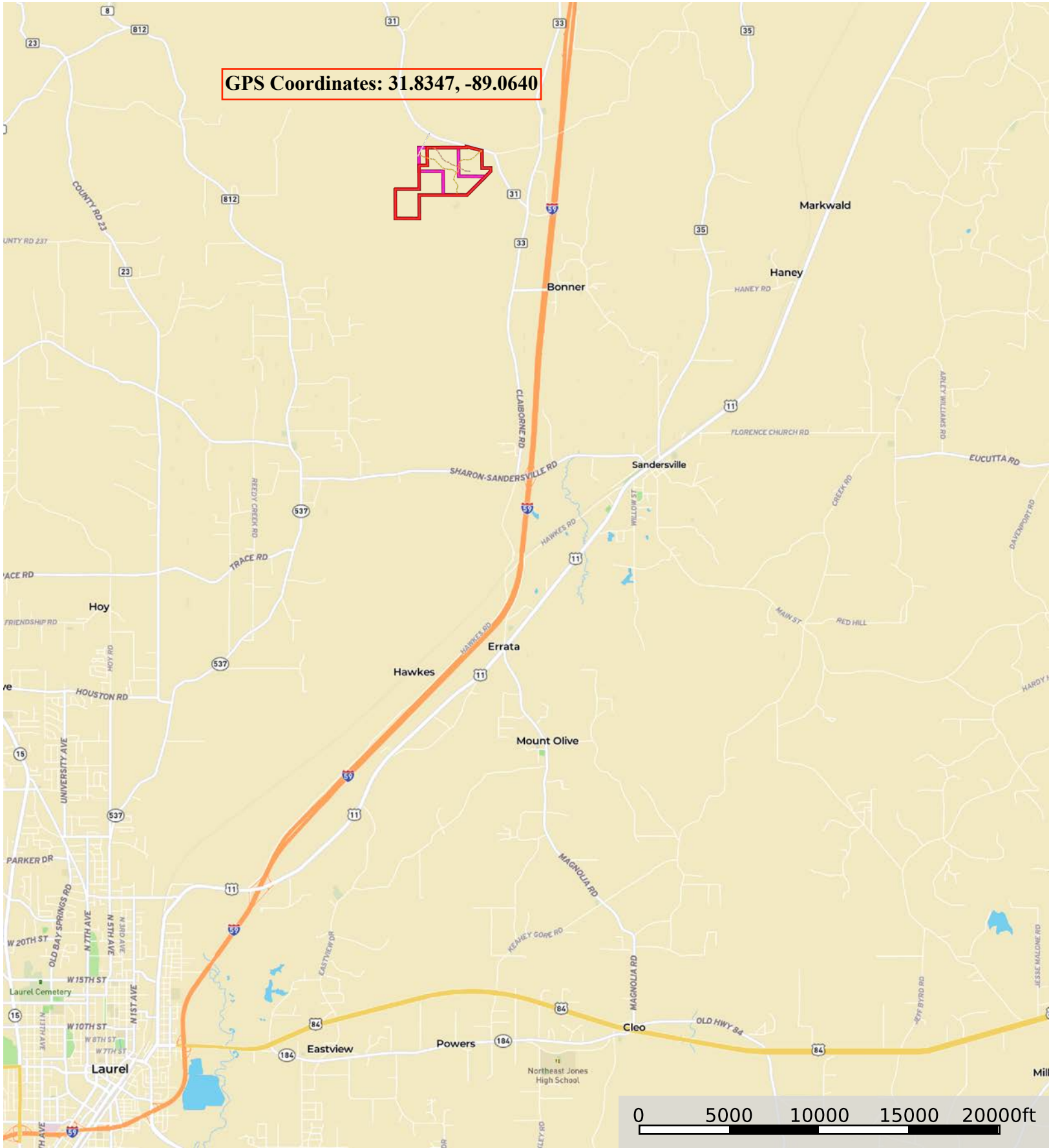
 100 Year Floodplain

 500 Year Floodplain

 Floodway

 Special

 Unmapped/ Not Included



Orange Flagged SMZ Road / Trail Harvesting Area Land Sale +/- 248 Ac Timber Sale 117 AC