

NOTICE OF SALE

Department of Natural Resources & Conservation Timber Sale

The Sophie Lake Timber Sale is located within Section 16 of T37N-R27W in the State's Stillwater Unit. Approximately 9,563 tons, consisting of Ponderosa pine and Douglas-fir sawlogs, are offered for sale.

Sealed bids will be opened at the Department of Natural Resources & Conservation, 2705 Spurgin Road, Missoula, Montana on **February 24, 2026 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 \$3,748.00**, 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. Award of the timber sale is conditional upon approval of the timber sale by the State Board of Land Commissioners at their February 17, 2026, meeting. 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).

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

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

Timber Sale Name: Sophie Lake
Timber Sale Location: Section 16, T37N, R27W
For specific sale information, contact: Sophia Golden
Phone 406-881-2673 Stillwater Unit
For copies of the Timber Sale Contract and bid forms, contact:
Phone 406-542-4300 Forest Management Bureau DNRC Missoula Office
Phone 406-751-2240 Northwestern Land Office

General Bidding Information

1. Bids must be submitted on Department of Natural Resources & Conservation (State) bid forms.
2. Timber will be sold to the highest responsible bidder; however, the State reserves the right to reject any or all bids.
3. The State recommends that bidders contact the Forest Management Bureau, Trust Land Management Division (406-542-4300) prior to the bid opening to ensure that your bid has been received.
4. A **Bid Deposit** 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 State within 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 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 Timber 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 cover six weeks of harvesting and be based on the expected harvest rate and the bid value of the stumpage. The advance stumpage payment may be 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 otherwise 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 State has estimated the net scale merchantable sawlog volume to be sold 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 State recognizes that the 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 State strongly recommends that bidders evaluate these effects before bidding.
10. The State 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 State 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 Timber 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. This sale has an approximate haul distance of 70 miles to Kalispell, MT, approximately 1 mile of the haul distance is unpaved.
2. The Sophie Lake area has high public use from the Swisher Lake Trailhead, both foot traffic and horse trail users.
3. Approximately 1.5 acres will require high hazard slash reduction piling, in which 90% of all slash generated during harvest operations must be mechanically piled. This will occur along the east boundary of unit S-5, where the boundary borders private property. The State has appraised the cost of the piling at \$337.50.
4. Approximately 9,350 feet of dozer line creation will be required.
5. Units S-1, S-2 and S-3 must follow the following operating period due to wildlife timing restrictions: March 1 to March 31 and June 16 to December 31 and when soil conditions allow (Section VII.L.1&2).
6. Units S-4 and S-5 must follow the following operating period due to wildlife timing restrictions: March 1 - March 31 and June 16 – December 31, and when soil conditions allow (Section VII.L.1&2); unless superseded by “ACTIVE OPSREY NEST.” If the nest is active the operational period will be March 1 to March 31 and September 1 - December 31.

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

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Sophie Lake												
Timber Sale Cruise Data (Scribner 5.6" top DIB, Filter: All All Cut)												
SPECIES	PP	DF	WL	LP	ES	GF	RC	AF	WP	WH	Dead	TOTAL or AVE
Minimum Bid per ton	\$3.00											\$16.36
Pounds per cubic foot	62.0	61.7									40.0	
Estimated tons of sawlogs	6568	2995									0	9,563 tons
Estimated tons of non-sawlog material	301	52									0	353 tons
Gross MBF	751	475									26	1,252 MBF
% Cull and Breakage	4.7	14.5									100.0	10.4%
Net MBF	715	406									0	1,121 MBF
Average logs per MBF	36.9	25.2									0.0	32.6 logs/MBF
Average DBH	9.5	12.1									8.4	9.9 in.
Average tons to cut per acre												41 tons/ac
Average MBF to cut per acre												4.8 MBF/ac
Total Average TPA Cut												156
Calculated Sampling Error: Total cruised volume will fall between	894 and 1,348 Net MBF in 9 out of 10 cruises											20.2%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	9,563 estimated tons / 1,121 Net MBF											8.53 tons/MBF

Contract Information	
Contract Termination Date:	8/31/2029
Operating Period:	Units S-1, S-2 and S-3: March 1 - March 31 and June 16 - December 31 and when soil conditions allow (Section VII.L.1&2). Units S-4 and S-5: March 1 - March 31 and June 16 – December 31, and when soil conditions allow (Section VII.L.1&2); unless superseded by "ACTIVE EAGLE NEST" or "ACTIVE OPSREY NEST." If the nests are active the operational period will be September 1 - December 31.

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Logging Information	
% of volume logged by clearcut or seed tree cut	00%
% of volume logged with tractors	100%
% of volume logged by skyline	00%
% of volume logged by other system (specify)	00%
Yarding distance tractor (average)	1200 ft.
Yarding distance skyline (average)	0 ft.
Yarding distance other system (specify)	0 ft.
Estimated haul distance (paved)	70.0 miles
Estimated haul distance (unpaved)	1.0 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$26.60/MBF
Forest Improvement fee per ton	\$3.12/ton
Forest Improvement fee estimated total	\$29,836.56
Forest Improvement fee quarterly installment	\$4,972.76
Estimated Purchaser-do FI total \$	\$3,745
Estimated Purchaser-do FI per ton	\$0.39/ton
Estimated Purchaser-do slash disposal work total	\$14,084
Estimated Purchaser-do slash disposal work per ton	\$1.47/ton

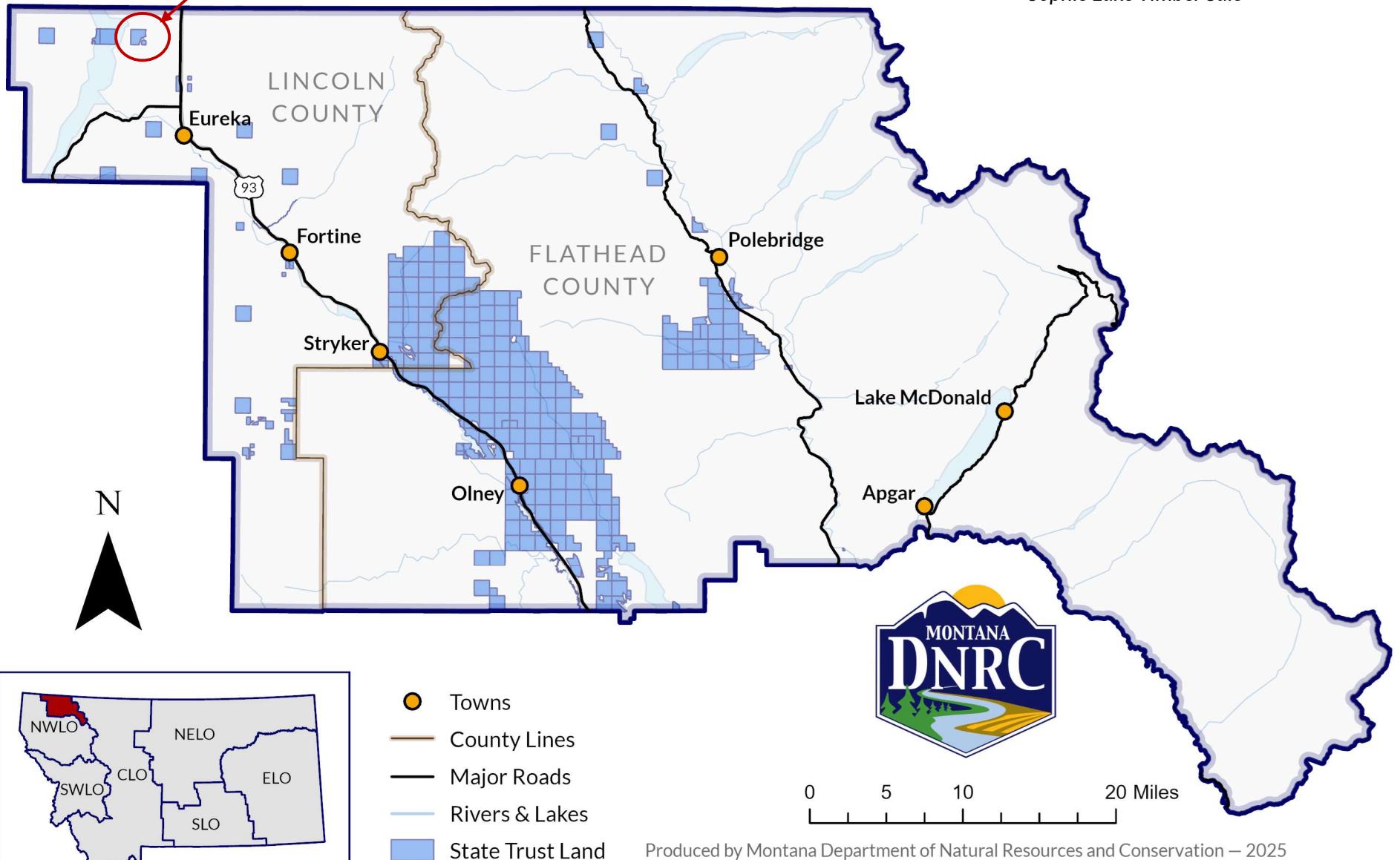
Road development and maintenance fees and estimates	
Estimated road development cost total	\$11,914
Estimated road development cost per ton	\$1.25/ton
Estimated road development cost perMBF	\$10.63/MBF
Estimated Purchaser-do road maintenance cost total	\$6,915
Estimated Purchaser-do road maintenance cost per ton	\$0.72/ton
Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of road construction	0.3 miles
Miles of road reconstruction	1.0 miles
Miles of road with site improvements	0.0 miles
Miles of road reclamation or abandonment	1.3 miles
Miles of road maintenance and blading	2.6 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
S-1	120	4159	488	December 15, 2028
S-2	41	2573	302	December 15, 2028
S-3	18	837	98	December 15, 2028
S-4	20	988	116	December 15, 2028
S-5	35	1006	118	December 15, 2028
	233 Ac.	9,563 tons	1,121 MBF	

State Trust Land Vicinity Map Stillwater Unit

Sophie Lake Timber Sale

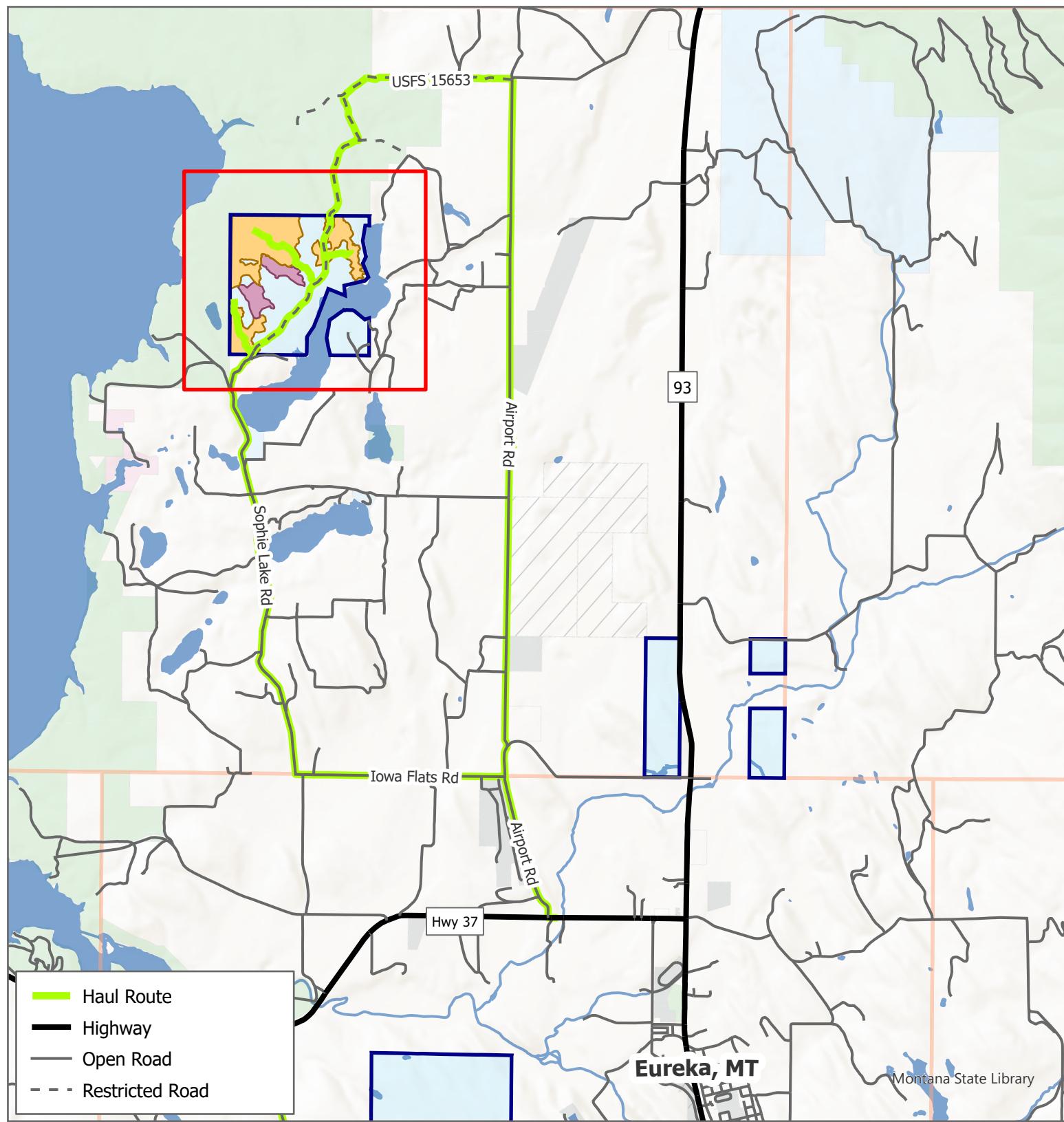
Section: 16
Township: 37N
Range: 27W
Lincoln County



Sophie Lake Timber Sale Transportation Map

Section 16 T37N R27W

Attachment A: Page 2 of 4



November 2025
S. Golden

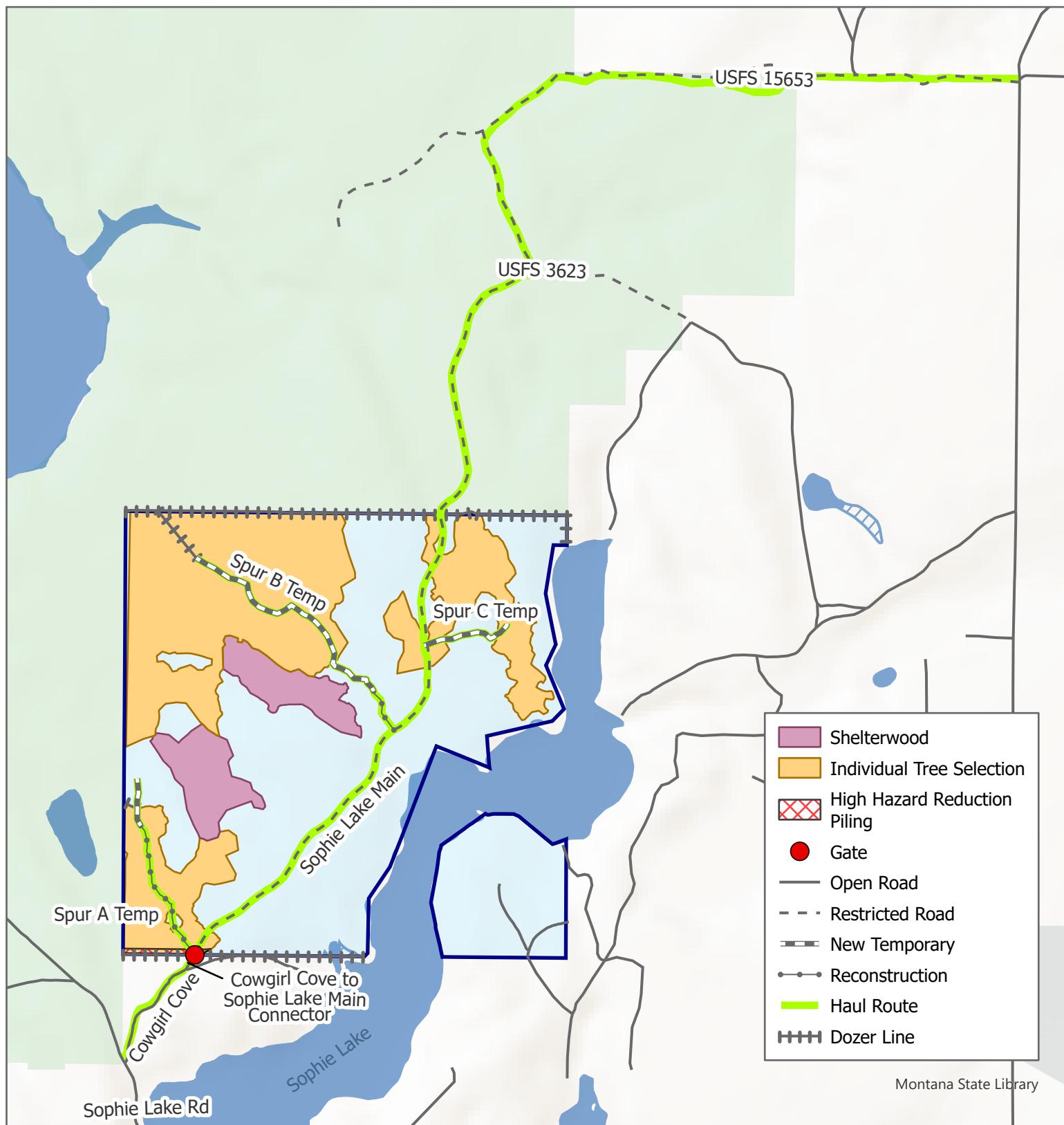
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Sophie Lake Timber Sale Road Map

Section 16 T37N R27W

Attachment A: Page 3 of 4



November 2025
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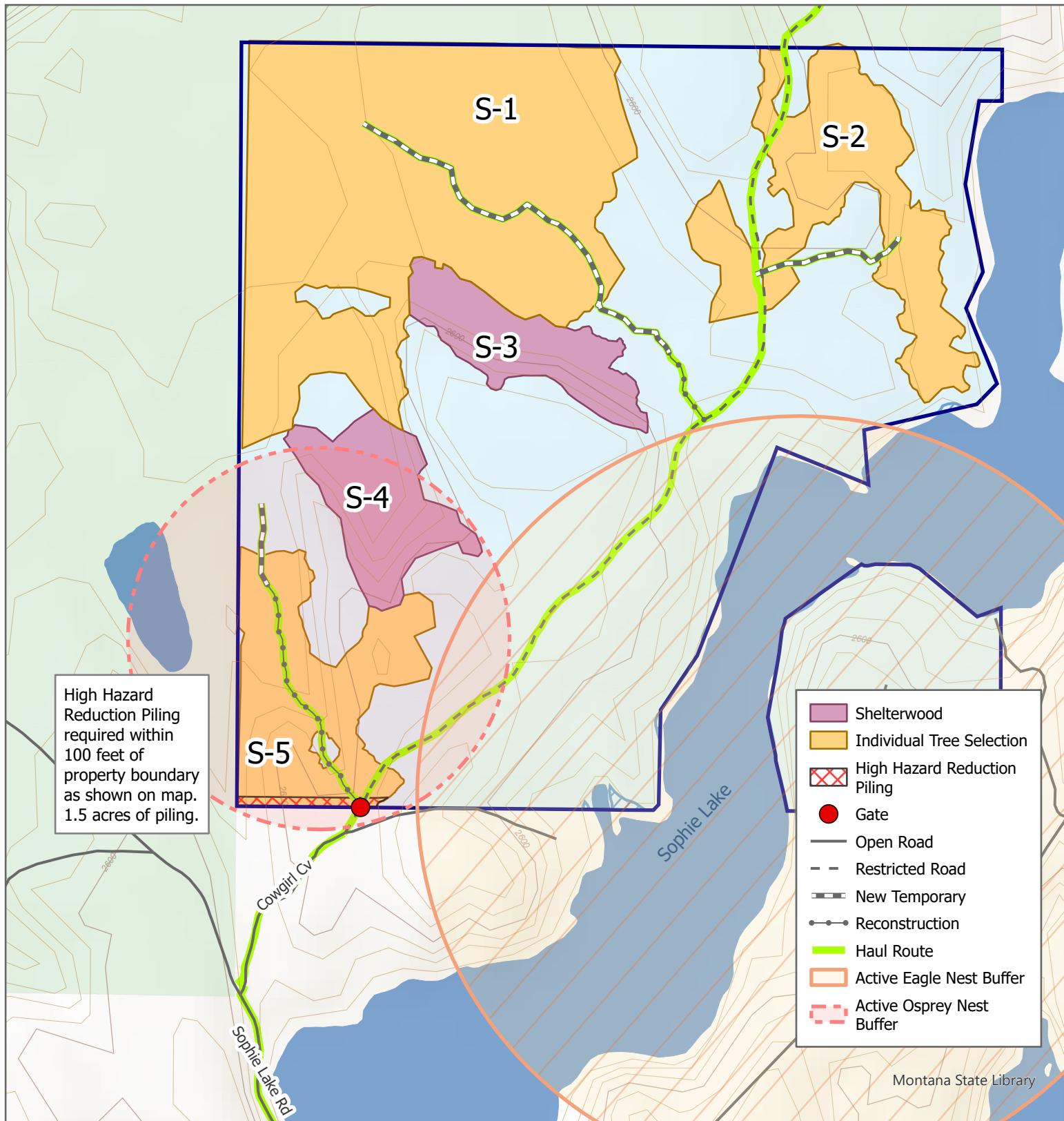
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Sophie Lake Timber Sale Unit Map

Section 16 T37N R27W

Attachment A: Page 4 of 4



November 2025
S. Golden

0 0.13 0.25 0.5 Miles



Montana State Library