

## NOTICE OF SALE

### Department of Natural Resources & Conservation Timber Sale

The Comers Butte Timber Sale is located within Section 16 of T19N-R8E on the State's Helena Unit. Approximately 4,907 tons, consisting of 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 **June 25, 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 \$1,828.00**, 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 June 15, 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**

<b>Timber Sale Name: Comers Butte Timber Sale</b>		
<b>For specific sale information, contact:</b> Brian Krott		
Phone	406-594-5880	Helena 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

**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 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 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. Comers Butte Timber Sale is 78 acres in size, with an estimated total volume of 699 MBF (4,907 tons).
2. New road building with a stream crossing will be required. Total road length amounts can be found in the Road Log in Attachment B of the Contract. Also reference the Road Work Map.
3. Items that the purchaser will be required to furnish as a part of the contract include: 24" x 34' culvert (plastic or metal), (2) 14', 5 or 6 rail metal gates, and 300 lbs of grass seed. Please see Attachment B of the Contract for additional information on these items.
4. Review the Logging section of the contract Section VII.F. for details on logging and cut/leave tree requirements.
5. This sale can be accessed from a County Road called Willow Creek Road, east of Belt, MT. Interested bidders will need to walk into the sale area from the Willow Creek Road. Please contact Brian Krott at the phone number above if you would like a georeferenced map prior to visiting the sale area.
6. Forest Improvement (FI) Fees will be billed concurrently with stumpage rather than quarterly. See Section II.B. of Contract.

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

Comers Butte Timber Sale												
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												\$7.45
Pounds per cubic foot		61.7									40.0	
Estimated CF		179103.0									7016.9	186,120 CF
Estimated CF of non-sawlog material		1658.6									181.9	1,841 CF
Estimated tons of sawlogs		4776									131	<b>4,907 tons</b>
Estimated tons of non-sawlog material		44									3	48 tons
Gross MBF		776									28	804 MBF
% Cull and Breakage		13.3									6.4	13.1%
Net MBF		673									26	699 MBF
Average logs per MBF		20.2									26.6	20.5 logs/MBF
Average DBH		14.5									11.2	14.3 in.
Average tons to cut per acre												64 tons/ac
Average MBF to cut per acre												9.1 MBF/ac
Total Average TPA Cut												87
Calculated Sampling Error: Total cruised volume will fall between	534 and 864 Net MBF in 9 out of 10 cruises											23.6%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	4,907 estimated tons / 699 Net MBF											7.02 tons/MBF

Contract Information	
Contract Termination Date:	6/30/2029
Operating Period:	Year around when soil conditions allow.

**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)	1000 ft.
Yarding distance skyline (average)	0 ft.
Yarding distance other system (specify)	0 ft.
Estimated haul distance (paved)	140.0 miles
Estimated haul distance (unpaved)	14.0 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$8.20/MBF
Forest Improvement fee per ton	\$1.17/ton
Forest Improvement fee estimated total	\$5,732
Forest Improvement fee quarterly installment	NA with stumpage
Estimated Purchaser-do FI total \$	\$0
Estimated Purchaser-do FI per ton	\$0.00/ton
Estimated Purchaser-do slash disposal work total	\$0.00
Estimated Purchaser-do slash disposal work per ton	\$0.00/ton

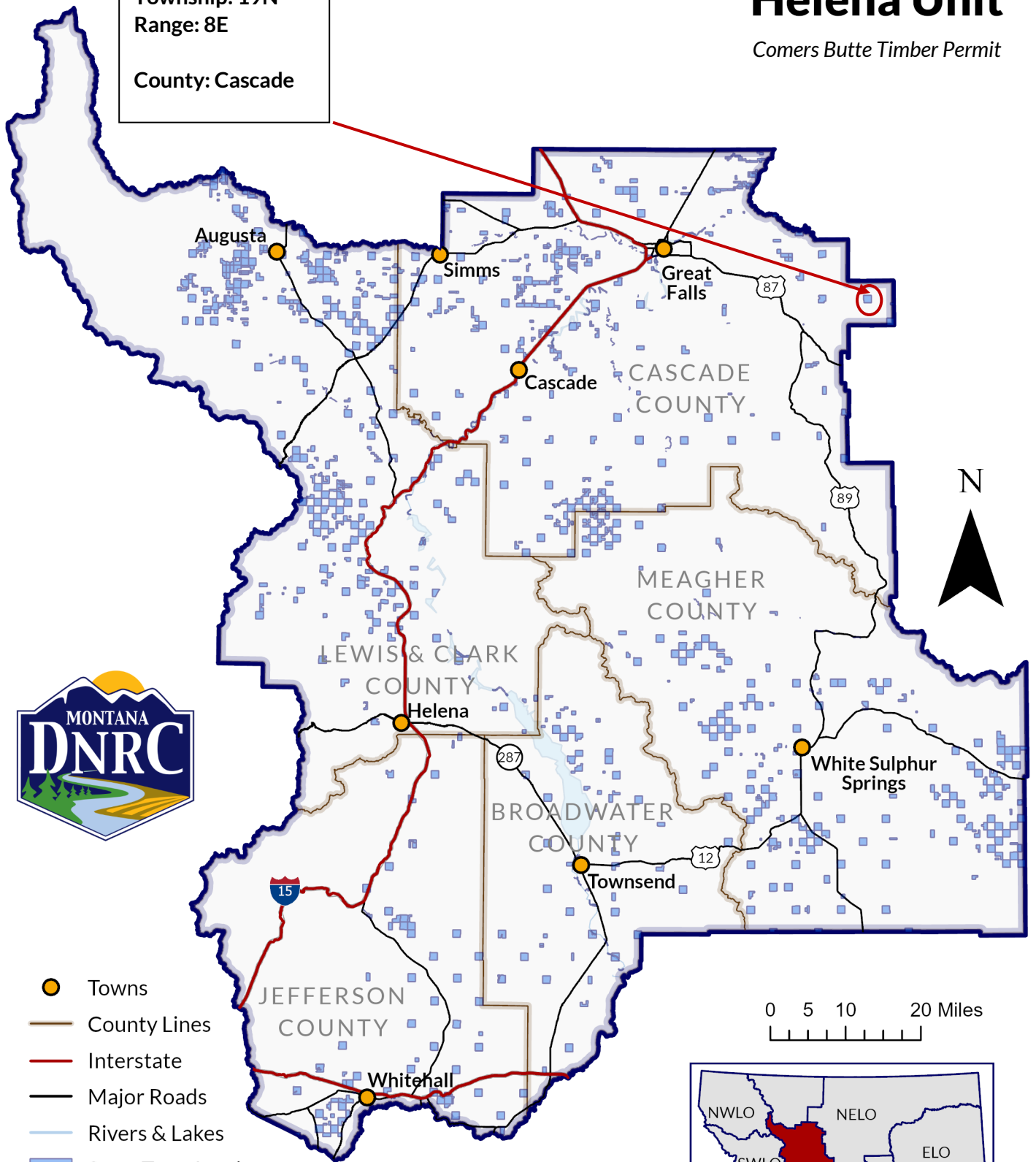
Road development and maintenance fees and estimates	
Estimated road development cost total	\$23,326
Estimated road development cost per ton	\$4.75/ton
Estimated road development cost perMBF	\$33.37/MBF
Estimated Purchaser-do road maintenance cost total	\$3,224
Estimated Purchaser-do road maintenance cost per ton	\$0.66/ton
Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of road construction	0.8 miles
Miles of road reconstruction	0.3 miles
Miles of road with site improvements	0.0 miles
Miles of road reclamation or abandonment	0.0 miles
Miles of road maintenance and blading	2.5 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
Cutting Unit 8	3	227	32	May 30, 2029
Cutting Unit 1	28	2430	346	May 30, 2029
Cutting Unit 2	15	668	95	May 30, 2029
Cutting Unit 6	0.2	17	2	May 30, 2029
Cutting Unit 7	1.1	27	4	May 30, 2029
Cutting Unit 3	29	1458	208	May 30, 2029
Cutting Unit 4	1.2	57	8	May 30, 2029
Cutting Unit 5	0.4	22	3	May 30, 2029
	78 Ac.	4,907 tons	699 MBF	

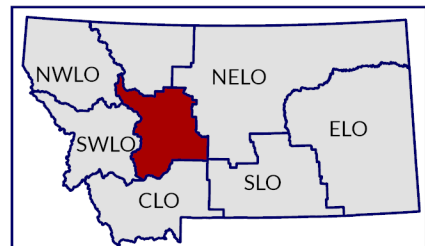
# State Trust Land Vicinity Map **Helena Unit**

*Comers Butte Timber Permit*

Section: 16  
Township: 19N  
Range: 8E  
County: Cascade



- Towns
- County Lines
- Interstate
- Major Roads
- Rivers & Lakes
- State Trust Land





**Attachment A - Sale and Road Work Map**  
**Comers Butte Timber Sale**  
**Section 16 T19N 8E, Cascade County**

