

NOTICE OF SALE

Department of Natural Resources & Conservation Timber Sale

The Lion Point Timber Sale is located within Sections 16 & 30, T14N-R24W and Sections 24, 26, & 36, T14N-R25W on the State's Missoula Unit. Approximately 23,586 tons, consisting of mixed conifers, primarily 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 4, 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 \$4,266.00**, 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).

Visit our website at <https://dnrc.mt.gov/Forestry/Forest-Products/timber-sales> for upcoming sales and bid results.

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

Timber Sale Name: Lion Point			
For specific sale information, contact: Sam Whitney			
Phone	406-207-1235	Missoula Unit Office	
For copies of the Timber Sale Contract and bid forms, contact:			
Phone	406-542-4300	Forest Management Bureau	DNRC Missoula Office
Phone	406-542-4200	Southwest 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 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:

- **Bidders are encouraged to set up a meeting (not required) with DNRC Forester Sam Whitney 406-207-1235 for a tour of the sale. Due to old, grown in roads, UTV, ATV or snowmobiles are encouraged to see all the harvest units and roads.**
- **Combo lock is 3672 (DNRC).**
- **Ponderosa pine sawlog price is set at \$1.00/ton. Bid price should reflect sawlogs from all other included species.**
- **ALTERNATE YARDING SYSTEMS MAY BE APPROVED:** The Forest Officer may approve alternative yarding methods besides those specified for each sale unit. An alternative system proposed by the Purchaser must be approved by the Forest Officer at or before the time the Logging Operations Plan for the unit is approved. The Forest Officer will only approve alternatives that are consistent with planned mitigation and resource protection measures. Alternatives may include tethered equipment or other systems. Costs of alternative systems will be borne by the Purchaser.
- **The Purchaser shall be responsible for 1 (one) application of Tordon, 2- 4- D and Escort on approximately 16.62 miles road. (50 total acres) spot spraying existing knapweed, houndstongue, St. Johnwort, thistle, mullein, and sulphur cinquefoil on Roads: Ruben, Point B, Lookout, Bench, Park B, South, Gate, Grass and Lower Grass. The application shall be completed after harvest and prior to July 15, 2029. Herbicide application shall only occur between May 15 through July 15. Road spray width shall be 25 feet. Any changes to the herbicides used must be approved by the Forest Officer.**
- **Units 1602, 3601, 3602 and 3605: All unhealthy trees with poor crowns, greater than 7" DBH but not meeting sawlog recovery standards, and that are not designated to leave, will be cut and then using a combination of: cut into a pulp log, skidded to a landing pile or slashed in the unit. Scattered clumps of greater than 7" DBH trees can be left in the unit as wildlife habitat, this needs to be approved by the Forest Officer and usually will be under a half acre.**
- **Water truck may be required for dust abatement during hauling on USFS 343 Road during dusty conditions (requirement of USFS TRUP).**
- **Road distances were measured in miles with either an odometer or GPS.**
- **All harvest units will be completed by October 1, 2029.**
- **Non-sawlog material, including pulp and firewood are optional to haul at \$1.00/ton.**
- **Forest Improvement (FI) Fees will be billed concurrently with stumpage rather than quarterly. See Section II.B. of Contract.**
- **Optional roads would be at the expense of the purchaser. No stumpage or financial credit will be given if the purchaser and forest officer agree to not construct listed optional roads.**

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Lion Point 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												\$4.00
Pounds per cubic foot	56.0	54.0	53.0	56.0		60.0					40.0	
Estimated CF	119849.7	805999.9	57423.2	23978.4		21601.6					3877.8	1,032,731 CF
Estimated CF of non-sawlog material	953.2	10661.9	453.8	562.1		566.2					22.5	13,220 CF
Estimated tons of sawlogs	2967	18141	1313	599		512					55	23,586 tons
Estimated tons of non-sawlog material	24	242	11	14		13					0	304 tons
Gross MBF	513	3295	291	101		87					16	4,302 MBF
% Cull and Breakage	11.3	16.7	13.7	11.1		20.8					29.0	15.9%
Net MBF	455	2745	251	90		69					11	3,620 MBF
Average logs per MBF	22.4	25.9	17.4	27.3		34.0					28.9	25.1 logs/MBF
Average DBH	13.5	12.8	14.3	10.9		10.7					14.3	12.9 in.
Average tons to cut per acre	_____											26 tons/ac
Average MBF to cut per acre	_____											4.0 MBF/ac
Total Average TPA Cut	_____											54
Calculated Sampling Error: Total cruised volume will fall between	3,287 and 3,952 Net MBF in 9 out of 10 cruises											9.2%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	23,586 estimated tons / 3,620 Net MBF											6.52 tons/MBF

Contract Information	
Contract Termination Date:	10/31/2029
Operating Period:	Year round, as 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	04%
% of volume logged with tractors	38%
% of volume logged by skyline/tether	62%
% of volume logged by other system (specify)	00%
Yarding distance tractor (average)	500 ft.
Yarding distance skyline (average)	1000 ft.
Yarding distance other system (specify)	0 ft.
Estimated haul distance (paved)	140.0 miles
Estimated haul distance (unpaved)	12.0 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$21.75/MBF
Forest Improvement fee per ton	\$3.34/ton
Forest Improvement fee estimated total	\$78,777
Forest Improvement fee billing concurrent with stumpage	with stumpage invoices
Estimated Purchaser-do FI total \$	\$49,950
Estimated Purchaser-do FI per ton	\$2.12/ton
Estimated Purchaser-do slash disposal work total	
Estimated Purchaser-do slash disposal work per ton	\$0.00/ton

Road development and maintenance fees and estimates	
Estimated road development cost total	\$194,437
Estimated road development cost per ton	\$8.24/ton
Estimated road development cost perMBF	\$53.71/MBF
Estimated Purchaser-do road maintenance cost total	\$17,500
Estimated Purchaser-do road maintenance cost per ton	\$0.74/ton
Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of road construction	1.8 miles
Miles of road reconstruction	4.5 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	25.0 miles

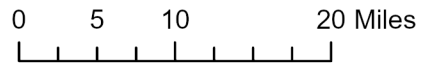
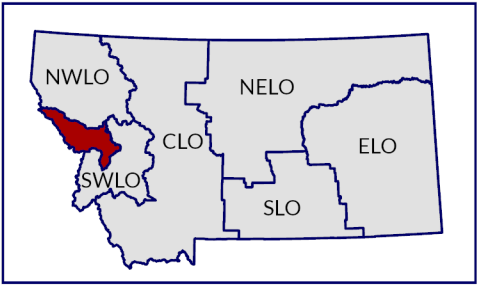
Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
2401	32	844	130	October 1, 2029
2402	27	1304	200	October 1, 2029
2601	135	3354	515	October 1, 2029
2602	94	2197	337	October 1, 2029
3001	40	1288	198	October 1, 2029
3002	164	4971	763	October 1, 2029
3602	179	3799	583	October 1, 2029
3603	42	1239	190	October 1, 2029
3604	42	1163	179	October 1, 2029
3605	3	43	7	October 1, 2029
3601	32	676	104	October 1, 2029
1601	103	2526	387	October 1, 2029
1602	7	182	28	October 1, 2029
	899 Ac.	23,587 tons	3,620 MBF	

State Trust Land Vicinity Map **Missoula Unit**

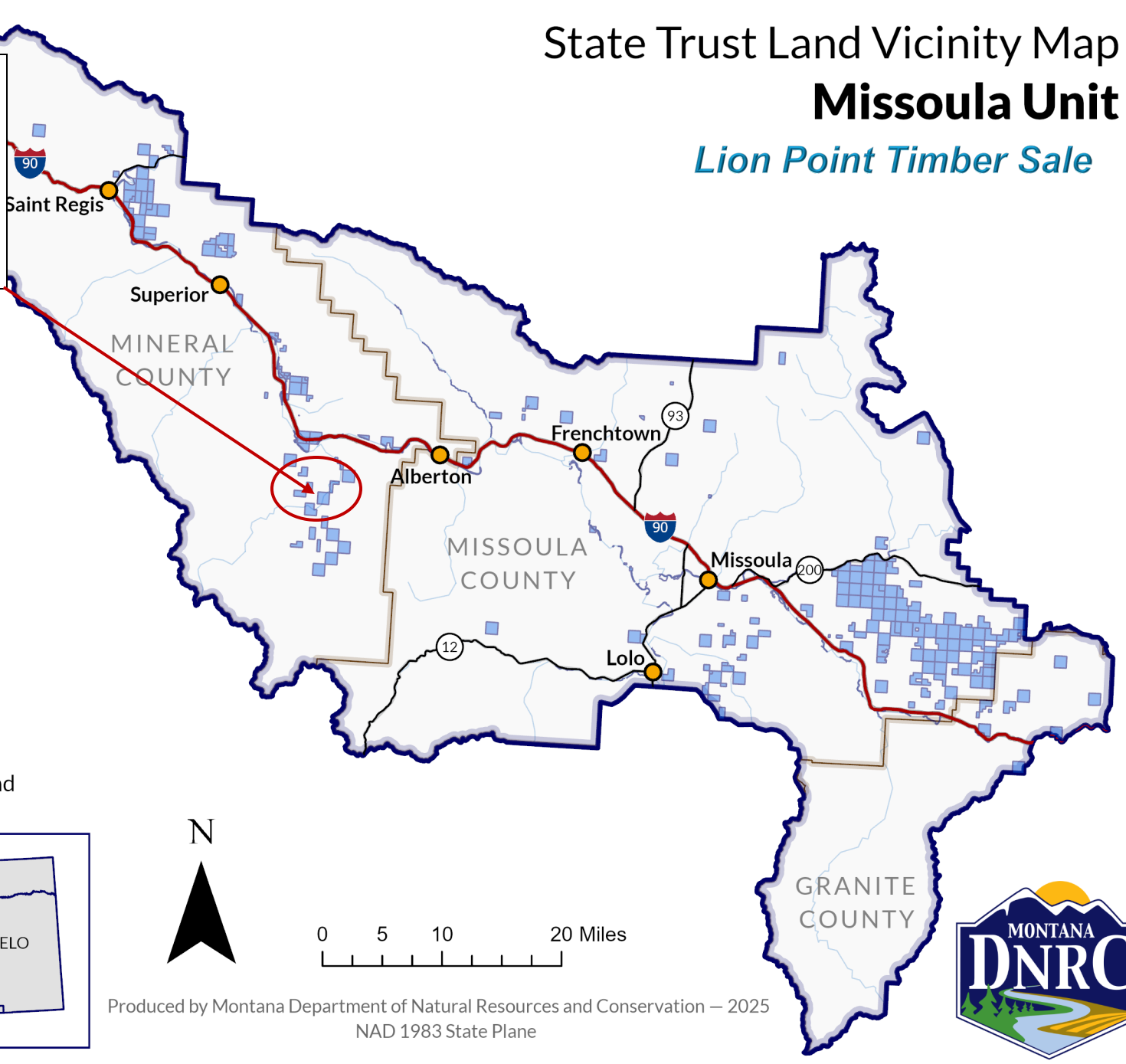
Lion Point Timber Sale

Lion Point
Timber Sale
Sections: 16,30
T14N R24W
Sections: 24,26,36
T14N R25W
County: Mineral

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



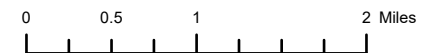
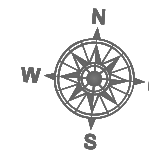
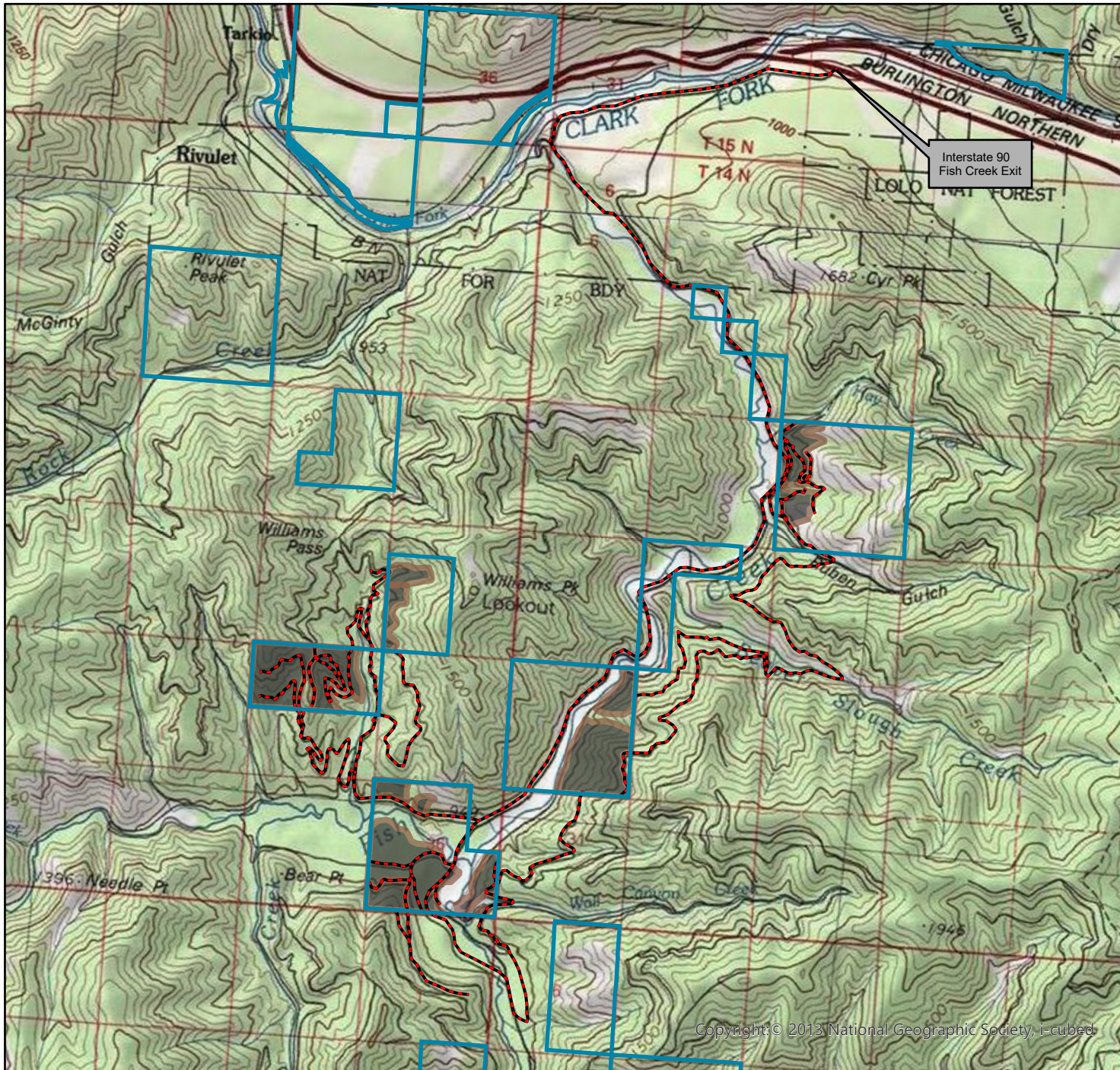
Produced by Montana Department of Natural Resources and Conservation – 2025
NAD 1983 State Plane



Lion Point Timber Sale Haul Route

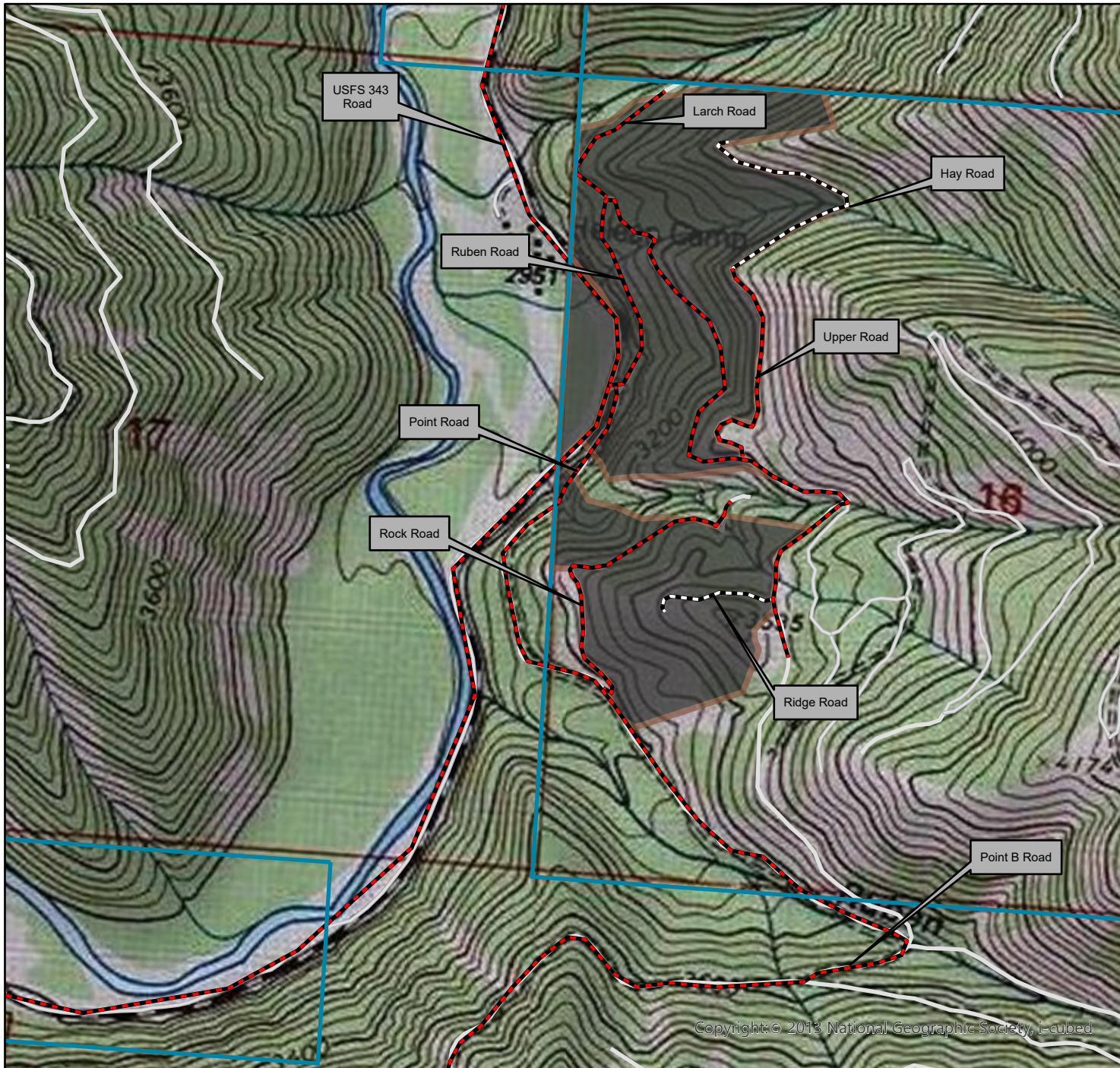
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-  DNRC
-  Harvest Unit
-  Haul Roads









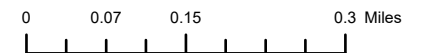
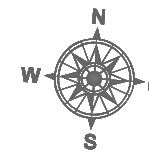
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Lion Point Timber Sale Section 16 T14N R24W Attachment 3a



Legend

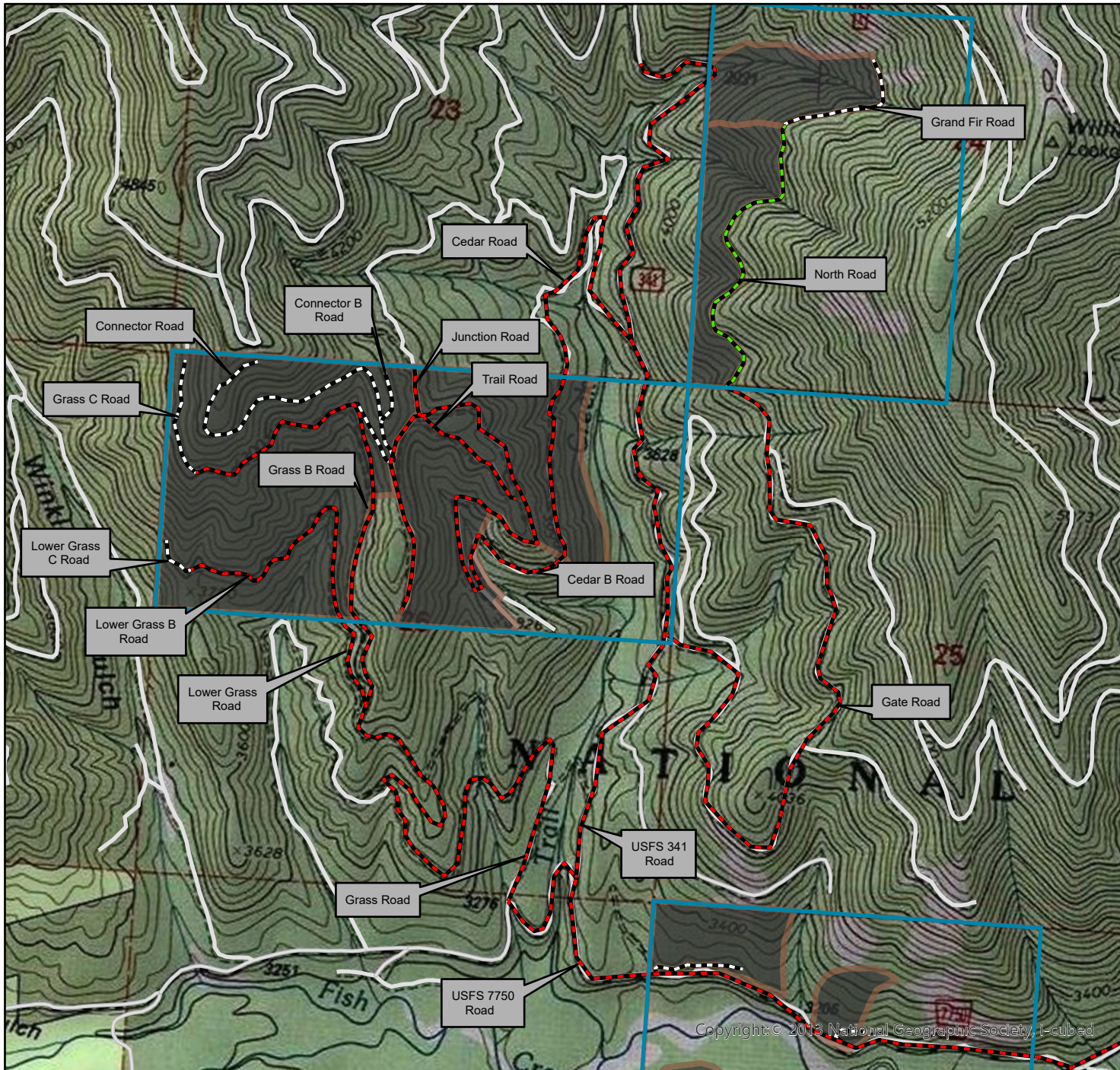
-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
- FMB_Roads**
-  Open/Public Roads
-  Restricted Class A
- Open/Public Roads
- Restricted Class A










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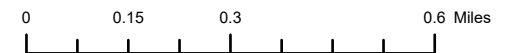
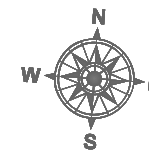
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Lion Point Timber Sale Section 24,26 T14N R25W Attachment 3d



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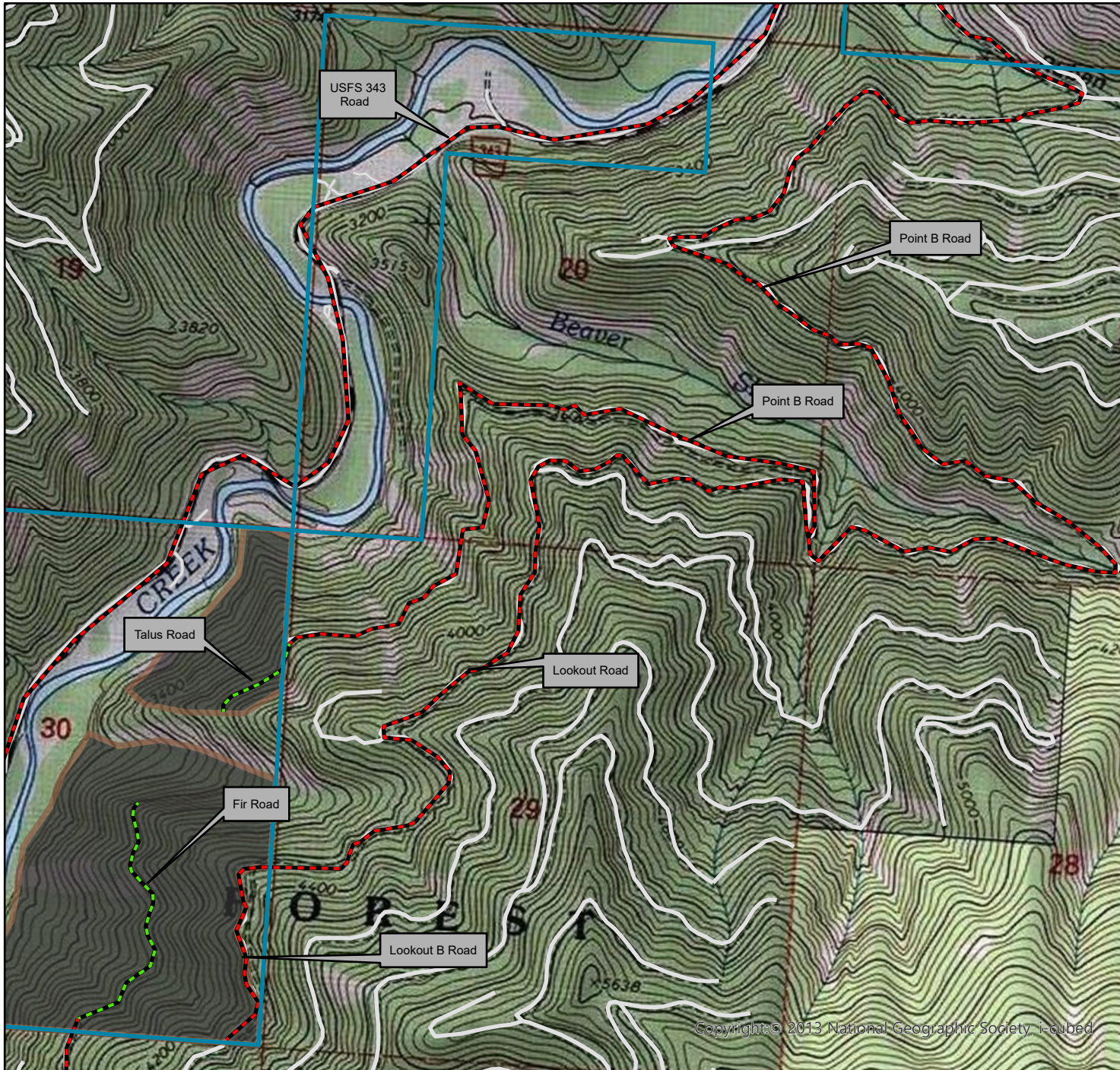
-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
-  New Construction Road
- FMB_Roads
 -  Open/Public Roads
 -  Restricted Class A









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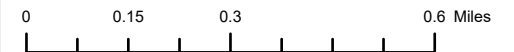
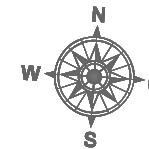
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Lion Point Timber Sale Section 16,30 T14N R24W Attachment 3b



Legend

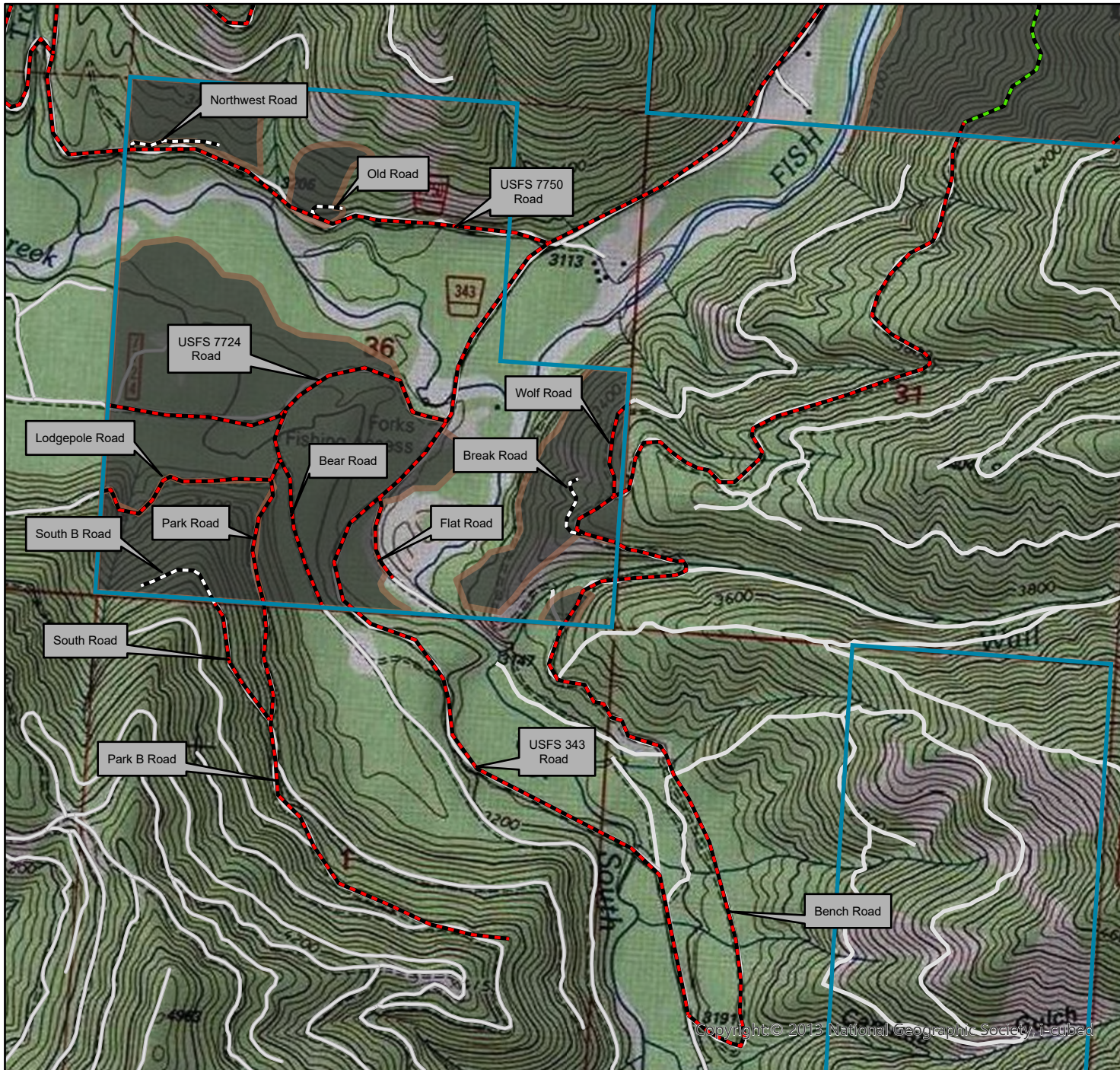
-  DNRC
-  Harvest Unit
-  Haul Roads
-  New Construction Road
- FMB_Roads
 -  Open/Public Roads
 -  Restricted Class A










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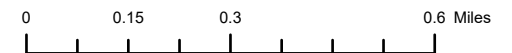
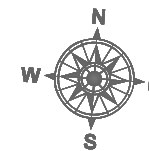
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Lion Point Timber Sale Section 36 T14N R25W Attachment 3c



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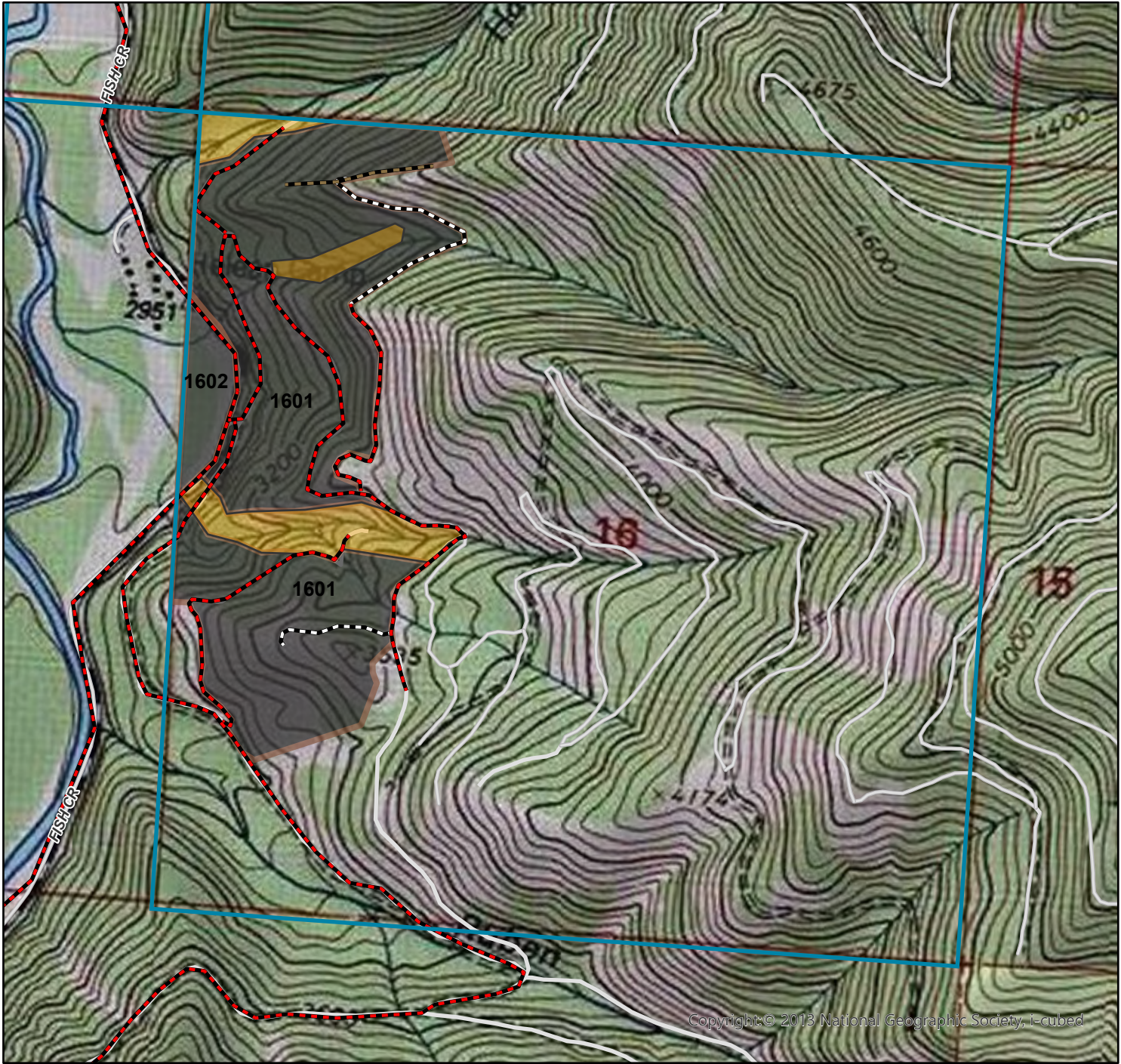
-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
-  New Construction Road
- FMB_Roads
 -  Open/Public Roads
 -  Restricted Class A








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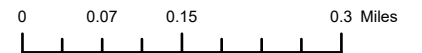
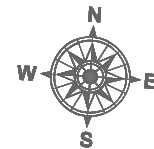
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Lion Point Timber Sale Section 16 T14N R24W Attachment 2a



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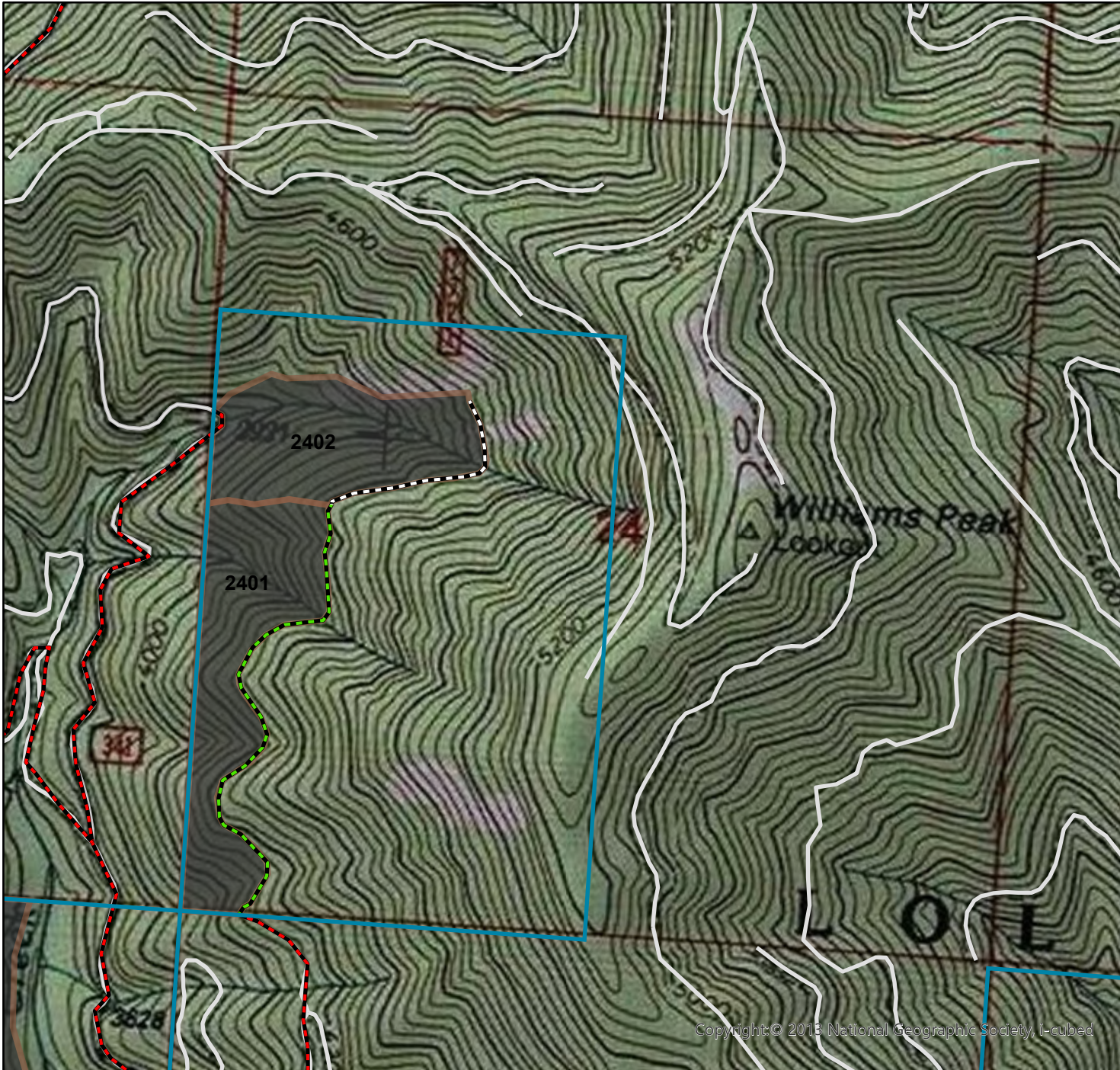
-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
-  Excavated Trail
-  SMZ
- FMB_Roads
 -  Open/Public Roads
 -  Restricted Class A










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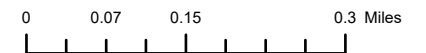
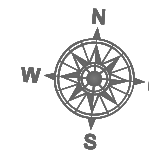
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Lion Point Timber Sale Section 24 T14N R25W Attachment 2e



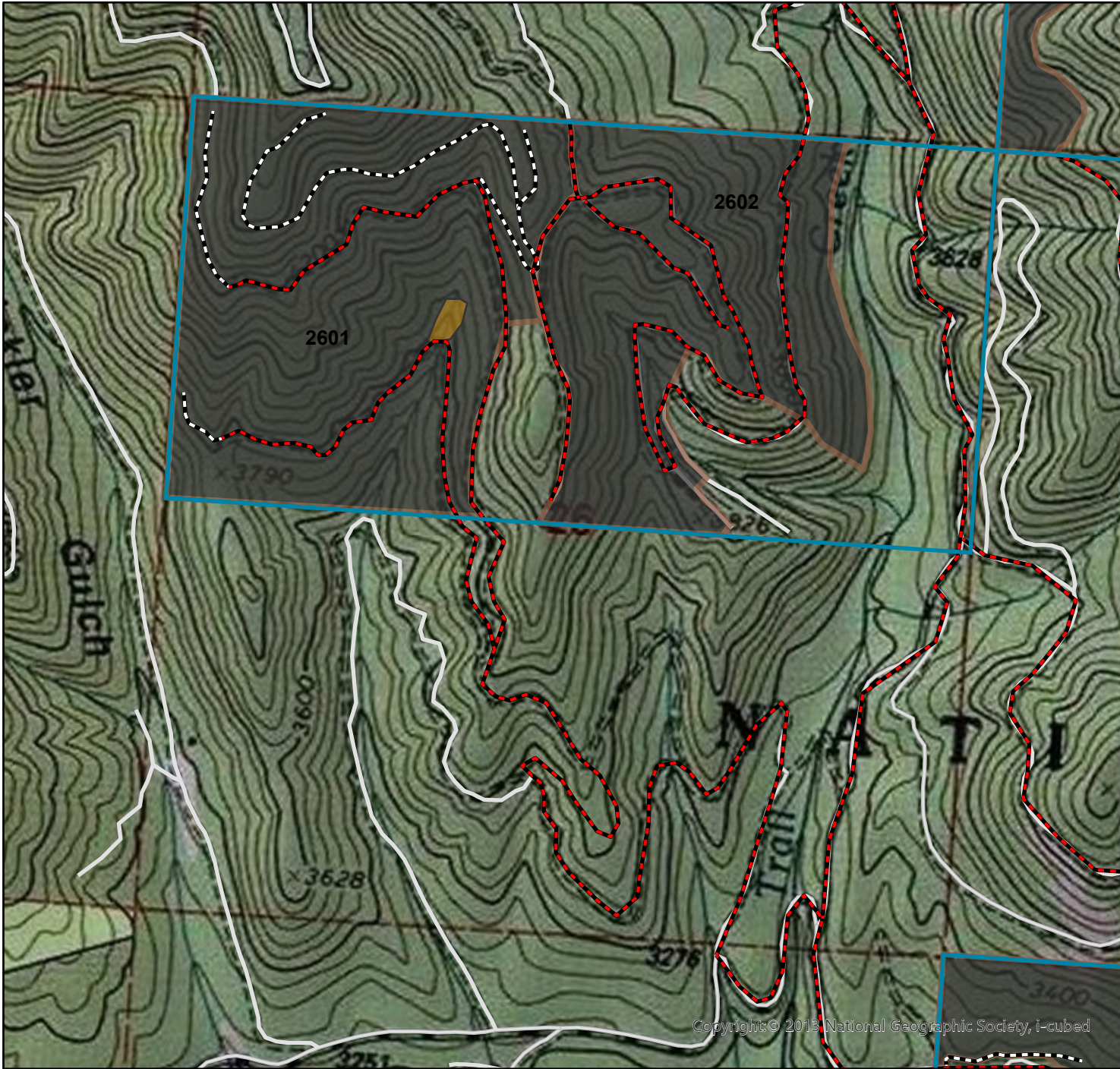
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-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
-  New Construction Road
- FMB_Roads
 -  Open/Public Roads
 -  Restricted Class A










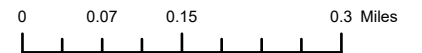
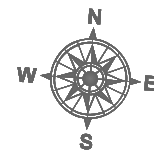
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Lion Point Timber Sale Section 26 T14N R25W Attachment 2d



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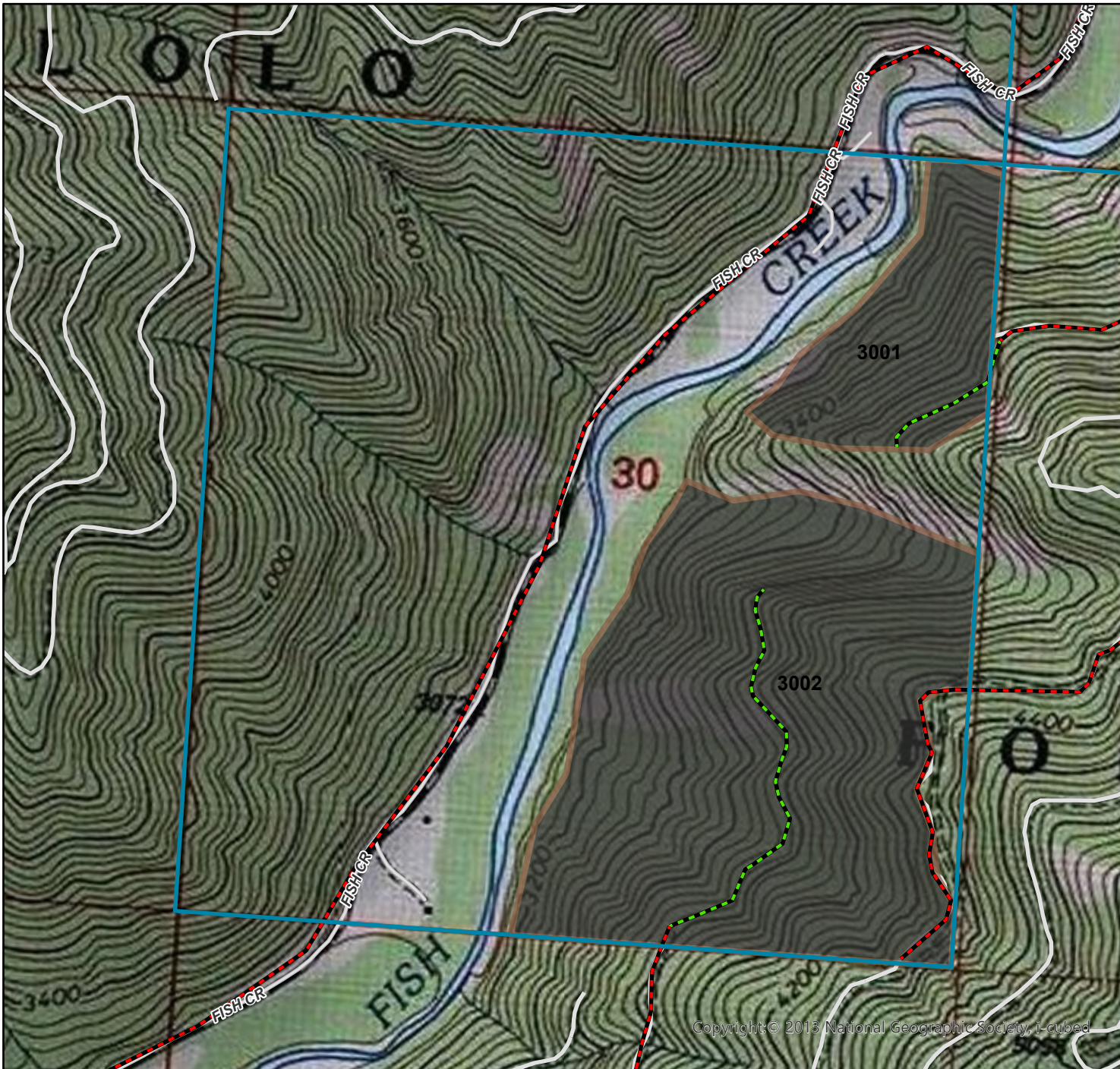
-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
-  SMZ
- FMB_Roads**
-  Open/Public Roads
-  Restricted Class A









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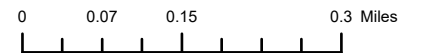
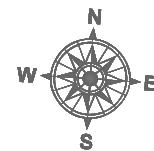
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Lion Point Timber Sale Section 30 T14N R24W Attachment 2b



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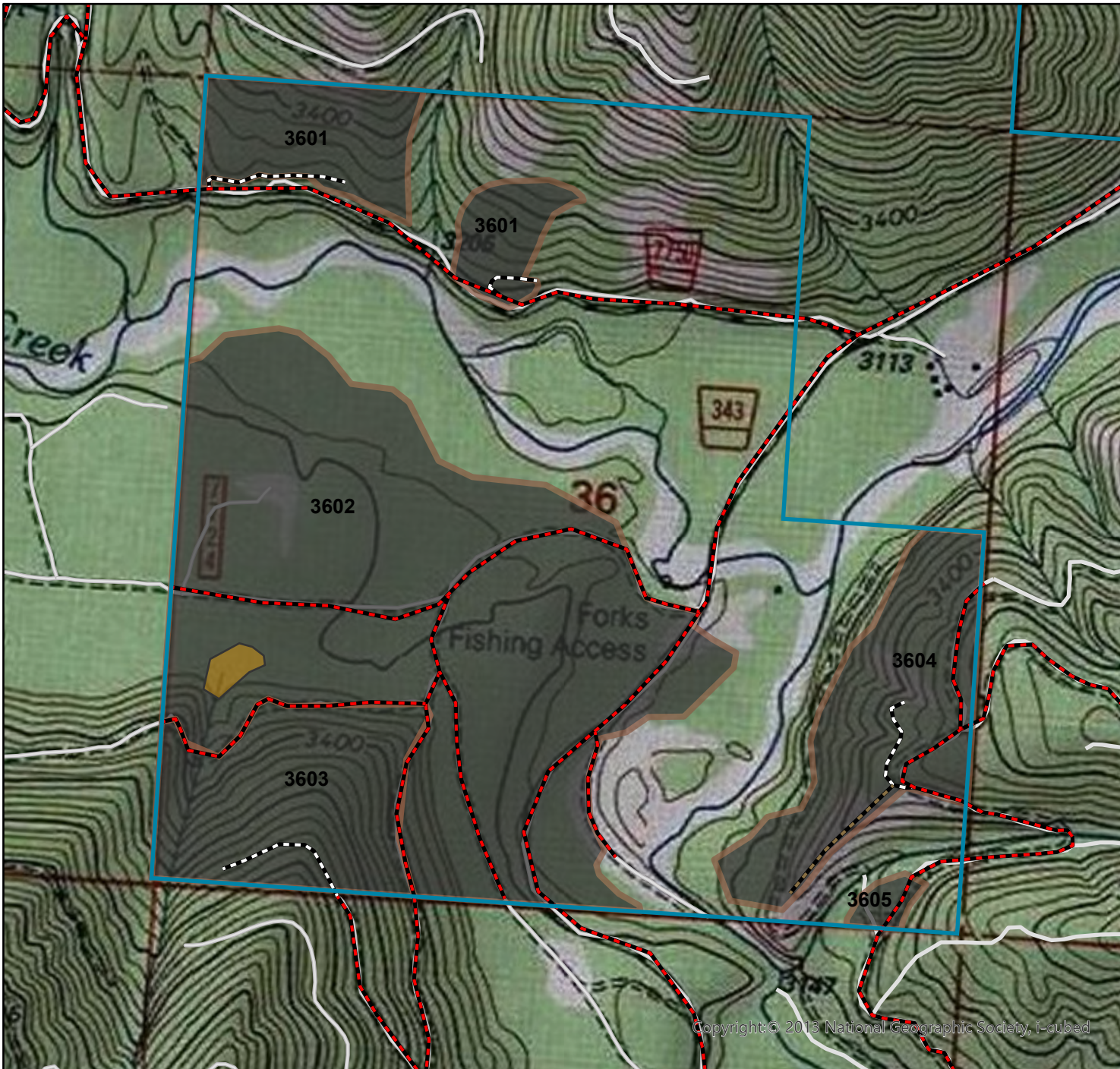
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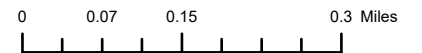
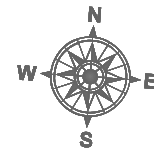
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Lion Point Timber Sale Section 36 T14N R25W Attachment 2c



Legend

-  DNRC
-  Harvest Unit
-  Haul Roads
-  Temporary Road
-  Excavated Trail
-  SMZ
- FMB_Roads
 -  Open/Public Roads
 -  Restricted Class A



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