

## NOTICE OF SALE

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

The Stobie Ranch Timber Sale is located within Sections 24 and 26 of T23N-R27W in the State's Plains Unit. Approximately 22,082 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 **October 16, 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 \$19,995.00**, 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 <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: Stobie Ranch</b>			
<b>For specific sale information, contact: Joe Buchanan</b>			
Phone	406-826-4725	Plains	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:**

- A. The Sale area is located approximately 26 miles up the Little Thompson River Road to Stobie Ranch Road from Plains.
- B. **Special Operating Requirements:** The following requirements are to be performed by the Purchaser in specific sale units as
  - 1. **SKYLINE YARDING REQUIREMENTS:** A skyline yarding system capable of yarding 1,600-2,000 feet external yarding distance uphill must be used. A carriage capable of 50 feet minimum lateral yarding distance is required. The carriage must maintain a fixed position on the skyline while lateral yarding.
    - a. Skyline corridors shall be spaced not less than 75 feet apart unless approved by the Forest Officer. In the case of ridges where fan-shaped settings are required, the minimum distance at the widest divergence will be 150 feet.
    - b. The location of all skyline corridors shall be approved by the Forest Officer in advance of any felling operations.
    - c. Purchaser will be required to locate the following prior to approval by the Forest Officer:
      - i. all corridors after determining adequate deflection (minimum 5%)
      - ii. tail trees or tail holds
      - iii. intermediate support tree
      - iv. guyline anchors
      - v. blind leads
      - vi. decking areas
    - d. Clearing width for corridors must be kept to the absolute minimum necessary to accommodate yarding and shall not exceed 12 feet.
    - e. Except for lateral yarding, logs shall be yarded with one end suspended or fully suspended.
    - f. Multispan skyline yarding required: To obtain adequate deflection, intermediate supports may be required on some corridors.
    - g. High tail trees required: Tail trees or lift trees suitable to obtain adequate deflection may be required.
    - h. When rigging is attached to trees not designated for cutting, tree plates or similar effective protective devices may be required and will be removed at completion of use.
    - i. Mobile tailholds or mobile guyline anchors are restricted to areas where it is not necessary to build constructed trails for equipment access unless agreed upon in writing by the Forest Officer.
    - j. In the event that special problems outside the scope of the skyline logging specifications are identified by either party, the Purchaser and the Forest Officer will mutually agree upon the solution.
  - 2. **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.
  - 3. **CONVENTIONAL GROUND-BASED YARDING:** This unit may be yarded using conventional ground-based yarding equipment
  - 4. **RESERVED SUBMERCHANTABLE TREE PROTECTION:** Care shall be exercised in felling and skidding operations to minimize damage to sub-merchantable trees. Retain patches of advanced regeneration for wildlife hiding cover throughout the harvest unit with preference for shade tolerant species. If damage is excessive as determined by the Forest Officer, operations may be suspended until suitable arrangements are made to reduce damage.
  - 5. **SKID TRAIL SPACING:** Skid trails shall be spaced not less than 60 feet apart between trails except at common landings.
  - 6. **ADVERSE SKIDDING:** Purchaser may be required to adverse skid.
  - 7. **VISUAL SCREENING ALONG OPEN ROADS:** Reserve sub-merchantable and non-sawlog trees along open roads for visual screening.
  - 8. **GRAZING LEASE:** Grazing lease within sale area and along haul route. Existing fence that may be damaged or removed for activities related to the sale will be fixed following harvest.

9. **ADVERSE HAULING:** Purchaser will be required to adverse haul. Unit 24-3 will have approximately 0.7 miles and unit 24-5 will have approximately 0.2 miles of adverse hauling. Units 24-6 and 26-3 will have approximately 0.4 miles of adverse hauling.
10. **ACTIVE OSPREY NEST:** If an active Osprey nest is identified in the vicinity of timber sale activities, the Forest Officer will require the purchaser to suspend operations in the vicinity of the nest. Previously confirmed nests are indicated with pink/black flagging and are identified on the contract maps. Nest is not within 100 ft of a harvest unit, nesting activity will be checked annually by a DNRC biologist and timing restrictions will be relaxed if the nest site is not active or the nest is damaged/destroyed by natural causes. If the nest is determined to be active, timber sale activities will then be restricted to limit disturbance during the nesting period (April 1st - August 31st) within a ¼ mile radius of the nest. If a nest is found to be active, hauling will be allowed on Little Thompson River Road & ACM/Thompson River Road within ¼ mile of the nest.

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

Stobie Ranch TS												
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												\$18.11
Pounds per cubic foot	62.0	61.7	58.3	56.0	57.0	60.0					40.0	
Estimated CF	94997.6	769816.4	42825.6	102186.5	12725.3	6878.6					20365.9	1,049,796 CF
Estimated CF of non-sawlog material	931.7	11591.8	1031.4	4309.2	151.1	62.3					40.8	18,118 CF
Estimated tons of sawlogs	2258	16359	855	2146	245	105					114	22,082 tons
Estimated tons of non-sawlog material	21	245	21	91	3	1					0	383 tons
Gross MBF	472	3517	208	417	63	32					108	4,818 MBF
% Cull and Breakage	14.1	23.2	24.4	16.6	25.7	46.2					72.0	23.1%
Net MBF	406	2700	157	348	47	17					30	3,705 MBF
Average logs per MBF	17.6	25.3	25.3	33.6	20.8	32.8					37.5	25.3 logs/MBF
Average DBH	13.5	12.4	11.3	9.6	13.1	13.9					19.4	12.1 in.
Average tons to cut per acre												40 tons/ac
Average MBF to cut per acre												6.8 MBF/ac
Total Average TPA Cut												90
Calculated Sampling Error: Total cruised volume will fall between			3,344 and 4,065 Net MBF in 9 out of 10 cruises									9.7%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	22,082 estimated tons / 3,705 Net MBF											5.96 tons/MBF

Contract Information	
Contract Termination Date:	6/30/2030
Operating Period:	Harvest operations may take place as site conditions allow; unless superseded by "ACTIVE OSPREY NEST". Units 24-6 & 26-3 must be completed no later than 11/30/2026. If the nest is active, the units and roads within a quarter mile buffer of the nest will have an operational period from September 1st to March 31st.

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

Logging Information	
% of volume logged by clearcut or seed tree cut	34%
% of volume logged with tractors	91%
% of volume logged by skyline	09%
% of volume logged by other system (specify)	00%
Yarding distance tractor (average)	500 ft.
Yarding distance skyline (average)	600 ft.
Yarding distance other system (specify)	0 ft.
Estimated haul distance (paved)	43.0 miles
Estimated haul distance (unpaved)	31.0 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$26.60/MBF
Forest Improvement fee per ton	\$4.46/ton
Forest Improvement fee estimated total	\$98,485.72
Forest Improvement fee quarterly installment	\$16,414.29
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	\$50,301
Estimated road development cost per ton	\$2.28/ton
Estimated road development cost perMBF	\$13.58/MBF
Estimated Purchaser-do road maintenance cost total	\$6,390
Estimated Purchaser-do road maintenance cost per ton	\$0.29/ton
Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of road construction	1.6 miles
Miles of road reconstruction	0.1 miles
Miles of road with site improvements	0.1 miles
Miles of road reclamation or abandonment	0.1 miles
Miles of road maintenance and blading	5.4 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
24-1	76.27	2888	485	November 30,2029
24-2	16.64	841	141	November 30,2029
24-3	85.55	4302	722	November 30,2029
24-4	27.46	1086	182	November 30,2029
24-5	27.78	1392	232	November 30,2029
24-6	212.74	8551	1435	November 30,2029
26-1	17.98	739	124	November 30,2029
26-2	66.04	1934	325	November 30,2029
26-3	15.74	350	59	November 30,2029
	546 Ac.	22,082 tons	3,705 MBF	

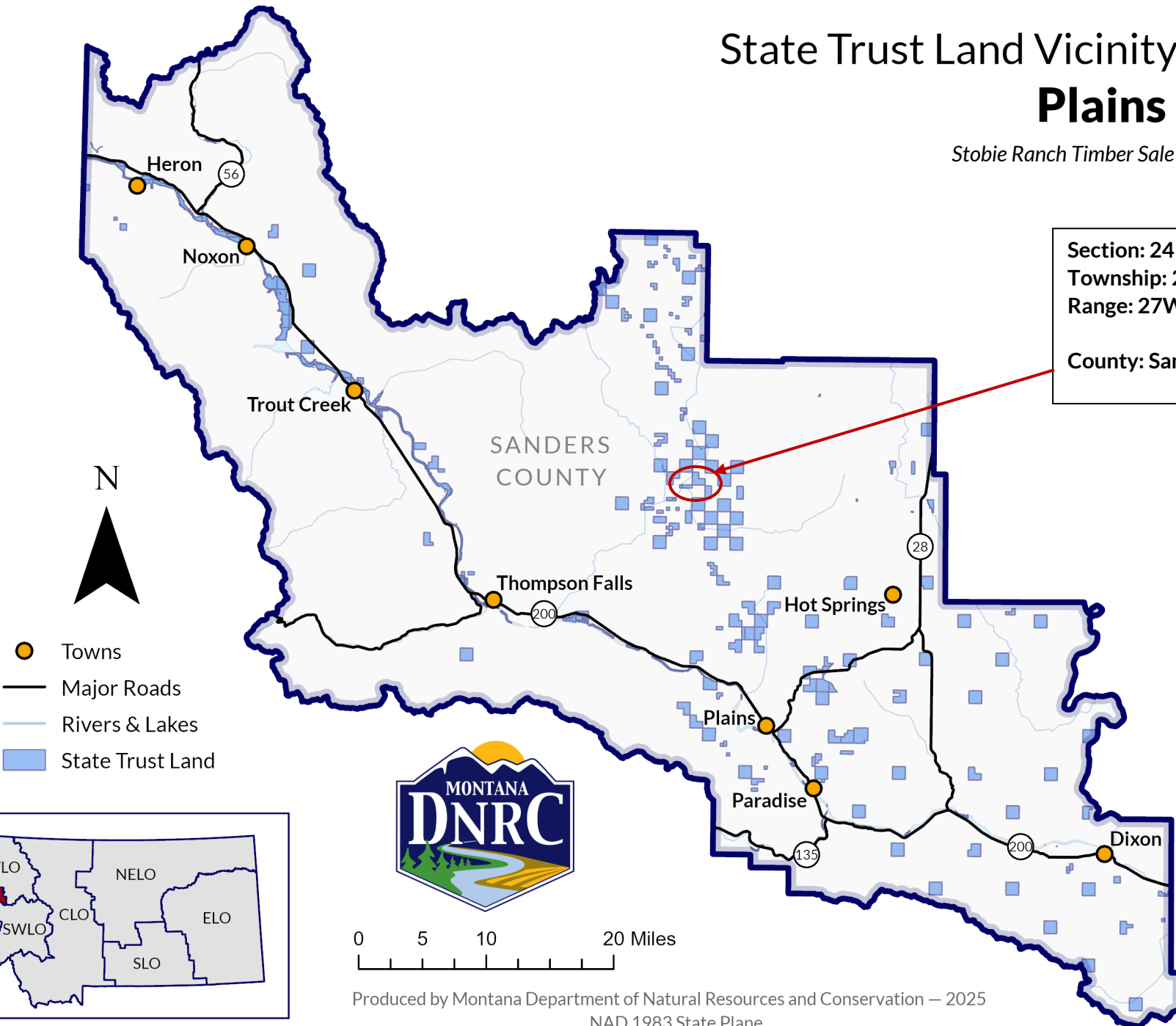
# State Trust Land Vicinity Map

## Plains Unit

*Stobie Ranch Timber Sale*

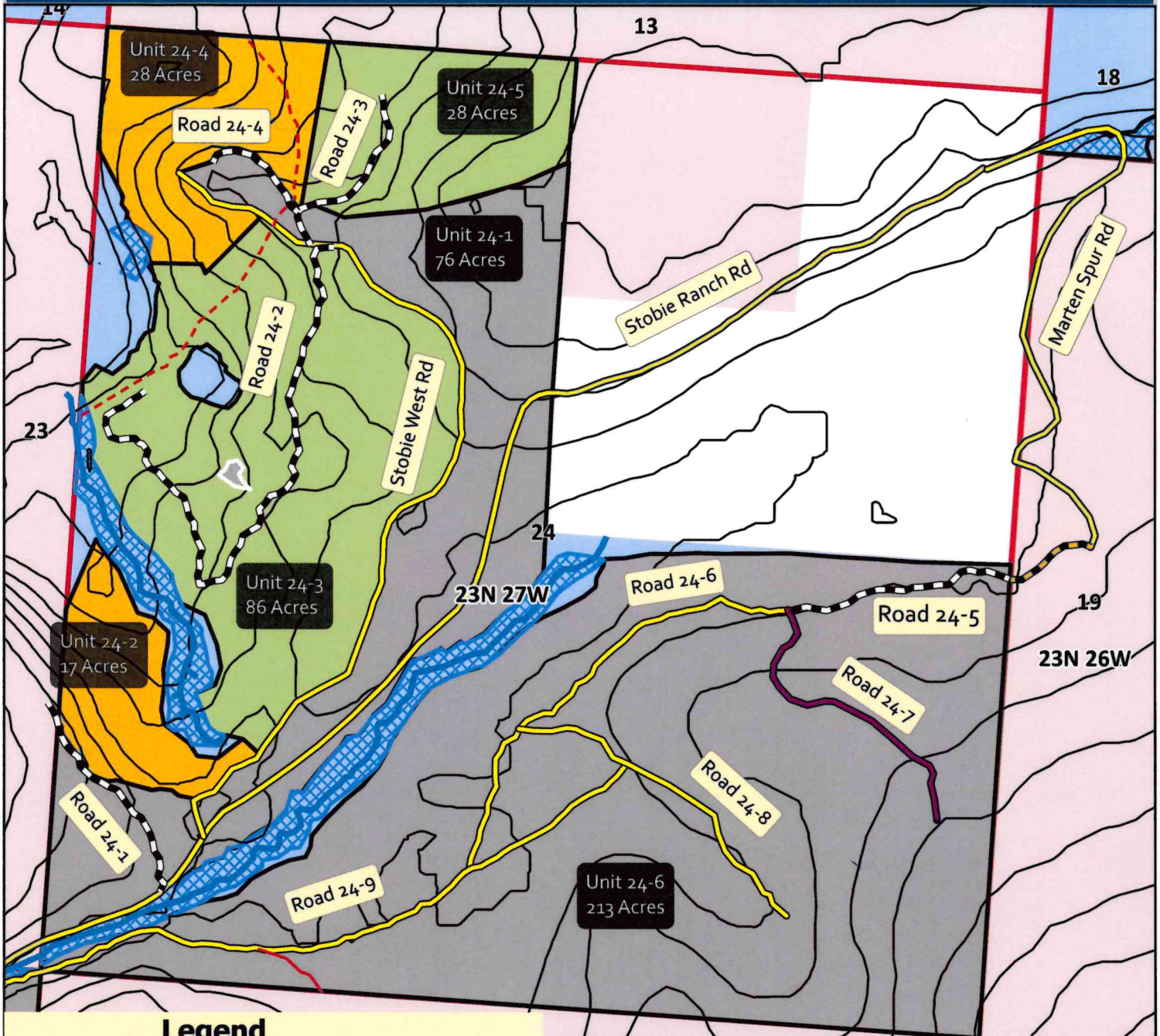
Section: 24 & 26  
Township: 23N  
Range: 27W

County: Sanders





# Attachment A-3 Stobie Ranch TS Harvest Units S24 T23N R27W



## Legend

### Haul Route

- Maintenance (Yellow solid line)
- Temp. New Const. (Black dashed line)
- New Construction (Black dashed line)
- Opt. Maintenance (Purple solid line)

### Other

- Class 1 Stream (Blue hatched area)
- Fence (Red dashed line)
- ERZ (Grey shaded area)

### Harvest Units

- Tractor (ITS) (Grey box)
- Tractor (Seed Tree) (Green box)
- Cable (Orange box)
- SMZ (Blue hatched box)

### Ownership

- MT DNRC (Blue box)
- Green Diamond (Pink box)
- Private (White box)

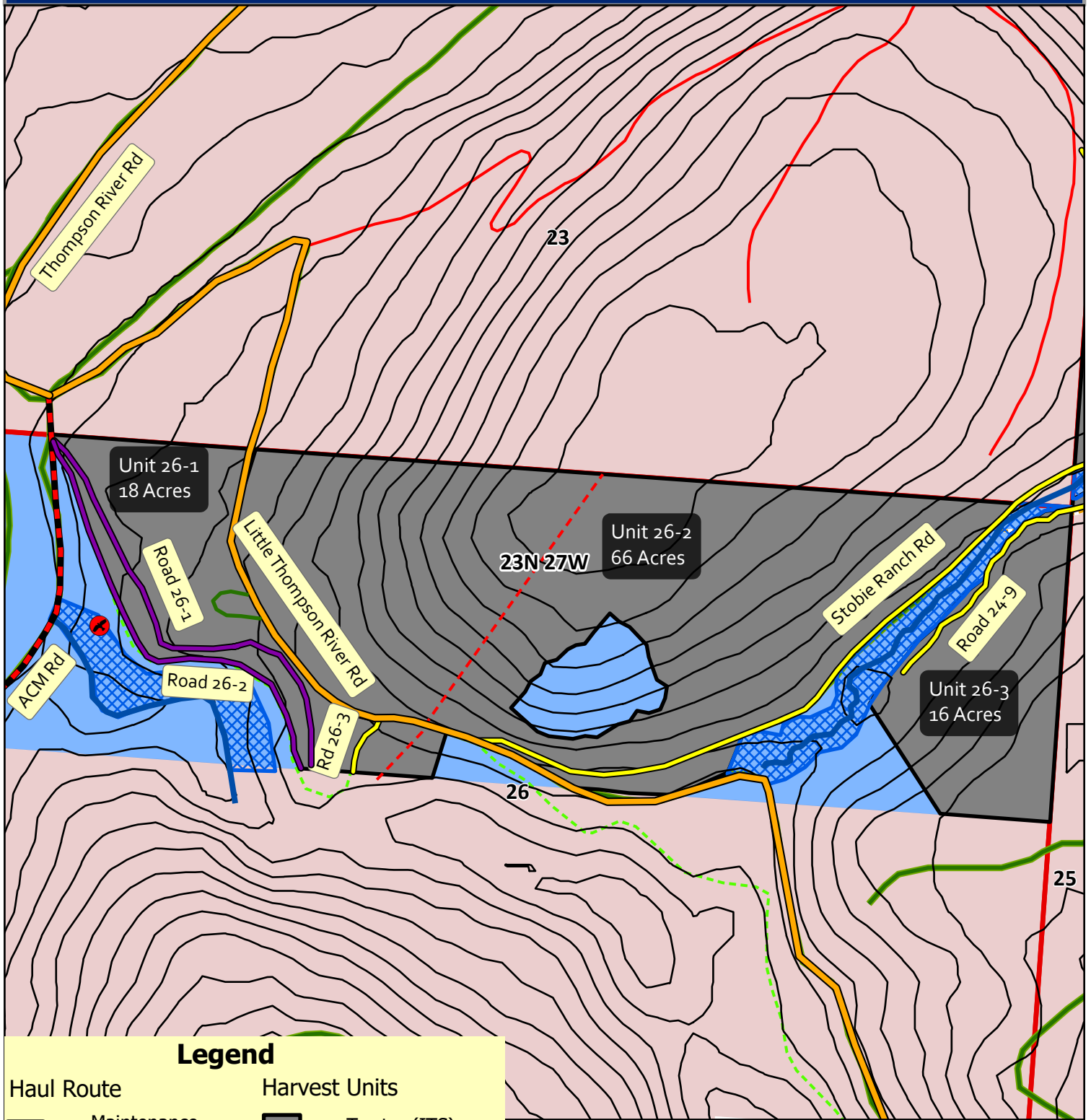
Montana DNRC  
Trust Land Management Division  
Northwestern Land Office  
Plains Unit JB 3/28/25

0 0.05 0.1 0.2 0.3 0.4 Miles





# Attachment A-4 Stobie Ranch TS Harvest Units S26 T23N R27W



## Legend

### Haul Route

- Maintenance
- Opt. Maintenance
- County Road
- Other**
- Osprey Nest
- Class 1 Stream
- Fence

### Harvest Units

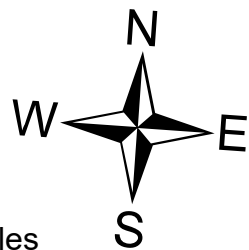
- Tractor (ITS)
- SMZ

### Ownership

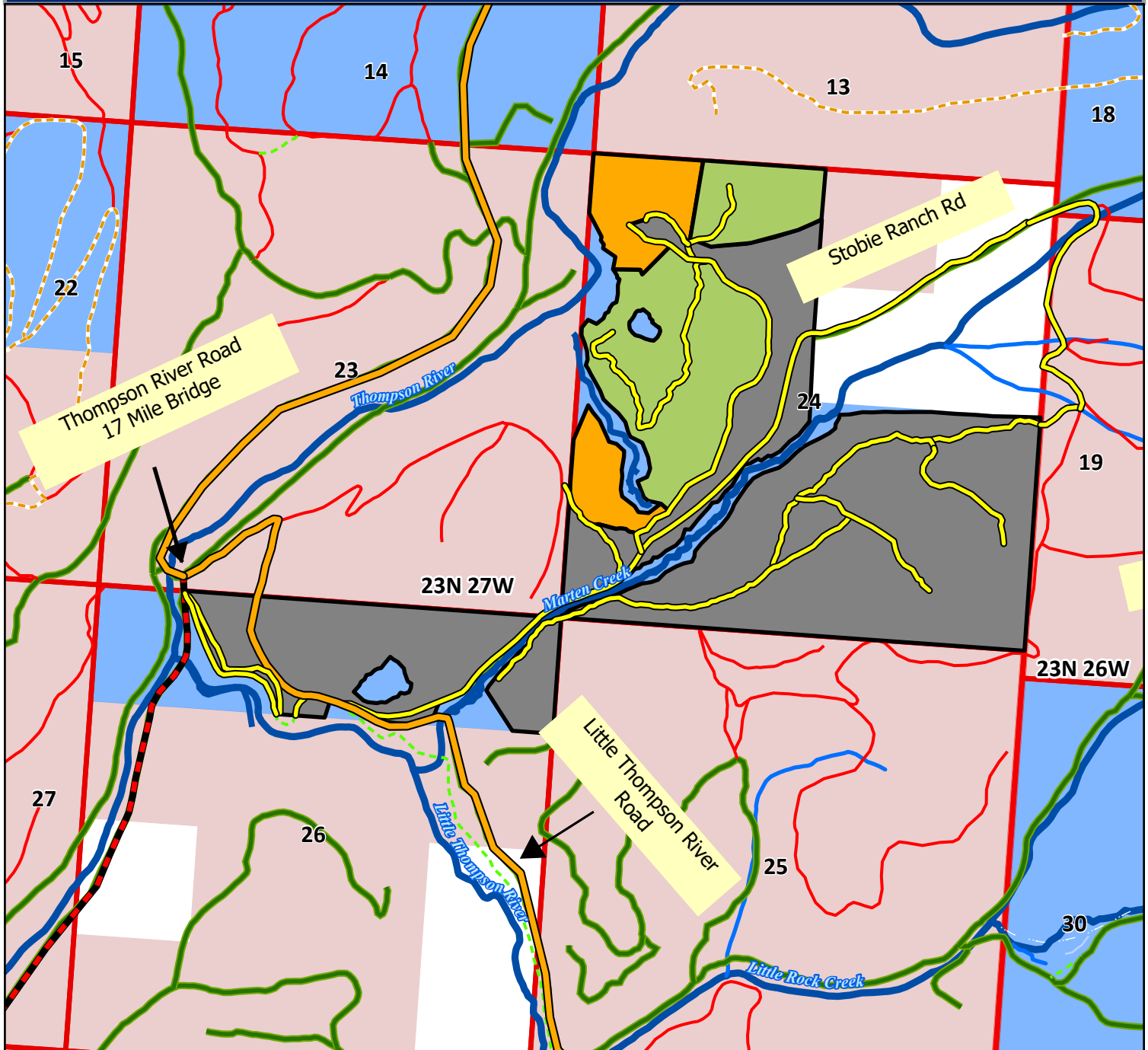
- MT DNRC
- Green Diamond
- Private

Montana DNRC  
Trust Land Management Division  
Northwestern Land Office  
Plains Unit JB 3/28/25

0 0.04 0.07 0.15 0.22 0.3 Miles



# Attachment A-2 Stobie Ranch TS Haul Route S24 & S26 T23N R27W



## Legend

### Roads

- Open/Public Roads
- Restricted Class A

### Haul Route

- Haul Route
- ACM Road
- County Road

### Harvest Units

- Tractor (ITS)
- Tractor (Seed Tree)
- Cable

### Ownership

- MT DNRC
- Green Diamond
- Private

Montana DNRC  
Trust Land Management Division  
Northwestern Land Office  
Plains Unit JB 3/28/25

0 0.2 0.4 0.8 Miles

