

## NOTICE OF SALE

### **Department of Natural Resources & Conservation Timber Sale**

The Napa Creek Timber Sale is located within Sections 4 & 5 of T23N-17W, and Sections 27, 28, 29, 32, 33, & 34 of T24N-R17W on the State's Swan Unit. Approximately 15,421 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 **November 18, 2025 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 \$12,765.00**, 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 October 20, 2025 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 (406-542-4310).

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**

|                                                                       |              |                          |                      |
|-----------------------------------------------------------------------|--------------|--------------------------|----------------------|
| <b>Timber Sale Name: Napa Creek</b>                                   |              |                          |                      |
| <b>For specific sale information, contact:</b> Hiram Jones            |              |                          |                      |
| Phone                                                                 | 406-837-8103 | Swan                     | 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 | 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 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. The Napa Creek Timber Sale consists of 5 units (530 acres).**

- a. All units within this sale are ground based units.
  - i. 04-01 (68 acres, ground-based yarding 405 MBF)
  - ii. 28-28 (175 acres, ground-based yarding 981 MBF)
  - iii. 32-29 (42 acres, ground-based yarding 164 MBF)
  - iv. 32-32 (89 acres, ground-based yarding 560 MBF)
  - v. 34-26 (156 acres, ground-based yarding 522 MBF)

**2. The Napa Creek Timber Sale road package includes:**

- a. Approximately 12.2 miles of road maintenance including grass seeding, weed spraying, BMP improvements and initial, intermediate, and final blading.

**3. Access/Directions**

- a. The Napa Creek timber sale is located in sections 27, 28, 32, 33 and 34 T24N R17W, and sections 4 and 5 T23N R17W, northeast of the Swan River State Forest Unit Office.
- b. The Napa Creek timber sale is accessible from Highway 83 via the Center Loop Road at mile marker (MM) 62.2, Picea Road at MM 63, and Soup Creek Road at MM 64.8.
- c. To access units 32-32, and 32-29, continue down Center Loop Road approximately 0.8 miles and turn onto Center Loop Pothole Road for 0.3 miles. Unit 32-32 is on the north side of the road and unit 32-29 is on the south side of the road.
- d. To access unit 32-32, continue down Picea Road for approximately 0.8 miles. Unit 32-32 is on the south side of the road.
- e. To access unit 04-01, continue down Center Loop Road for 1.8 miles, unit 04-01 is on the north.
- f. To access units 28-28 and 34-26, continue down Soup Creek Road for 3.8 miles, turn onto Goat Soup Cut Across for 0.5 miles, Unit 34-26 is on the west side. For unit 28-28, continue until MM 1.3 and turn onto Napa Prairie Road, Unit 28-28 is in 0.3 miles.
- g. See attached sale and haul route map with Notice of Sale.
- h. Gate keys are required to access Picea Road, Center Loop Pothole Road, and East Perry Road. Gate keys are available at the Swan River State Forest Office (34925 MT HWY 83, Swan Lake MT. 59911).

**4. Harvest operational period**

November 16, 2025 through March 31, 2026; November 16, 2026 through March 31, 2027; June 16, 2027 through March 31, 2028; June 16, 2028 through March 31, 2029; June 16, 2029 through September 1, 2029. As weather provides favorable conditions for the work to be completed and when Hauling Restrictions in Section VII.N. of the timber sale contract apply.

**5. Road maintenance operational period**

Award date through March 31, 2026; June 16, 2026 through March 31, 2027; June 16, 2027 through March 31, 2028; June 16, 2028 through March 31, 2029; June 16, 2029 through September 30, 2029.

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

| Napa Creek                                                                 |                                       |      |                                                |      |      |      |      |      |    |    |      |                   |
|----------------------------------------------------------------------------|---------------------------------------|------|------------------------------------------------|------|------|------|------|------|----|----|------|-------------------|
| Timber Sale Cruise Data (Scribner 5.6" top DIB, Filter: All   Live   Cut)  |                                       |      |                                                |      |      |      |      |      |    |    |      |                   |
| SPECIES                                                                    | PP                                    | DF   | WL                                             | LP   | ES   | GF   | RC   | AF   | WP | WH | Dead | TOTAL or AVE      |
| Minimum Bid per ton                                                        | \$5.77                                |      |                                                |      |      |      |      |      |    |    |      | \$17.41 except PP |
| Pounds per cubic foot                                                      | 55.8                                  | 55.5 | 52.5                                           | 50.4 | 51.3 | 54.0 | 40.0 | 49.5 |    |    | 40.0 |                   |
| Estimated tons of sawlogs                                                  | 1317                                  | 3840 | 4510                                           | 585  | 1263 | 3576 | 21   | 309  |    |    | 0    | 15,421 tons       |
| Estimated tons of non-sawlog material                                      | 21                                    | 51   | 88                                             | 13   | 18   | 64   | 0    | 7    |    |    | 0    | 263 tons          |
| Gross MBF                                                                  | 195                                   | 684  | 979                                            | 105  | 249  | 836  | 6    | 71   |    |    | 0    | 3,125 MBF         |
| % Cull and Breakage                                                        | 1.1                                   | 9.5  | 13.1                                           | 9.4  | 10.8 | 29.4 | 7.0  | 19.8 |    |    | 0.0  | 15.7%             |
| Net MBF                                                                    | 193                                   | 619  | 851                                            | 95   | 222  | 590  | 5    | 57   |    |    | 0    | 2,633 MBF         |
| Average logs per MBF                                                       | 25.0                                  | 20.6 | 19.6                                           | 27.0 | 21.8 | 25.0 | 11.5 | 26.9 |    |    | 0.0  | 22.0 logs/MBF     |
| Average DBH                                                                | 11.7                                  | 12.9 | 11.8                                           | 11.1 | 12.4 | 12.5 | 21.0 | 11.2 |    |    | 0.0  | 12.2 in.          |
| Average tons to cut per acre                                               |                                       |      |                                                |      |      |      |      |      |    |    |      | 29 tons/ac        |
| Average MBF to cut per acre                                                |                                       |      |                                                |      |      |      |      |      |    |    |      | 5.0 MBF/ac        |
| Total Average TPA Cut                                                      |                                       |      |                                                |      |      |      |      |      |    |    |      | 59                |
| Calculated Sampling Error: Total cruised volume will fall between          |                                       |      | 2,431 and 2,834 Net MBF in 9 out of 10 cruises |      |      |      |      |      |    |    |      | 7.7%              |
| Tons Per Thousand Board Feet                                               |                                       |      |                                                |      |      |      |      |      |    |    |      |                   |
| Conversion Factor - Estimated tons hauled per thousand Scribner board feet | 15,421 estimated tons / 2,633 Net MBF |      |                                                |      |      |      |      |      |    |    |      | 5.86 tons/MBF     |

| Contract Information       |                                                                                                                                          |  |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--|
| Contract Termination Date: | October 31, 2029                                                                                                                         |  |
| Operating Period:          | Nov 16, 2025 - Mar 31, 2026; Nov 16, 2026 - Mar 31, 2027; Jun 16, 2027 - Mar 31, 2028; Jun 16, 2028 - Mar 31, 2029; Jun 16 - Sep 1, 2029 |  |

**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)              | 800 ft.    |
| Yarding distance skyline (average)              | 0 ft.      |
| Yarding distance other system (specify)         | 0 ft.      |
| Estimated haul distance (paved)                 | 48.0 miles |
| Estimated haul distance (unpaved)               | 5.0 miles  |

| Purchaser fees and estimated costs                 |             |
|----------------------------------------------------|-------------|
| Forest Improvement fee perMBF                      | \$26.60/MBF |
| Forest Improvement fee per ton                     | \$4.54/ton  |
| Forest Improvement fee estimated total             | \$70,011.34 |
| Forest Improvement fee quarterly installment       | \$11,668.56 |
| 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                | \$11,845   |
| Estimated road development cost per ton              | \$0.77/ton |
| Estimated road development cost perMBF               | \$4.50/MBF |
| Estimated Purchaser-do road maintenance cost total   | \$17,320   |
| Estimated Purchaser-do road maintenance cost per ton | \$1.12/ton |
| Private road maintenance charges per ton             | \$0.00/ton |
| USFS road maintenance charges per ton                | \$0.00/ton |
| Miles of road construction                           | 0.0 miles  |
| Miles of road reconstruction                         | 0.0 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                | 12.2 miles |

| Unit harvest volume |         |             |           |                  |
|---------------------|---------|-------------|-----------|------------------|
| Unit #              | Acres   | Est Tons    | Est MBF   | Harvest Deadline |
| 04-01               | 68      | 2373        | 405       | Sept. 1, 2029    |
| 28-28               | 175     | 5749        | 981       | Sept. 1, 2029    |
| 32-29               | 42      | 963         | 164       | Sept. 1, 2029    |
| 32-32               | 89      | 3280        | 560       | Sept. 1, 2029    |
| 34-26               | 156     | 3056        | 522       | Sept. 1, 2029    |
|                     | 530 Ac. | 15,421 tons | 2,633 MBF |                  |

# State Trust Land Vicinity Map

## Swan Unit

Napa Creek Timber Sale

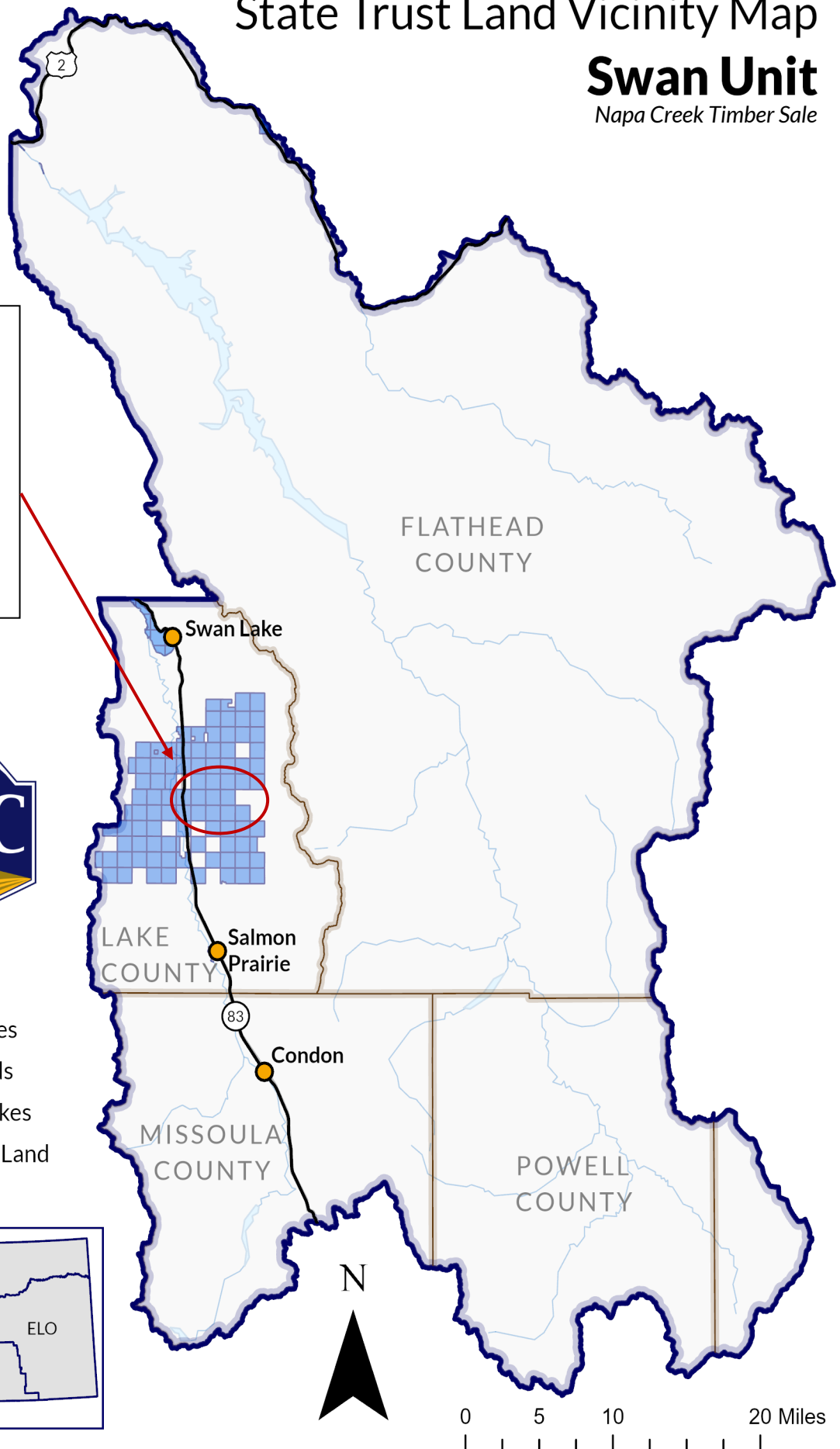
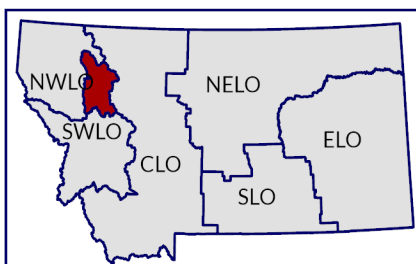
Sections: 4 and 5  
Township: 23N  
Range: 17W

Sections: 27, 28, 29,  
32, 33, & 34  
Township: 24N  
Range: 17W

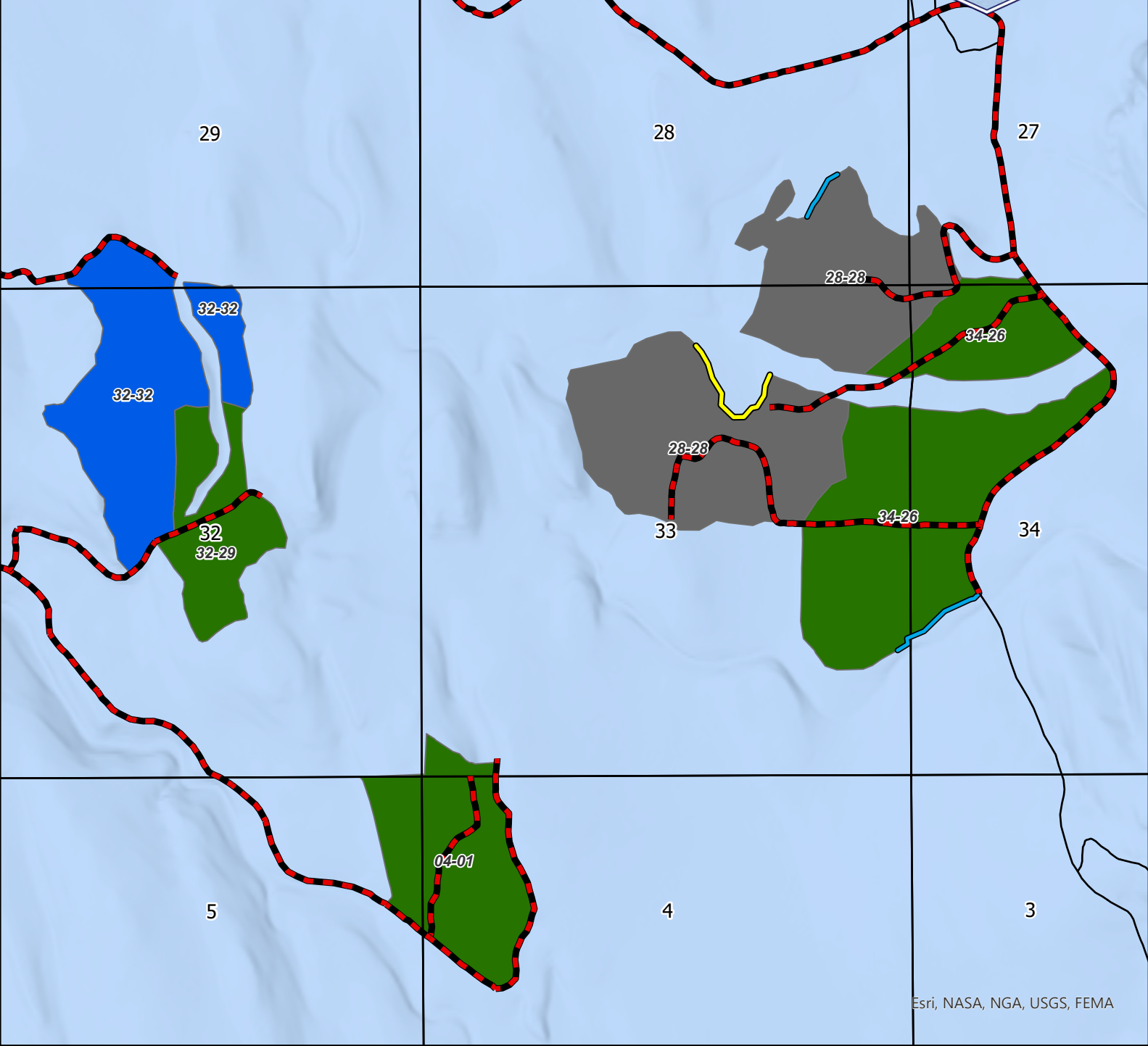
County: Lake



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



Attachment A2, Unit Map  
Napa Creek, 23N 17W Sec 4, 5  
24N 17W Sec 27, 28, 29, 32, 33, 34



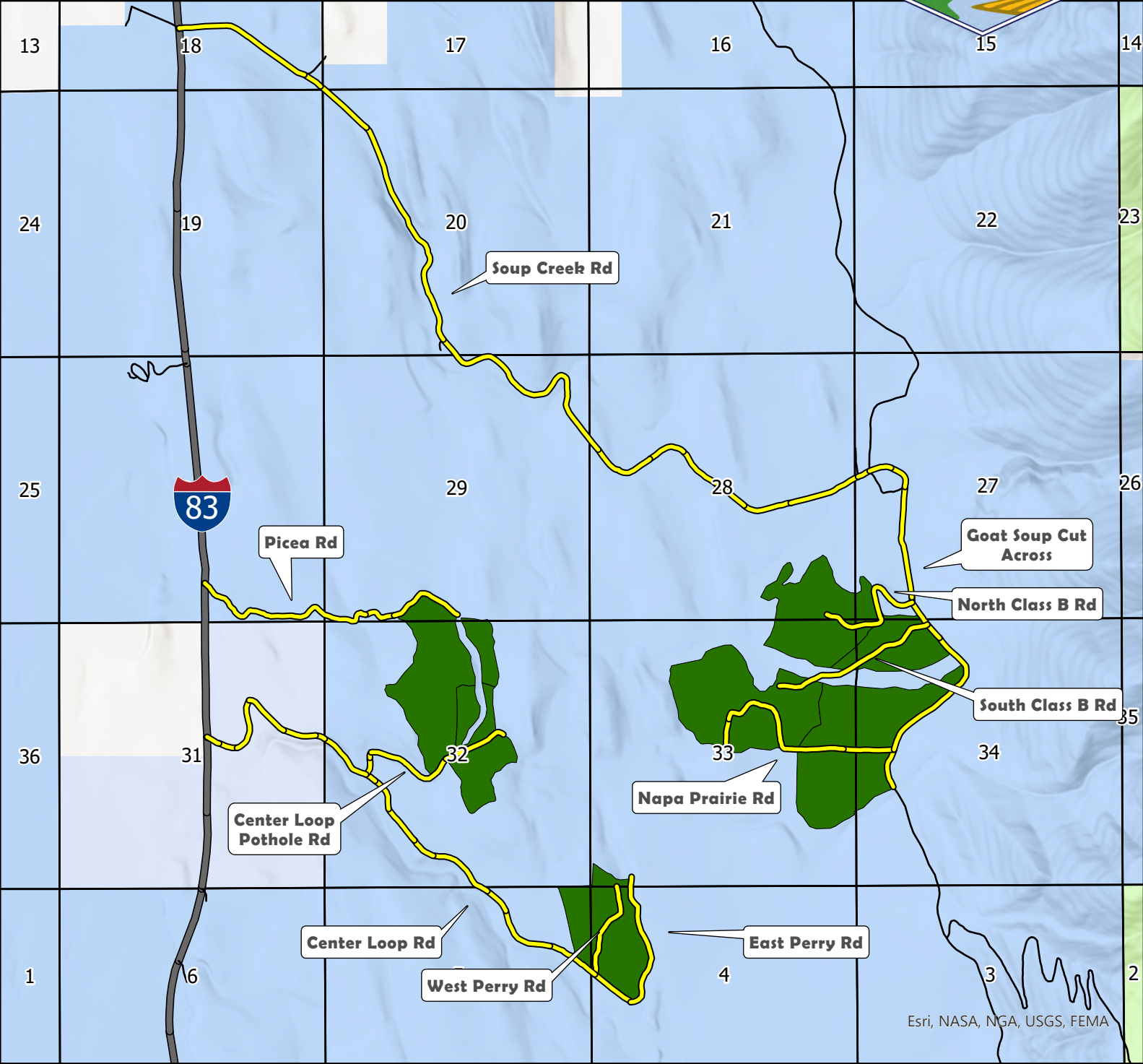
0 0.25 0.5 1 Miles

- |             |                        |               |
|-------------|------------------------|---------------|
| Haul Routes | Commercial Thin        | MT DNRC       |
| OPEN        | Old Growth Maintenance | PLSS Sections |
| RMZ         | Shelterwood            |               |
| SMZ         |                        |               |





# Attachment A1, Haul Route Napa Creek



## Road Class

- HIGHWAY
- Haul Routes
- OPEN

## Ownership

- PLSS Sections
- Napa Units
- MT DNRC
- MT FWP
- USFS