

## NOTICE OF SALE

### Department of Natural Resources & Conservation Timber Sale

The Johnson's Yurt Timber Sale is located within Sections 31 and 32, T34N-R23W on the State's Stillwater Unit. Approximately 23,196 tons, consisting of mixed conifer sawlogs, are offered for sale.

Sealed bids will be opened at the Department of Natural Resources & Conservation, 2705 Spurgin Road, Missoula, Montana on **August 9, 2017 at 2:00 p.m.** Bids may be hand delivered or mailed and will be accepted any time prior to the bid opening. **DNRC recommends that bidders contact the Trust Land Management Division (406-542-4300) prior to the bid opening to ensure that your bid has been received.** Bids must be accompanied by a deposit of **\$17,026.00**, representing 5% of the minimum bid value of the sale in cashier's check, certified check, bank money order or bank draft to be applied to the first sale invoice for the successful bidder. Bid bonds will be accepted and, for the successful bidder, will be closed upon execution of the Timber Sale Contract and Timber Sale Bond.

The sale will be awarded to the highest responsible bidder. If the successful bidder is unable to execute the contract within **30** calendar days from the date the sale is awarded, the bid deposit will be retained by the Department as liquidated damages. The right is reserved to reject any or all bids.

Prospective bidders can obtain the sale prospectus, sale contract and bid forms from the Department of Natural Resources & Conservation, Trust Land Management Division, in Missoula (406-542-4300), the Northwestern Land Office in Kalispell (406-751-2257), or the Stillwater Unit Office in Olney, MT (406-881-2371).

Visit our website at <http://dnrc.mt.gov/divisions/trust/forest-management/timber-sale-information> for upcoming sales and bid results.

**TIMBER SALE PROSPECTUS**  
**MONTANA DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION**

<b>Timber Sale Name: Johnson's Yurt Timber Sale</b>			
<b>Timber Sale Location: Sections 31 and 32, Township 34 north, Range 23 west</b>			
<b>For specific sale information, contact:</b>			
Phone	406-881-2371	Stillwater	Unit Office
<b>For copies of the Timber Sale Contract and bid forms, contact:</b>			
Phone	406-542-4300	Forest Management Bureau	DNRC Missoula Office
Phone	406-751-2240	Northwest	Land Office

**General Bidding Information**

1. Bids must be submitted on standard Department of Natural Resources & Conservation (Dept) bid forms.
2. Timber will be sold to the highest responsible bidder; however, the Dept reserves the right to reject any or all bids.
3. The Dept recommends that bidders contact the Forest Management Bureau, Trust Land Management Division (542-4300) prior to the bid opening to ensure that your bid has been received.
4. A **Bid Guarantee** must accompany all bids and must be in the form of cash, cashiers check, certified check, money order, bank draft, surety bond or irrevocable letter of credit.
5. The Purchaser must submit a **Performance Bond** to the Dept within a maximum of 30 days of notification of sale award. The bond amount will be, at a minimum, 20% of the total bid value of the sale. The performance bond may be in the form of cash, irrevocable letter of credit, surety bond or certificate of deposit. The performance bond must be maintained separately from other payments for the duration of the sale contract. See the Timber Sale Contract for additional information.
6. The purchaser must submit an **Advance Stumpage Payment** prior to cutting any timber. The amount of the advance stumpage payment will be based on the expected harvest rate and the bid value of the stumpage. The advance stumpage payment may be in the form of cash, irrevocable letter of credit, payment bond or certificate of deposit.
7. At rates specified in the Contract, the purchaser will pay **Forest Improvement Fees** on all sawlog volume. All applicable **Road Use and/or Maintenance fees** will also be paid by the Purchaser in addition to stumpage payments.
8. This sale is being sold based on the gross weight of all species. Minimum price and bid price are on a per ton basis. Unless specified, the price applies to all species, green and dead. Price may vary by product. Billing will be based on gross weight. A weight ticket from a certified scale is required for each load hauled, regardless of product type.
9. The Dept has estimated the net scale merchantable sawlog volume to be available for purchase under this contract. Other products may be part of this sale. All delivered wood will be weighed and billed at per ton bid rates. The Dept recognizes that a percentage of delivered wood may not meet the log manufacturing and recovery standards of the timber sale contract. The actual percentage will vary based on the log manufacturing and recovery specifications of the purchaser and tree conditions in the sale area. The actual delivered weight may vary, resulting in an overrun or under-run of the estimated tonnage. The Dept strongly recommends that bidders evaluate these effects before bidding.
10. The Dept does not conduct detailed road appraisals. All appraised costs are gross estimates or averages, provided only to show the relative amount of work required, and not the true market value. The Dept strongly recommends that bidders make their own estimates based on contract requirements. Cost estimates provided are not guaranteed.
11. Bidders are encouraged to examine the complete Timber Sale Package and Sale Area prior to bidding. Additional information is available at the phone numbers shown above.
12. Estimates for sale volume, species percents, defect, product class, etc. provided in this prospectus and volume estimates listed in the sale contract are not guaranteed.
13. This prospectus is provided for information purposes only. If the prospectus is in error or contradicts the Timber Sale Contract, the contract governs.

**Additional Sale Information:**

1. Access off the new Lower Spur Road will require log trucks to haul to a turnaround approximately 0.25 miles. The road junction with this road and the Johnson's Yurt Road cannot accommodate the turn radius required to facilitate a straight haul down the Johnson's Yurt Road.
2. High banking/Downhill Skyline Skidding with line machine will be required on harvest units 8 and 10; this technique may be utilized to facilitate harvest on units 3, 4, 11, and 12.
3. Some area may have cable deflection issues; intermediate supports are required and equipment may be required when spar trees are not available.
4. The lower portions of units 6 and 7 are tractor ground but there is limited landing space available.
5. A wildlife corridor is designated between units 4 and 6 and 3, 4, 5 and 11. Minimal canopy removal will be allowed within this corridor.
6. Purchaser-do excavator fireline and handline required; DNRC appraised these costs at \$6,743. The table below gives approximate lengths of fireline:

Unit #	Excavator fireline	Hand fireline
1		3000'
2	500'	3000'
11	3200'	1300'

7. Limbing and lopping required on areas slated for broadcast burning; units 1, 2, and 48 acres of Unit 11 will require lopping the tops and limbing ½ of the branches off felled trees. DRNC appraised these costs at \$12,000.
8. Weed spraying required on some roads.
9. Grid rolling road prisms is required on Johnson and Johnson's Yurt Roads (approximately 5.9 miles).
10. The gate on the Johnson's Yurt Road is locked with a combination lock; code is "2371". Please assure gate is locked when you leave the road system.

**Timber Sale Information Sheet**  
**Montana Department of Natural Resources and Conservation**

<b>Johnson's Yurt Timber Sale</b>										
<b>Timber Sale Cruise Data</b>										
SPECIES	PP	DF	WL	LP	ES	WF	CE	WP	Dead	TOTAL or AVE
Minimum Bid per ton										\$14.68
Pounds per cubic foot										
Estimated tons of sawlogs (5.6" top DIB)		2672	223		14586	5,715				<b>23,196 tons</b>
Estimated tons of other material (pulp, etc)										0 tons
Gross MBF (Scribner 5.6" top DIB)		528	44.9		3,437	1,152				5,162 MBF
% Cull and Breakage		14	17		15	20				15.7%
Net MBF (Scribner 5.6" top DIB)		456	37		2,931	926				4,350 MBF
Average logs per MBF		12.4	21		10	22				13.2 logs/M
Average DBH		19	14		19	12				17.2 in.
Average tons per acre harvested in leave-tree marked units	→									177 tons/ac
Average tons per acre harvested in cut-tree-marked units	→									0 tons/ac
Average MBF to cut per acre on the timber sale	→									18.0 MBF/ac
Range of cut trees per acre based on unit cruise	→									84
Calculated Sampling Error: Total cruised volume will fall between	3,822 and 4,877 Net MBF in 9 out of 10 cruises									12.1%
<b>Tons Per Thousand Board Feet</b>										
Contract Value - Estimated tons hauled per thousand Scribner board feet	23,196 estimated tons to a 5.6 inch top / 4,350 Net MBF Scribner to a 5.6 inch top DIB									5.33 tons/MBF

<b>Contract Information</b>	
Contract ending date	11/30/2021
Contract length	53 months
Operating Season:	July 1-March 31 in 2017, 2018, 2019, 2020 and ending in October of 2021

**Timber Sale Information Sheet**  
**Montana Department of Natural Resources and Conservation**

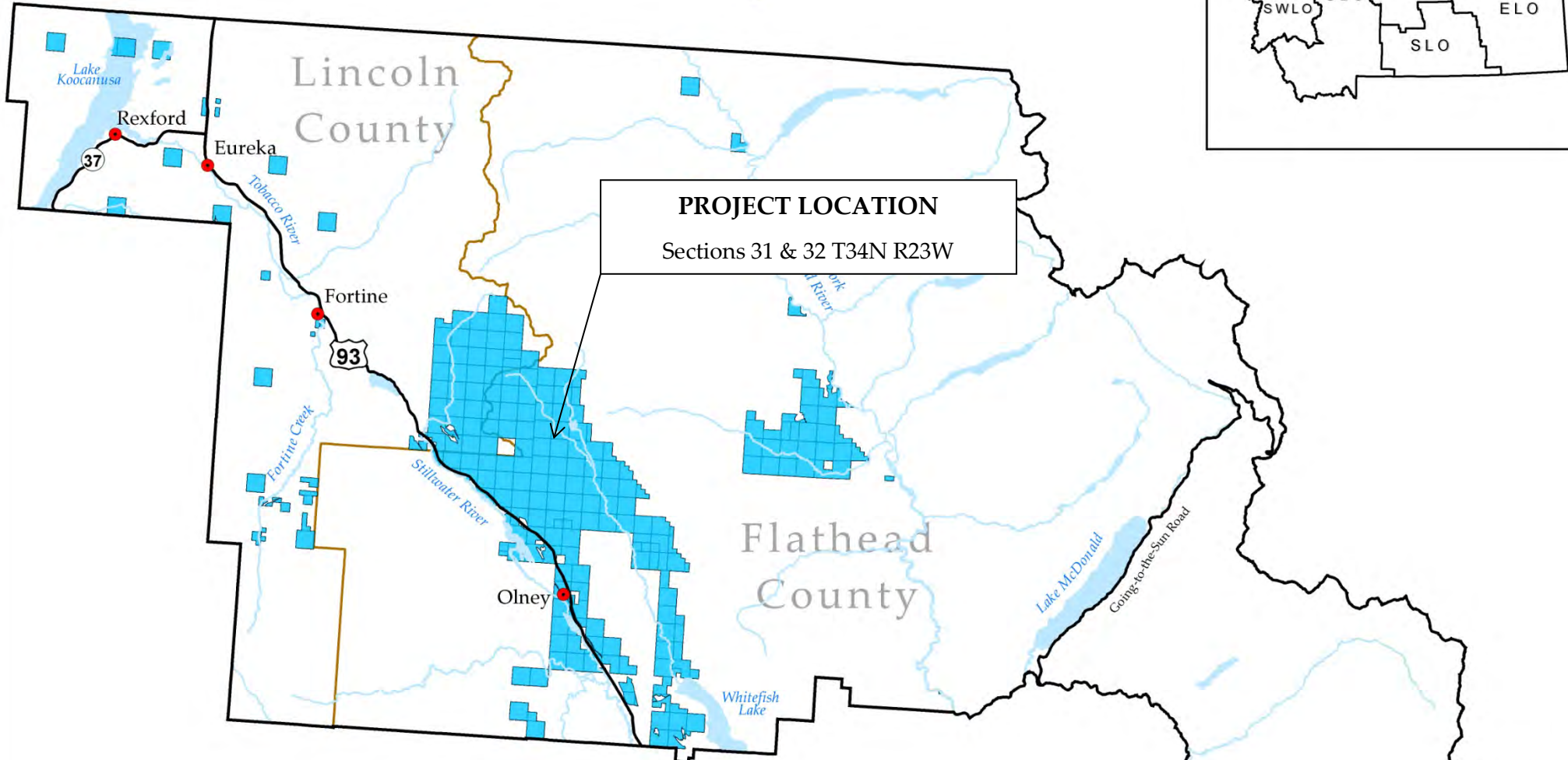
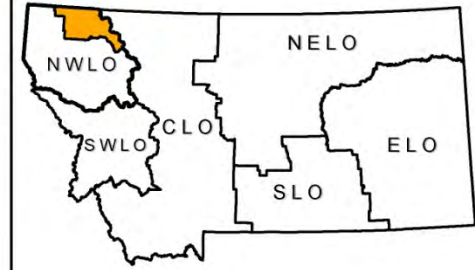
<b>Logging Information</b>	
% of volume logged by clearcut or seed tree cut	100%
% of volume logged with tractors	20%
% of volume logged by ground lead (jammer)	00%
% of volume logged by skyline	80%
Yarding distance tractor (average)	500 ft.
Yarding distance ground lead (average)	0 ft.
Yarding distance skyline (average)	500 ft.
Estimated haul distance (paved)	26.0 miles
Estimated haul distance (unpaved)	17.0 miles

<b>Purchaser fees and estimated costs</b>	
Forest Improvement fee perMBF	\$24.00/MBF
Forest Improvement fee per ton	\$4.50/ton
Forest Improvement fee estimated total	\$104,382.00
Forest Improvement fee quarterly installment	\$17,397.00
Estimated Purchaser-do FI total \$	\$18,743
Estimated Purchaser-do FI per ton	\$0.81/ton
Estimated Purchaser-do slash disposal work total	\$12,000.00
Estimated Purchaser-do slash disposal work per ton	\$0.52/ton
<b>Bid Guarantee (total \$)</b>	<b>\$17,026.00</b>
<b>Performance Bond (total \$)</b>	<b>20% of bid value</b>

<b>Road development and maintenance fees and estimates</b>	
Estimated road development cost total	\$110,574.57
Estimated road development cost per ton	\$4.77/ton
Estimated road development cost perMBF	\$25.42/MBF
Estimated Purchaser-do road maintenance cost total	\$9,002
Estimated Purchaser-do road maintenance cost per ton	\$0.39/ton
Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of road construction	2.4 miles
Miles of road reconstruction	0.4 miles
Miles of road with site improvements	6.9 miles
Miles of road reclamation or abandonment	0.0 miles
Miles of road maintenance and blading	12.0 miles

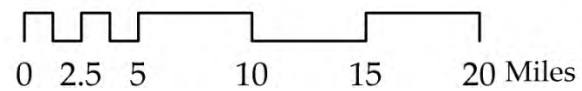
<b>Unit harvest volume</b>				
Unit #	Acres	Est Tons	Est MBF	Harvest date
Unit - 1	11	2,006	376	Oct 15, 2021
Unit - 2	21	3,626	680	Oct 15, 2021
Unit - 3	37	3,481	653	Oct 15, 2021
Unit - 4	9	1,440	270	Oct 15, 2021
Unit - 5	5	201	38	Oct 15, 2021
Unit - 6	10	901	169	Oct 15, 2021
Unit - 7	19	1,552	291	Oct 15, 2021
Unit - 8	2	357	67	Oct 15, 2021
Unit - 9	22	1,633	306	Oct 15, 2021
Unit - 10	13	1,359	255	Oct 15, 2021
Unit - 11	76	5,600	1,050	Oct 15, 2021
Unit - 12	14	1,040	195	Oct 15, 2021
	<b>239 Ac.</b>	<b>23,196 tons</b>	<b>4,350 MBF</b>	

# JOHNSONS YURT TIMBER SALE STILLWATER UNIT



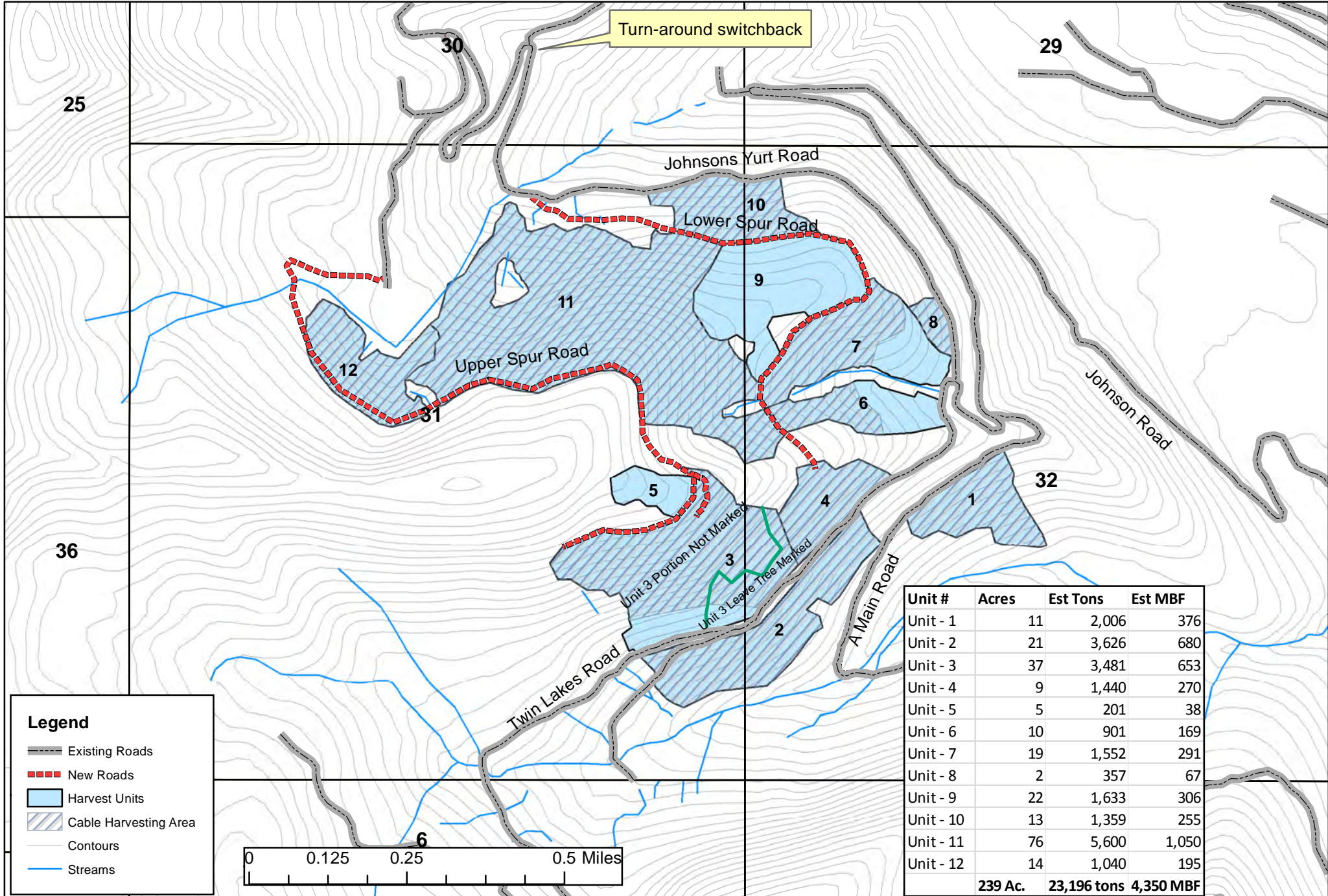
**PROJECT LOCATION**  
Sections 31 & 32 T34N R23W

- Towns
- Major Roads
- Rivers
- Water Bodies
- County Border
- State Trust Land





# Johnson's Yurt Timber Sale Harvest Units Sections 31, 32 T34N R23W Attachment A





# Johnson's Yurt Timber Sale Haul Route & Road Map Sections 31, 32 T34N R23W Attachment A-page 3 of 3

