

See this lease and other information at:
www.theforestpro.com

Hunting Lease Quick Facts

WHERE

County: Lawrence
Township: 7N;8N
Range: 20W
Section: 3 & 4; 33 & 34
Driving Directions: See page 4.

WHO

Tract Name: Silver Creek
Land Owner: Caesar

WHEN

Bid Date: August 23rd, 2024
Bid Day: Friday
Bid Time: 10:00 a.m.
Bid Location: Forest Pro LLC Office

WHAT

Hunting Lease Acreage: 180.6

HOW

Lease Length: 3 yr. lease increasing 3% automatically per year on Annual basis.

Bid Type: Per Acre
Special Provisions: None
Access: Via Northern Ave.



July 23, 2024

“HUNTING LEASE AVAILABLE”

As agent for the Caesar Family, we invite you to submit a sealed per acre bid on the following described hunting lease located on the Silver Creek Tract, in Lawrence County, Mississippi. The hunting lease includes the exclusive right to hunt and take game on 180.6 contiguous acres.

It includes timber types from young pines, mature pine stands and hardwood along a small creek which should provide excellent hunting opportunities for years to come. Hunting lease properties like this one rarely come available so come see it for yourself.

Show me trip: Prospective bidders are invited to inspect the property on their own, provided that they have signed a Temporary Access Permit (T.A.P.), a copy of which is included in this invitation. A signed copy of the T.A.P. can returned to via picture text to 601.594.1564.

Date Bids Will Be Opened: **Tuesday, August 23rd, 2024, at 10:00 a.m.** at the office of Forest Pro LLC. Bids will be accepted by mail, email, picture text (601.594.1564) or by fax (601 587-4406) on the authorized bid form included herein.

GENERAL BIDDING TERMS & LEASE CONDITIONS

- Bids received are considered acceptance of the terms and conditions set forth in this invitation.
- The seller reserves the right to reject any and all bids and to select as the successful bidder the one deemed most satisfactory in its judgment.
- The risk of any inaccuracies in this invitation is assumed by the recipient of such invitation. No Express or implied representation or warranty is made as to the accuracy or completeness of the attached evaluation materials. Forest Pro LLC, seller, nor any advisors or representatives assume any liability resulting from the use of, or reliance upon the Evaluation Materials or any actual or alleged omissions in same.
- The Seller or Agent is not responsible for any injuries or loss that may occur from the inspection of the property. To inspect the property a Temporary Access Permit must be signed and sent to Forest Pro LLC.
- The term of the lease shall be for three consecutive years with the anniversary date of the lease, for payment of annual rental, considered as August 1. There shall be no proration of the full annual rental amount during the lease term. Subsequent annual rental rates will automatically increase by 3% of the previous year rental rates per year.
- The lease shall be for the specific purpose of hunting by the lessee and accompanied guests. In the event of lease to a hunting club, a currently maintained list of members will be required and hunting shall be limited to club members and accompanied guests. No commercial hunting shall be permitted on the tract and the property may not be used for commercial hunting purposes. The number of primary members will be limited to 4 individuals for this property.
- Bidders and all individuals authorized to hunt premises must NOT have been convicted of a game violation in any state for the previous three calendar years prior to the date of the bid opening in order to qualify as potential lessees. Any violation of federal or state game laws and regulations on the premises by any individual authorized to hunt on the tract may result in immediate termination of the lease.
- All roads on the property must be maintained in good condition at all times and all property boundaries remarked and signs posted once during the lease period; all at Lessee's expense. No vehicles shall be operated under circumstances or in a manner that causes accelerated erosion or deep rutting. At least once a year, following deer and turkey hunting seasons, the lessee shall properly drain and restore any damaged all roads in accordance with Mississippi's Best Management Practices for Forestry.
- Lessee shall patrol the property on a monthly basis and promptly report to the Forest Pro LLC any evidence of trespass, garbage dumping, beetle infestation of timber or other damage to the property.
- Lessee shall provide general liability insurance, with the landowner(s) & Forest Pro LLC named as co-insured, in the amount of ONE MILLION DOLLARS (\$1,000,000) with a company licensed and approved to do business in Mississippi.
- Successful bidders must execute and return a completed lease to the Forest Pro LLC within 15 days following receipt of the lease; otherwise, the bid may be deemed to have been withdrawn.
- Hunting related activities may begin as soon as the lease contract is consummated.
- Lessee agrees to indemnify defend and hold harmless the Leaser and their representatives from any such damages or claims of damages by third parties, their persons, property or equipment.
- The Lessee agrees to;
 - maintain the property in a condition acceptable to the Leaser,
 - Acquire written permission from the Leaser before making any changes to or improvements on the property.
- A 10% bid deposit is required within 48 hours of notification of a successful bid with the remainder of the lease fee due within 30 days. Failure to close within 30 days will forfeit the bid deposit and void the successful bidder.
- For more lease provisions download a copy of the sample lease from <https://www.theforestpro.com/wp-content/uploads/2020/07/KilgoreSampleHuntingLease2020.pdf>.
- This lease shall not exclude Forest Pro LLC and/or the landowners access to the property for any purpose.



Inside This Timber Sale Invitation

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**Approved Bid Form
Silver Creek Tract
Lawrence County, MS**

Bid Date: _____

Bid Time: _____

Bidder Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Bus. Phone: _____

Cell Phone: _____ Other Phone: _____

I understand and agree that by my submitting a bid to lease the land described herein, that I accept the terms and conditions of this invitation.

Hunting Lease Bid

I submit a bid of \$_____ per acre on 180.6 acres, referred to as the Silver Creek Tract, for a total bid price of \$_____ (180.6 x \$/ac) for the 2024-2025 hunting season. Additionally I understand and agree the price will increase at 3% per annum for the 2025-2026 hunting season and the 2026-2027 hunting season.

Return the completed form to;

- By mail to Forest Pro LLC, P.O. Box 1452, Monticello, MS 39654
- By email attachment to totalfor@bellsouth.net
- By picture text to 601.594.1564
- By fax to 601 587-4406.



Forest Management
Timber Sales & Appraisals
Real Estate
Forestry Services

Temporary Access Permit - Complete and return a copy to the above address and retain a copy on the person of any visitor.

Permittee Name: _____
Permittee Address: _____
Permittee City: _____ State: _____ Zip: _____
Cell Phone #: _____ Email: _____

Re: Temporary Access Permit on Caesar Tract, Hunting Lease Tract.

This letter will authorize and give you the right of entry on the above-named property solely and only for the purpose of inspecting the Property in consideration of submitting an offer to lease the property for hunting, and is subject to the following terms and conditions.

A description of the location/tract that you have access to hereunder is set forth in hunting lease brochure which is fully incorporated herein by reference.

You agree by your acceptance of this Temporary Access Permit to undertake the defense of and indemnify and hold harmless the landowner(s), Forest Pro L.L.C., and any affiliates, agents, employees or contractors from and against any and all liability, claims, suits, fines, damages or losses of any kind (collectively the "Liabilities") resulting from actions, omissions or activities on the land of you or your family, guests, licensees, agents, contractors or employees, or the presences of such persons on the lands, whether or not any such "Liabilities" resulted from or were attributable in part to any negligence on the part of the landowner, Forest Pro L.L.C, their agents or representatives. You also agree to use all reasonable care while on the lands to prevent any damage to the property and agree to pay the fair market value of any such damage resulting from or attributable to your activities, acts or omissions or those of your guests, family, licensees, agents, contractors or employees.

It is agreed that Forest Pro L.L.C. makes no representations or warranties as to the condition of the lands and that entry upon the lands is at your own risk and expense. You expressly assume, on behalf of your employees, guests, agents and contractors, the risk of any latent or patent defect, vice or hazard on the lands.

Signing (see below) this Temporary Access Permit signifies acceptance of all terms and conditions contained herein. Return to the above address along with a list of all users of the Permit. By accessing the property, you hereby agree to all the terms contained in the Permit. Failure to complete and return the Permit will not relieve you from any obligations, rights, liabilities or duties contained therein. Anyone on the lands under your authority must have a copy of this Permit or Forest Pro L.L.C. may deem them a trespasser.

It is agreed that this Temporary Access Permit will not take effect until a signed original or digital copy of this Permit is returned to Mark Dale at Forest Pro L.L.C. at the below address, email, or by FAX. To confirm receipt of this permit call 601-587-4446. This Permit will expire on 10 days from acceptance date. Forest Pro L.L.C., however, reserves the right to cancel this Permit for any reason.

Forest Pro, LLC

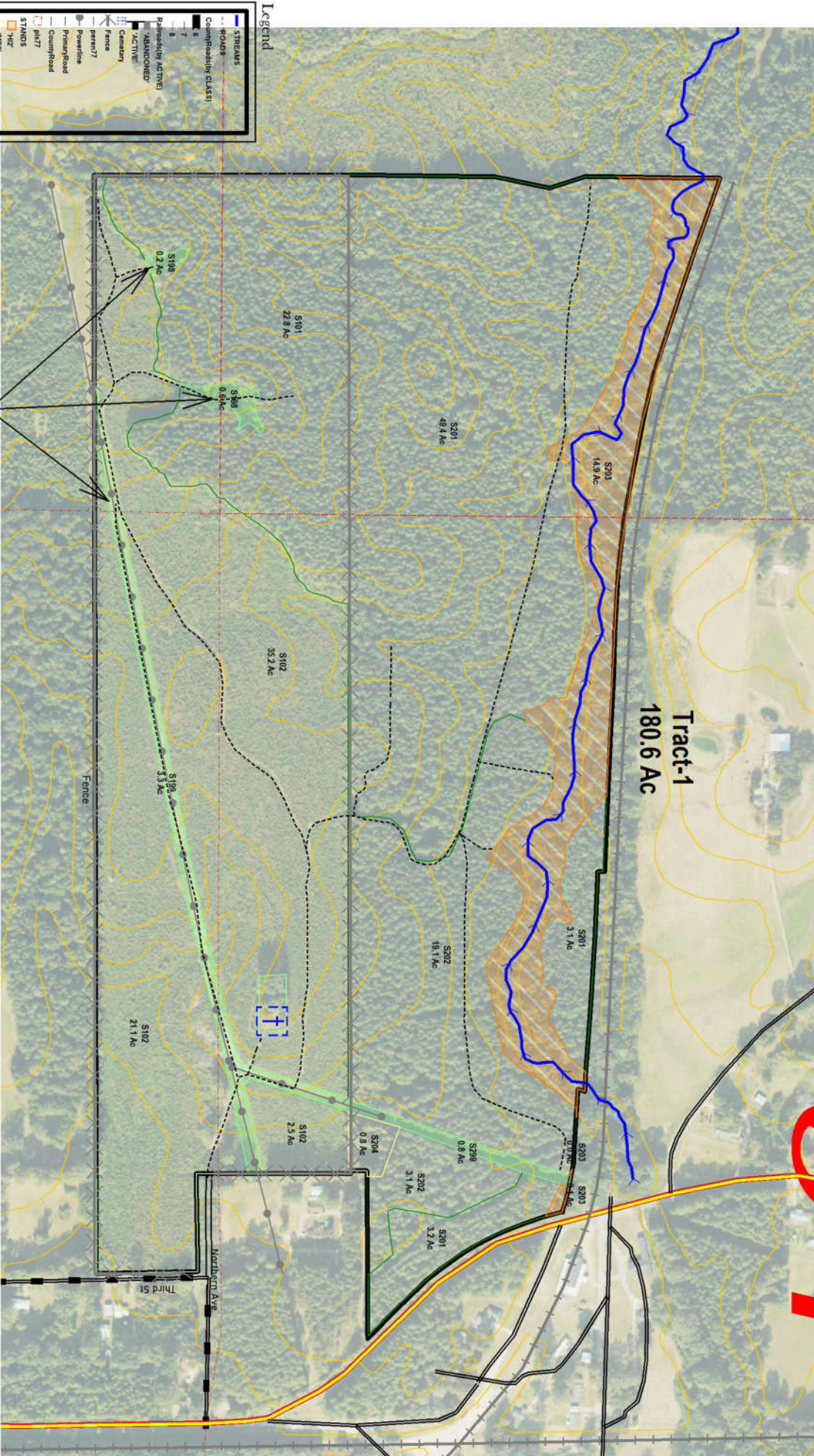
Agent for Landowner: Mark Dale

Accepted on _____.

By: _____
Your Signature

Silver Creek Hunting Lease
Sections 3 & 4, T7N, R20W &
Sections 33 & 34, T8N, R20W
Lawrence Co. MS

FOREST PRO L.L.C.
 TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39554
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

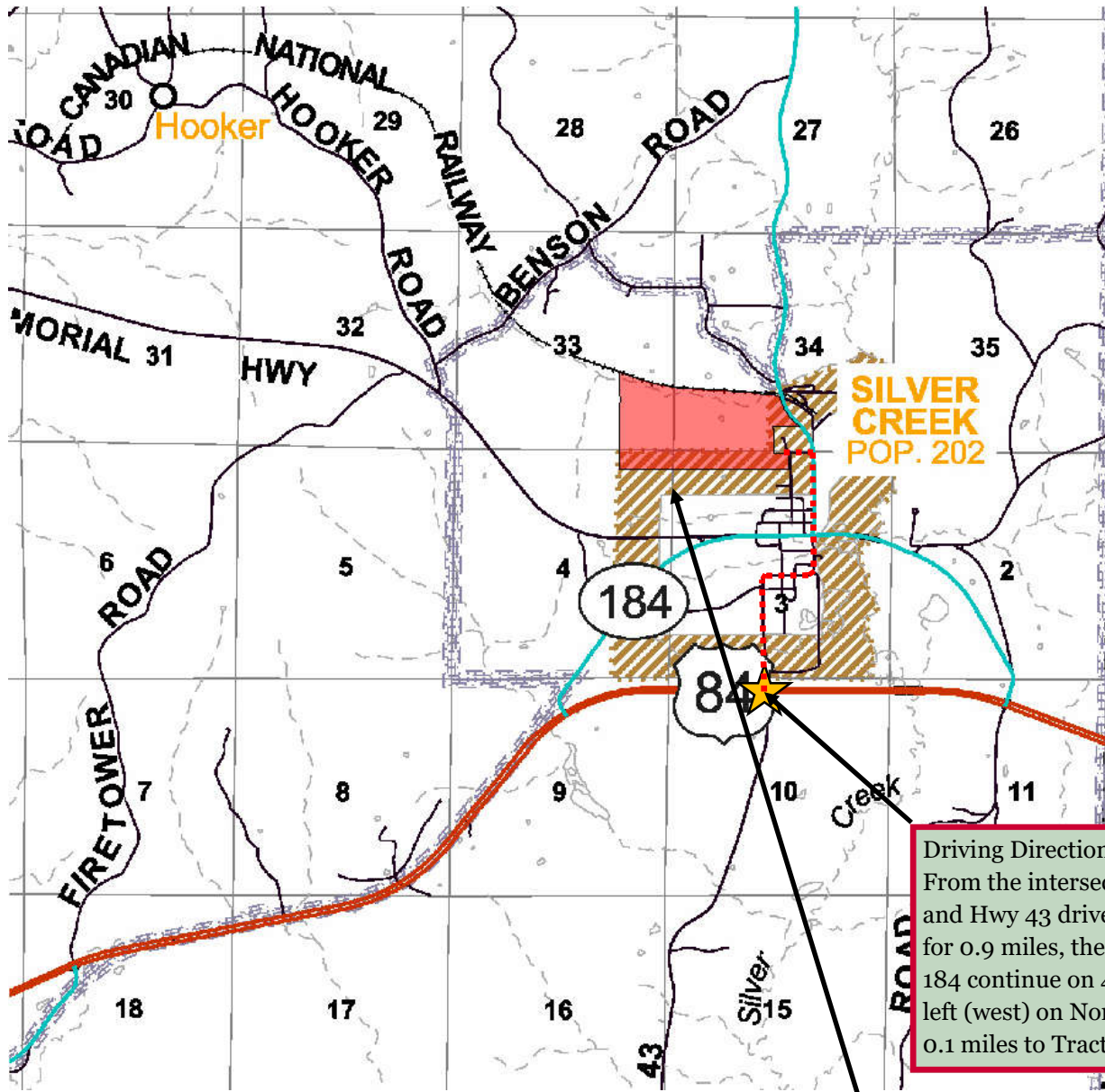
Areas available for food plots



07-18-2024

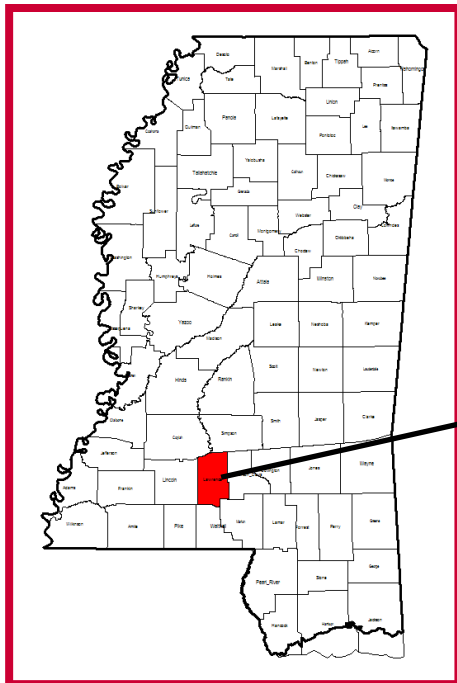
Scale = 1 : 550.00 (In : US Feet)

Silver Creek Tract Location Map



Driving Directions (start here):
 From the intersection of Hwy 84 and Hwy 43 drive North on Hwy 43 for 0.9 miles, then crossing Hwy 184 continue on 43 for 0.1 mi. Take left (west) on Northern Ave & go 0.1 miles to Tract.

State Map



Area Map

