

Bid prospectus

We invite you to bid on the timber described below owned by our client, Anne Jackson.

Bid Opening/Critical Dates

Description	Time	Date
·Phone and facsimile bids will be accepted until:	2:30 PM	Friday, April 06, 2007
·Bids will be opened in the offices of Clearwater Forest Consultants, LLC in Piedmont, Missouri at:	3:00 PM	Friday, April 06, 2007
·The successful bidder will be selected no later than:	5:00 PM	Wednesday, April 11, 2007
·If successful, a phone bid must be proven up with a written bid no later than:	12:00 PM	Monday, April 09, 2007

Bids must be submitted in envelopes marked **Shotgun Timber Bid**; please use the forms provided for mailed bids and allow enough time for the Post Office to make delivery. Send mailed bids to: Clearwater Forest Consultants, LLC, PO Box 176, Piedmont, MO 63957.

Unsuccessful bidders will be notified in writing. The owner reserves the right to refuse any or all bids.

Timber Description

Timber quality is excellent and the forest health is robust. Adequate soil moisture and rooting depth has helped this timber to grow with 'shotgun' form to maturity. Products include veneer and grade lumber logs as well as stave and tie logs. The sawtimber to be harvested is comprised of approximately 67% pine, 19.4% red oak, 7.4% white oak and 6.2% other species (Table 1). The overall sawtimber volume is estimated at **867 MBF** (International ¼ inch scale, form class varies by species). **Nearly 70% of the sawtimber volume is in trees 14" DBH or larger** (Figure 1).

Table 1. Volume, Number of Trees, Avg. Volume per tree and percent by species.

Species	Volume* (board feet)			Percent	No. of Trees	Avg. volume per tree**
	Low	Most Likely	High			
White oak	13,043	63,935	114,827	7.4	440	145.2
Black oak	11,150	114,950	218,750	13.3	1,121	102.5
Southern red oak	1,434	53,105	104,776	6.1	291	182.6
Hickory	-10,381	22,040	54,461	2.5	240	92.0
Sweetgum	-6,946	26,410	59,766	3.0	222	118.9
Soft maple	-6,722	5,795	18,312	0.7	75	77.4
Shortleaf pine	-31,793	190,380	412,553	22.0	1,063	179.1
Loblolly pine	147,200	390,450	633,700	45.0	2,163	180.5
Total	702,323	867,065	1,031,807	100.0	5,615	154.4

* Volume estimated at a 95% Confidence Interval (see Scaling Methods section), units of volume are board feet (International 1/4" Rule)

** Calculated using the most likely volume divided by the average no. of trees

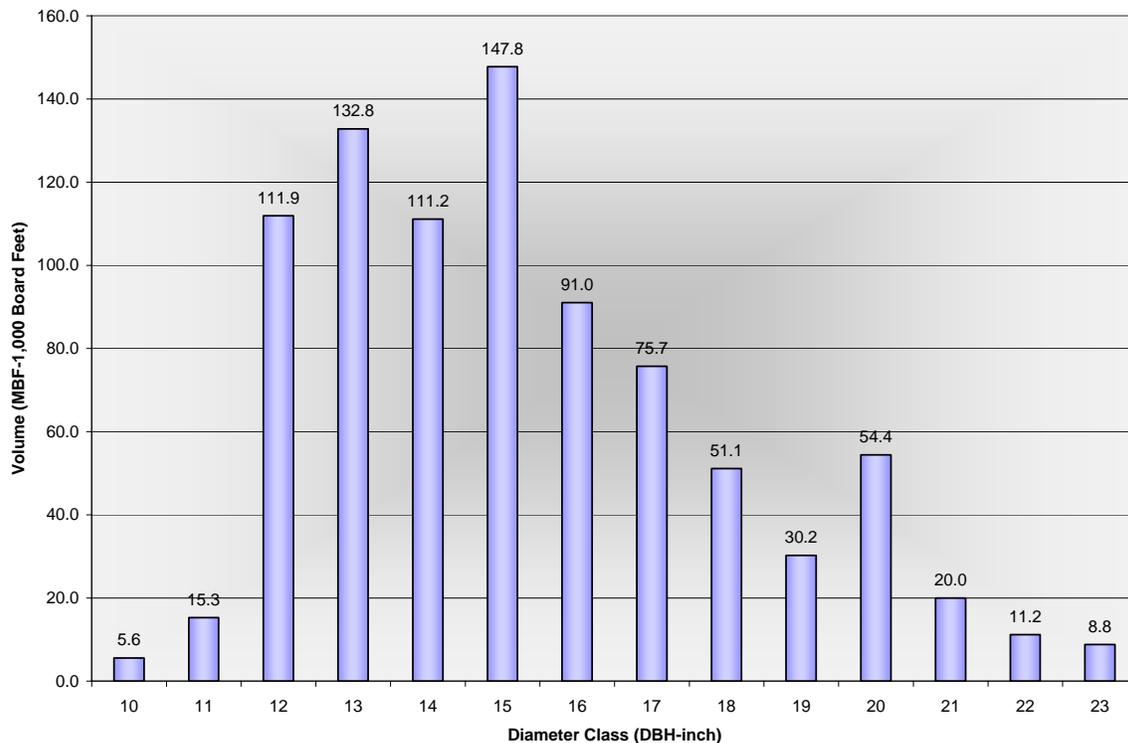


Figure 1. Distribution of Sawtimber Volume by DBH class (Int. 1/4")

This is a seed-tree regeneration timber harvest; all seed trees have been located and recorded with a GPS and are marked with red paint spots at breast height on four sides and completely around the stump. **Only trees that have NOT been marked with red paint may be harvested.** Pulpwood may be removed if desired; however, no pulpwood has been specifically marked or scaled for this sale. Volume estimates and quality descriptions are not guaranteed; proper merchandising is dependent upon the timber cutters. Each bidder is expected to make personal examination of the timber and bid according to his/her own market needs, crew efficiency, and utilization standards.

Consulting forester TIM MCABEE (MS RF #02405) has marked the timber in accordance with the owner's goals and values. Minimal damage to the residual stand is expected and required. Felling of damaged trees may be required by the forester. Sale area terrain is well drained. Winter logging would be permissible only during very dry conditions when soil compaction and rutting will not occur. Summer logging is preferable. Stream Management Zones have not been flagged off, but logging crews are expected to conduct operations within the guidelines set forth in the 2000 Mississippi Best Management Practices Handbook (MFC Publication # 107).

Access & Location

This sale is located on State Hwy 2 in Tippah County, Mississippi. Access is gained from State Hwy 2 at a gate entrance as shown on the attached map. There are some old internal roads that may be used for logging as well as some new proposed routes; the roads and main skid trails will need to be treated prior to completion of harvesting operations. Please refer to the attached map. The legal description is as follows (nominal):

[SE ¼ SE ¼ and Part of NE ¼ SE ¼ in Section 10 Township 5S Range 2E & Part of the W ½ SW ¼ in Section 11, Township 5S, Range 2E]

The specific legal description is available through the deeds on file with CFC.

Tract Acreage & Boundaries

Tract acreage sources are the deeds, Tippah County Tax Map Office and ESRI ArcGIS 9® mapping software. The sale area is approximately 118 acres more or less. Tract boundaries: Boundaries are marked with blue blazes: 3 stripes indicates the property boundary and the sale boundary and 2 stripes indicates the sale boundary.

Tour

Interested parties are encouraged to tour the property at their own convenience.

Terms

The purchaser must sign a lump sum contract within ten (10) working days of bid acceptance. Payment in full is required to be submitted along with the signed contract. A sample copy of a contract may be obtained upon request from Clearwater Forest Consultants, LLC. The successful bidder must carry all legally required insurance on vehicles, equipment, employees, and sub-contractors. Additional conditions or exceptions on the bidder's behalf must be submitted in writing at least one week in advance.

A \$5,000 security deposit payable to Clearwater Forest Consultants, LLC is required at least five (5) days in advance prior to moving equipment onto the property or cutting any trees. The security deposit will be returned after harvesting has been completed and final inspection by the inspecting forester has determined that all necessary site treatments have been made. Interest will not be paid unless the Purchaser requests it in writing; a \$45.00 handling fee is required if interest is requested.

For more detailed information call TIM MCABEE, forester with Clearwater Forest Consultants, LLC.

Scaling Methods

It is our objective to estimate the merchantable volumes as close as possible to be fair to both the buyer and the seller. Margins for error are purposely guided to be conservative so we don't

overestimate the volume, yet we give as much credit as possible to the volume estimate on behalf of our client. Compensation for defect is done by the individual forester taking the measurements on a tree by tree basis. Our performance is improved through feedback from timber buyers; we appreciate honest reports of cut out volume.

Sampling System: This timber was scaled using a systematic, non-stratified point sample. The overall volume sampling error at a 95% confidence interval was 19.0%. The overall coefficient of variation for all sawtimber was 33.0%. To clarify the volume estimates provided in Table 1 it can be said that there is a 95% chance or probability that the true sawtimber volume is between the low and high limits, with the average being the most likely. If needed, please call our office with further questions or clarifications.

Specifications: Trees must have a Diameter at Breast Height of ten (10) inches or larger and at least one 16 foot log to a merchantable height of at least a 8" top diameter outside bark to have been scaled as sawtimber. All volumes have been reported in International ¼ Inch Scale. Bidders may convert to Doyle scale using their own factors; however, simple multiplication by a constant factor is likely to result in inaccurate results.

Special Considerations

1. Timber harvesting must be conducted under the guidelines set forth in the 2000 Mississippi Best Management Practices Handbook (MFC Publication # 107).
2. Damage to the residual stand must be minimized. Ability to directional fall is required. Skidder operators must be capable of skidding with minimum damage.