



Timberland Management Division  
327 Conerly Road  
Braxton, MS 39044

September 12, 2025

Rus Sykes  
Sykes Law Firm, Ltd.  
P.O. Box 446  
Mendenhall, MS 39114

**RE: Danial Pierce Estate Timber Appraisal, Simpson and Jefferson Davis Counties.**

Pursuant to your request, we have completed our examination of property owned by the estate of Danial Pierce and have considered factors pertinent to the estimation of merchantable and pre-merchantable timber values. More specifically, this property is located as follows:

**SIMPSON COUNTY**

TOWNSHIP 9 NORTH, RANGE 18 WEST

A PORTION OF THE SE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , SECTION 3; A PORTION OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  AND A PORTION OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ , SECTION 2, CONTAINING 160 TOTAL ACRES, MORE OR LESS.

**JEFFERSON DAVIS COUNTY**

TOWNSHIP 9 NORTH, RANGE 18 WEST

A PORTION OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ , SECTION 10; A PORTION OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ , SECTION 11 CONTAINING 157 TOTAL ACRES, MORE OR LESS.

**PROPERTY DESCRIPTION**

This property is located less than a mile due west of Jaynesville in Simpson County, and has access from the Lawrence Wiggington Road, which forms the north and some of the eastern boundary. The western boundary is the bank of the Bouie River. Topography is gently rolling in the eastern and central regions and drains to the west into the river. Interior access is provided by two gravel roads coming from Lawrence Wiggington Road.

## **LAND CLASSIFICATION**

### **FORESTED**

<b>Merchantable Timber</b>	<b>Acres</b>
Loblolly Pine Plantation	17
Long Leaf Pine Plantation	55
Natural Hardwood	88
Planted Hardwood	16
Seed Tree Area	46

### **Premerchantable Timber**

Long Leaf Pine Plantation	69
Planted Hardwood	<u>10</u>
	<b>301</b>

### **NON-FORESTED**

Brush/Fence Rows	11
Open(Gas Line, Ponds, Roads)	<u>5</u>
	<b>16</b>

**TOTAL ACRES – 317**

### **TIMBER VALUES – 301+/- Forested Acres**

Merchantable forest acres are those acres that can be harvested economically, now and in the future. Merchantable timber values are based on timber quality and quantity, comparable sales of similar products, logging access and other factors. Contractual harvesting restrictions, type of harvest and individual mill specifications and needs will also affect the value of forest products when a sale is made. Information from available Timber Prices Reports was also considered when applying timber values on a per unit (ton) basis, tempered with know market conditions within this region of Simpson and Jefferson Davis Counties.

The following reasonable reflects the fair market value of timber on the property. All volumes are provided in tons and *do not include topwood*.

### **MERCHANTABLE**

	<b><u>Product</u></b>	<b><u>Tons</u></b>	<b><u>Value</u></b>
Natural Hardwood – 88 Acres	Pulpwood	4,400	\$11,000
	Sawtimber	1,56	\$36,900
Planted Hardwood -16 Acres	Pulpwood	822	\$2,200
Loblolly Pine Plantation -17Acres	Pulpwood	1,643	\$3,200
	Chip-N-Saw	145	\$1,600
	Sawtimber	36	\$650
Long Leaf Plantation – 55 Acres	Pulpwood	80	<u>\$8,800</u>
			<b>\$64,350</b>

**PREMERCHANTABLE**

Planted Hardwood- 10 acres, 15-years old.....\$2,500

Long Leaf- 69 Acres , 9-years old.....\$14,400

**\$16,900**

**OTHER TYPE**

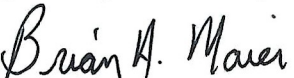
Seed Tree Area- 46 Acres.....\$8,200

NOTE: These trees are not economically feasible to be harvested  
as a stand-alone timber sale. You can only capture their value if  
harvested in conjunction with another sale on the property.

**TOTAL TIMBER VALUE - \$89,450**

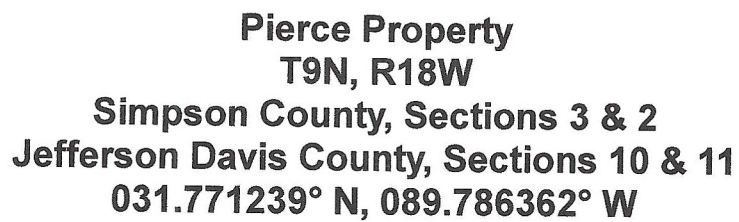
Please let us know if you need any additional information or have any questions. Thank you for  
allowing us to assist you with this appraisal project.

Respectfully Submitted,

  
Brian A. Maier, R.F., A.C.F.

Enclosures





**John M. Buckley**  
**Cell: 601-573-2236**  
**[jbuckley@forestrysolutionsllc.com](mailto:jbuckley@forestrysolutionsllc.com)**







**Pierce Property**  
**T9N, R18W**  
**Simpson County, Sections 3 & 2**  
**Jefferson Davis County, Sections 10 & 11**  
**031.769612° N, 089.785546° W**

Brian Maier  
Cell: 601-906-7689  
bmaier@forestrysolutionsllc.com

John M. Buckley  
Cell: 601-573-2236  
jbuckley@forestrysolutionsllc.com

