

NOTICE OF SALE

Department of Natural Resources & Conservation Timber Sale

The **Sunset Potomac Timber Sale** is located within Sections 14 & 24, T13N-R15W on the State's Clearwater Unit. Approximately 12,126 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 9, 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 \$4,697.00**, 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: Sunset Potomac Timber Sale			
For specific sale information, contact: Craig V. Nelson			
Phone	406-244-2386	Clearwater 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:

1. Gate access code 5-8-5-7. Forest Officer (Craig Nelson) works M-Th.
2. LOGGING OPERATIONS – KEY POINTS:
 - Seasonal non-operable conditions should be anticipated mid-October through November, March through mid-June each year.
 - Gate management will be critical, particularly along Garnet Range Road which is paved and open to public vehicles May through December. Please review Attachment F for details on management of gates along Garnet Range Road, requirements during winter haul, and penalties for mismanagement.
 - Harvest along Garnet Range Road (which is a paved road open to public vehicles May through December will require the purchaser to manage for public safety – specifically the following contract requirements: **Section VII.K.F. Traffic Control Required for Feeling Along Roads** and **Attachment B. VII. D. Traffic Control & Warning Signs Specifications.**
3. HERBICIDE APPLICATION: Purchaser will be required to ensure application of herbicide on **5.47 miles** of roads in the sale area.
4. Key Contract Dates:
 - Road work on Dasfilshabeda and Jasper Roads: Must be completed by October 16, 2027 or prior to hauling
 - Road work on all remaining roads: Must be completed by October 16, 2028 or prior to hauling
 - Harvest Completion: February 28, 2029
 - Herbicide Application Completion: July 1 after completion of harvest.
 - Termination Date: July 17, 2029
5. New Road Construction is required under this contract: including (3) CMP installations, (1) CMP removal, and (1) gate installation *see Attachment B*
6. HARVEST BY DESCRIPTION/ SAMPLE MARKED Units within the Harvest Unit(S) are sample marked. Several sample areas within the Unit(s) are provided. *see Attachments A-1, A-2, and A-3 for sample marked locations*
8. BLM planned road work and maintenance may occur on the Garnett Range Road in the summer of 2027 or 2028. While traffic will not be restricted, traffic delays may occur during midday operations.
9. RETURN-SKID LANDING SLASH AND PILING: The Purchaser will be required to return 70% of all slash created at the landings to the harvest unit and placed piles structured to burn well (i.e., piles must be tall (not wide) and at least 8 feet tall). The piles must be placed at least 50 feet from any residual trees in larger openings. And at least 100 feet from property boundaries. This work must be completed with a grapple skidder; use of other equipment allowed with written approval from the Forest Officer

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Sunset Potomac												
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	\$2.00											\$8.00 for non-PP
Pounds per cubic foot	51.0	50.0	48.0	46.0							40.0	
Estimated CF	21789.4	501788.2	52472.8	4210.2							0.0	580,261 CF
Estimated CF of non-sawlog material	88.7	4561.3	773.6	32.5							0.0	5,456 CF
Estimated tons of sawlogs	485	10511	1053	77							0	12,126 tons
Estimated tons of non-sawlog material	2	98	16	1							0	117 tons
Gross MBF	104	2236	242	21							0	2,603 MBF
% Cull and Breakage	13.0	16.5	16.5	20.0							0.0	16.4%
Net MBF	90	1867	202	17							0	2,177 MBF
Average logs per MBF	15.6	21.2	23.8	19.1							0.0	21.2 logs/MBF
Average DBH	16.0	14.1	12.4	13.9							0.0	14.0 in.
Average tons to cut per acre												41 tons/ac
Average MBF to cut per acre												7.4 MBF/ac
Total Average TPA Cut												72
Calculated Sampling Error: Total cruised volume will fall between	1,950 and 2,404 Net MBF in 9 out of 10 cruises											10.4%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	12,126 estimated tons / 2,177 Net MBF											5.57 tons/MBF

Contract Information	
Contract Termination Date:	7/17/2029
Operating Period:	Year-round when conditions allow. Stream crossing on North Washoe Rd limited to July 15-Oct 15.

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)	95.0 miles
Estimated haul distance (unpaved)	1.5 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$21.75/MBF
Forest Improvement fee per ton	\$3.90/ton
Forest Improvement fee estimated total	\$47,350
Forest Improvement fee quarterly installment	\$7,902
Estimated Purchaser-do FI total \$	\$13,532
Estimated Purchaser-do FI per ton	\$1.12/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	\$80,580
Estimated road development cost per ton	\$6.65/ton
Estimated road development cost perMBF	\$37.02/MBF
Estimated Purchaser-do road maintenance cost total	\$0
Estimated Purchaser-do road maintenance cost per ton	\$0.00/ton
Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of road construction	2.8 miles
Miles of road reconstruction	0.0 miles
Miles of road with site improvements	2.7 miles
Miles of road reclamation or abandonment	0.3 miles
Miles of road maintenance and blading	5.5 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
Unit 1406a	24.40	822	148	28-Feb-2028
Unit 1406b	26.19	1008	181	28-Feb-2028
Unit 1406c	14.80	621	111	28-Feb-2028
Unit 2403	138.86	4311	774	28-Feb-2028
Unit 2404	91.60	5364	963	28-Feb-2028
	296 Ac.	12,126 tons	2,177 MBF	

State Trust Land Vicinity Map Clearwater Unit

Sunset Potomac Timber Sale



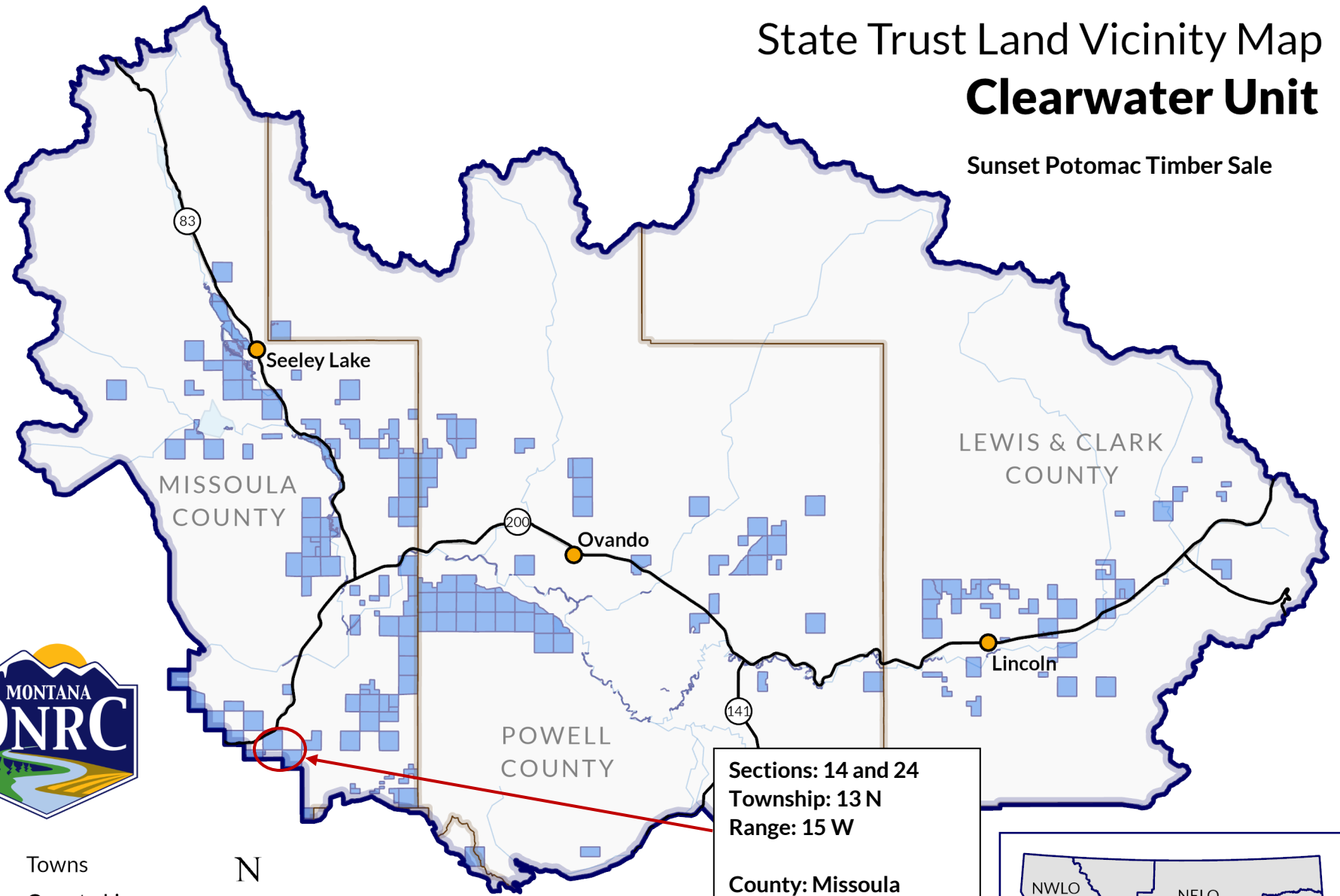
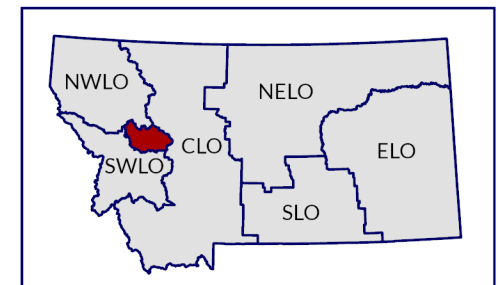
- Towns
- County Lines
- Major Roads
- Rivers & Lakes
- State Trust Land



0 5 10 20 Miles

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

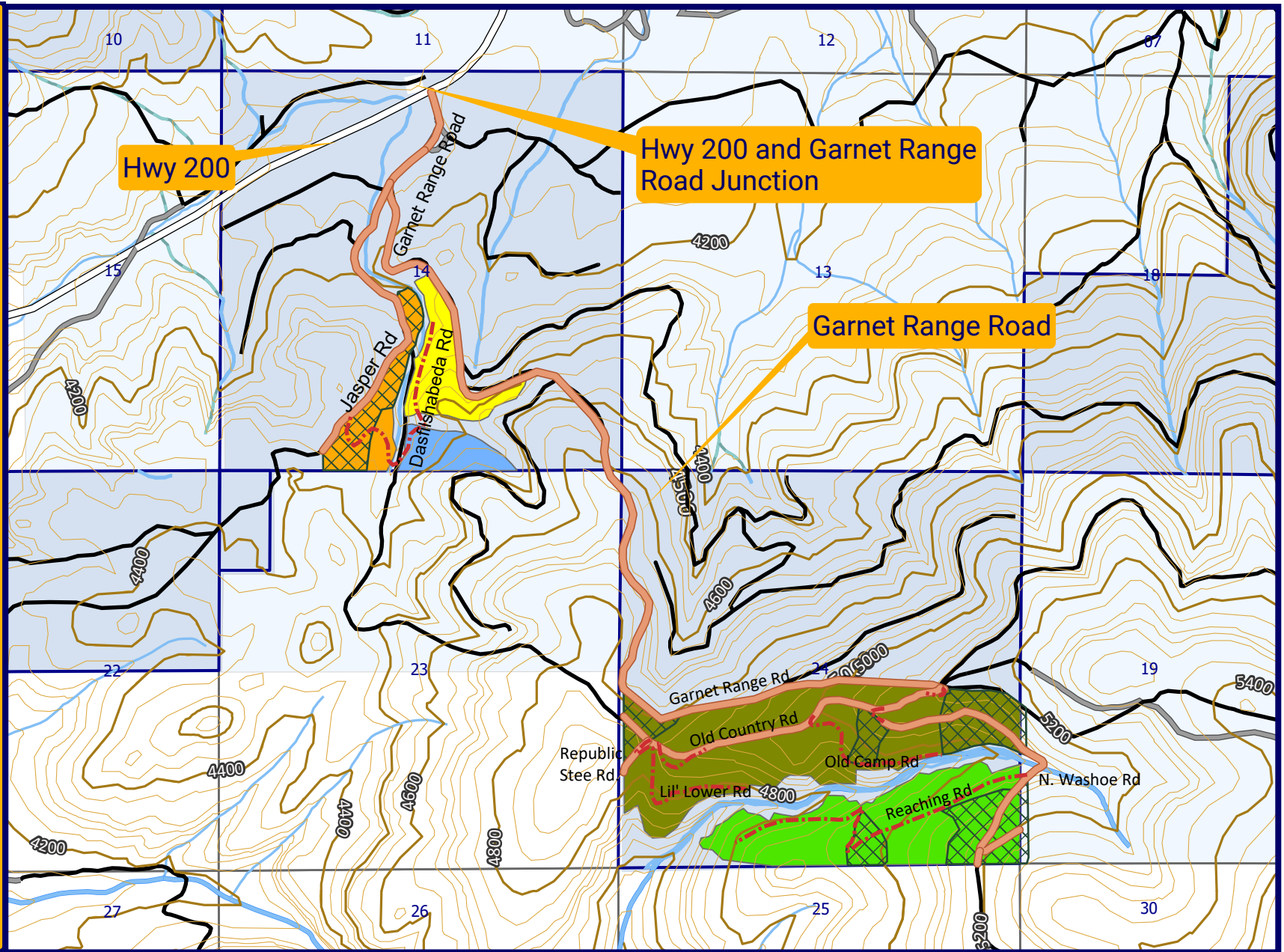
Sections: 14 and 24
Township: 13 N
Range: 15 W
County: Missoula





Sunset Potomac TS

Haul Map
T13N R15W
Section(s): 14,24

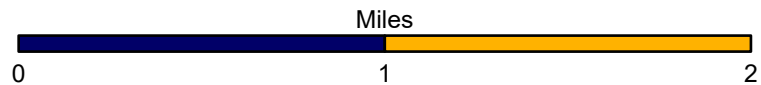


Hwy 200

Hwy 200 and Garnet Range Road Junction

Garnet Range Road

	Highway		State of MT		1406c
	Open/Public Rd		Sample Mark Area		2403
	Restricted Access Rd	Harvest Unit			2404
	Trust Lands Boundary		1406a		Haul Route
	MT State Trust Lands		1406b		New Permanent





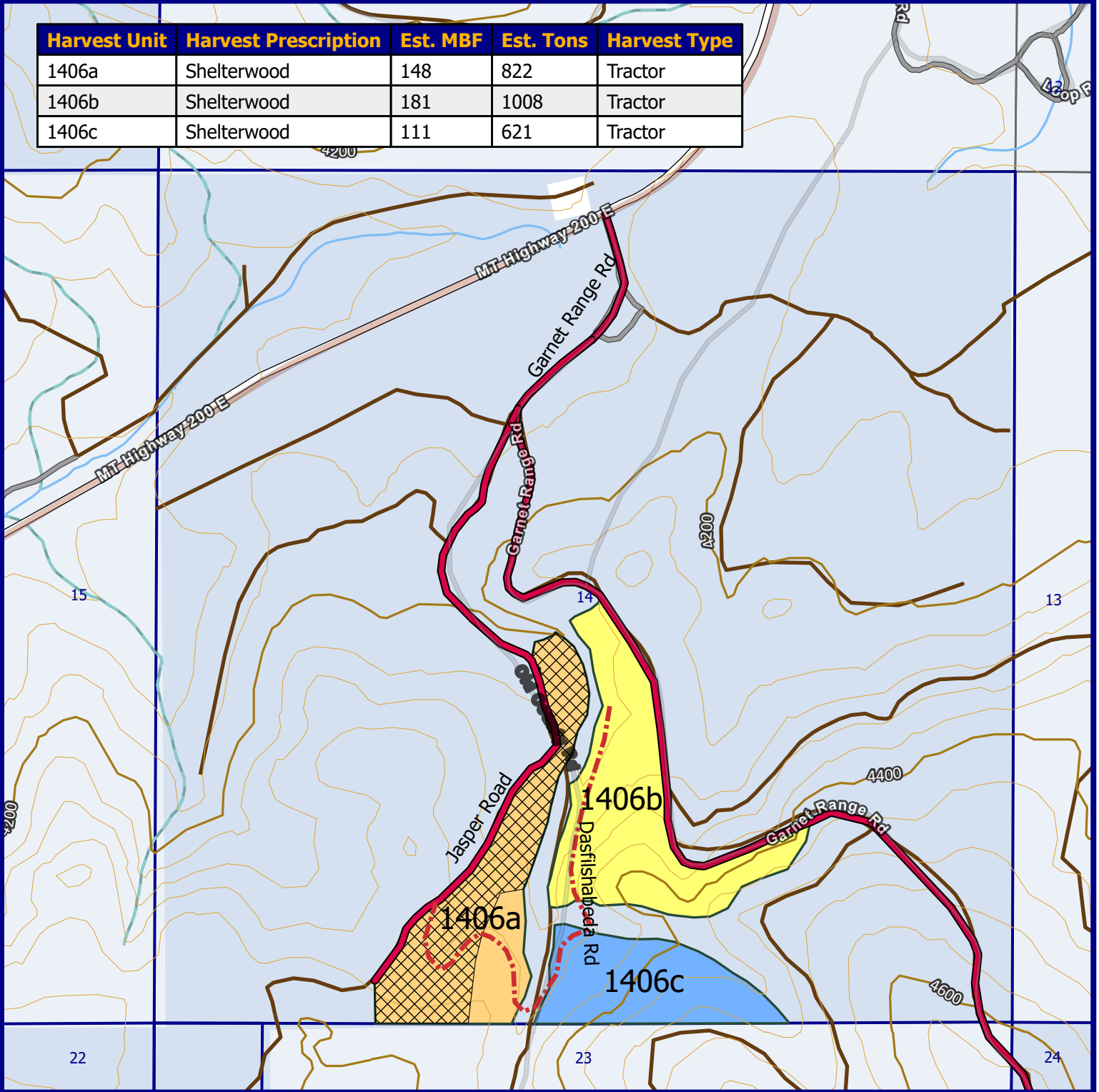
Sunset Potomac TS

Unit Map

Attachment A-2

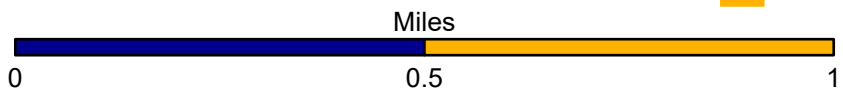
T13N R15W Section(s): 14

Harvest Unit	Harvest Prescription	Est. MBF	Est. Tons	Harvest Type
1406a	Shelterwood	148	822	Tractor
1406b	Shelterwood	181	1008	Tractor
1406c	Shelterwood	111	621	Tractor



Trust Lands Boundary	Sample Mark Area
MT State Trust Lands	Harvest Units
State of MT	1406a
Haul Route	1406b
New Permanent	1406c

Allen, 4/3/26



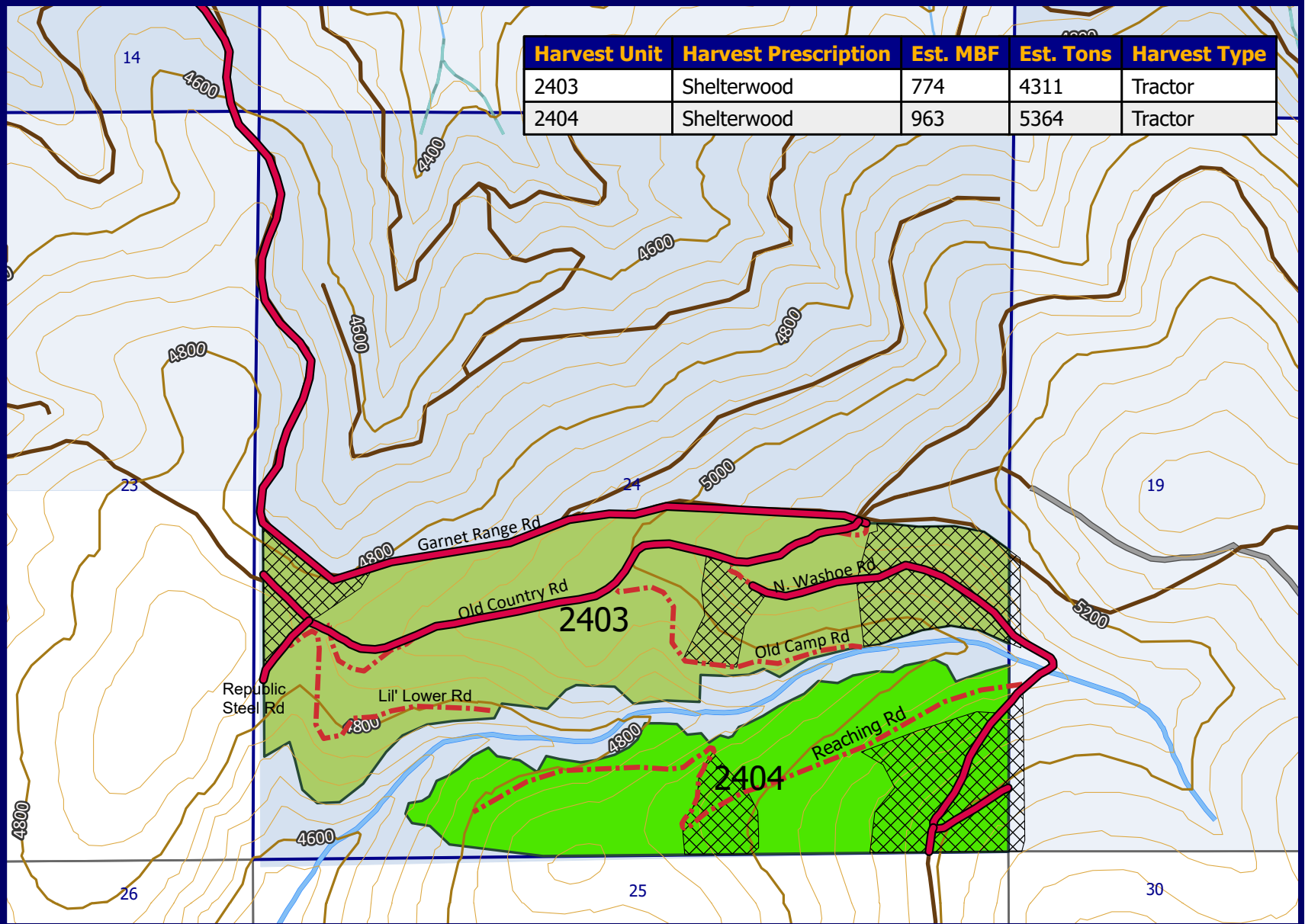


Sunset Potomac TS

Unit Map

T13N R15W
Section: 24

Harvest Unit	Harvest Prescription	Est. MBF	Est. Tons	Harvest Type
2403	Shelterwood	774	4311	Tractor
2404	Shelterwood	963	5364	Tractor



Allen, 4/20/26

Trust Lands Boundary	New Permanent	
MT State Trust Lands	Sample Mark Area	
State of MT	Harvest Units	
Haul Route	2403	
	2404	

