

NOTICE OF SALE

Department of Natural Resources & Conservation Timber Sale

The **GNA Pipe Dream** timber sale is located within sections 15, 20, 21, 27, 28, 33, & 34 of T31N – R31W on the Kootenai National Forest. Approximately **26,409 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 **Wednesday, May 6th, 2026, at 2:00 pm**. Bids may be hand delivered or mailed and will be accepted any time prior to the bid opening. **DNRC recommends that bidders contact the Forestry 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 **\$9,684.00** 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, Forestry Division, in Missoula (406-542-4300).

Visit our website for upcoming sales and bid results.

<https://dnrc.mt.gov/Forestry/Forest-Products/timber-sales>

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

Timber Sale Name: GNA Pipe Dream			
For specific sale information, contact:			
Phone	406-291-3691	Forester Jeremy Akin	Libby Unit
For copies of the Timber Sale Contract and bid forms, contact:			
Phone	406-542-4300	Missoula DNRC Main Office	GNA Bureau
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 Good Neighbor Authority Bureau, Forestry 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. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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. This timber sale is a State of Montana Timber Sale on Forest Service Land and is being performed under the Good Neighbor Authority. Potential Purchasers should be aware that this is a partnership, between the Montana DNRC and the US Forest Service, to increase the pace and Scale of forest restoration on National Forest System Lands. Considering Good Neighbor Authority is a high priority of both agencies, and it has a high degree of public interest, the purchaser should expect increased DNRC, Forest Service, and public attention on this timber sale. The DNRC and Forest Service may wish to have public or media tours of this timber sale and we will encourage active involvement by the timber sale purchaser and their contractors.
2. Under the Good Neighbor Authority all NEPA mitigations and Forest Plan requirements must be adhered to. Specific mitigations to do so are written into the contract. The DNRC encourages potential purchasers to familiarize themselves with these mitigations prior to bidding.
3. Unlike DNRC Trust Lands Timber Sales, no Forest Improvement Fees will be charged.
4. Unlike Forest Service Timber Sales, all deposits such as KV, BD, and Road Deposits are included in the stumpage value and accounted for between the DNRC and Forest Service.
5. The GNA Pipe Dream Timber Sale was cruised and compiled using DNRC procedures and computer programs.
6. LOG BRANDING: This contract is subject to the Forest Resources Conservation and Shortage Relief Act of 1990, as amended (16 USC 620, et seq.). The Purchaser must comply with log branding and accounting rules in Attachment E.
7. The GNA Pipe Dream Timber Sale is located just north of Libby, MT. Please see Attachment A. pg 1 – 3 for further information on sale location.
8. The 567D Road is gated at its intersection with Pipe Creek Road. This road is closed with a combination lock, code **2-7-1-1**.
9. The GNA Pipe Dream Timber Sale will require the harvest and removal of ponderosa pine sawlogs, with an estimated pine volume of 2,249 MBF (54% of total cruised cut volume). Due to current markets for ponderosa pine and different manufactured log delivery locations, the GNA Pipe Dream Timber Sale will require two separate bid prices per ton (\$/ton) for **Sawlogs (all species except ponderosa pine) and Ponderosa Pine Sawlogs.**
10. The Purchaser **is required to cut, skid and dispose of Other Material (placed in landing pile at a minimum)** that does not meet Sawlog Manufacturing and Recovery Standards in Table 2 of GNA Pipe Dream Contract. **HAULING OF OTHER MATERIAL IS NOT REQUIRED.** The Purchaser may elect to remove Other Material as approved by the Forest Officer. Such products shall be billed at the rate for Other Material shown in Table 1 of GNA Pipe Dream Contract.
11. The GNA Pipe Dream Timber Sale will require re-opening and improving (2) existing highway approaches, constructing (3) new temporary approaches off paved county road systems (2 will require ditch relief culvert installations), in-haul of 30 yards 1 ½” minus gravel, 20 yards large angular boulders, installation of (2) new temporary adjustable gates. Please see the Attachment B: GNA Pipe Dream Timber Sale Road Package for full details and contract specifications.
12. Overhead Flathead Electric Cooperative and Bonneville Power Administration power lines, buried power lines, buried phone lines, etc. exist in the sale area. See GNA Pipe Dream Timber Sale Contract Section VI.G. 2 and Attachment K: BPA – Guidelines for Logging for further details on purchaser responsibilities.
13. All harvest units are **OPERATOR SELECT LEAVE TREES BASED UPON DESCRIPTION** as described in the GNA Pipe Dream Timber Sale Contract.
14. Units 301, 521, & 526 are low sawlog volume units that have a large component of Post-&-Rail material (not estimated).
15. Units 37-2, 301, 531, 532, & 551 require mandatory Cut-to-Length (CTL) harvest systems, for **221.1 acres** in total. Specific S.O.R.s for CTL apply. All other harvest units are whole-tree skidding w/ the option for the Purchaser to use CTL instead. If CTL is selected, S.O.R. #5 for cut-to-length will then apply. (See *GNA Pipe Dream Timber Sale Contract* for further details).
16. Yarding distances of up to 2,700 feet are required in units 506, 507, 527, & 531.
17. All slash generated in CTL harvested units is required to remain in place for a minimum of one year for nutrient recycling. After one year, timeline specifications for disposal then apply, as described in the GNA Pipe Dream Timber Sale Contract Section VII. G.
18. Variations of promoting existing advanced regeneration, full slashing regeneration, felling damaged residuals (FDR), and mechanical piling exist in all units. Slashing – Light (221.2 ac - \$22,120.00), Slashing – Moderate (252.4 ac - \$45,432.00), Slashing – Heavy (107.5 ac - \$25,800.00), FDR (53.9 ac - \$2,425.00), Excavator Pile – Moderate (324.2 ac - \$64,840.00), Excavator Pile – Light (151.8 ac - \$22,770.00), Landing Pile Clean-Up - \$720.00) The State has appraised these costs for a total of **\$184,107.50** (See *GNA Pipe Dream Timber Sale Contract* for further details on unit specific Purchaser-Do Requirements).
19. For all questions or request of georeferenced pdf maps, please contact Jeremy Akin at (406) 291-3691 or Jeremy.Akin@mt.gov
20. **UPCOMING TIMBER SALE:** A second timber sale in this area, the GNA Pine-ing Away Timber Sale, is anticipated to be out for bid fall 2026. For additional information on this, please contact Jeremy Akin using the phone number / email address found above.

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

GNA Pipe Dream												
Timber Sale Cruise Data												
SPECIES	PP	DF	WL	LP	ES	GF	RC	AF	WP	WH	Dead	TOTAL or AVE
Minimum Bid per ton												
Pounds per cubic foot	62.0	61.7	58.3	56.0								
Estimated CF	472786.6	312559.6	75187.9	73047.5								933,582 CF
Estimated CF of non-sawlog material	2468.3	2624.8	385.3	12400.2								17,879 CF
Estimated tons of sawlogs	13945	8615	1953	1896								26,409 tons
Estimated tons of non-sawlog material	73	72	10	324								479 tons
Gross MBF	2364	1523	392	222								4,501 MBF
% Cull and Breakage	4.9	10.6	11.3	7.4								7.5%
Net MBF	2249	1361	348	205								4,163 MBF
Average logs per MBF	13.8	16.8	16.1	50.4								16.8 logs/MBF
Average DBH	15.6	14.6	15.2	7.3								12.3 in.
Average tons to cut per acre	=====											38 tons/ac
Average MBF to cut per acre	=====											6.0 MBF/ac
Total Average TPA Cut	=====											60
Calculated Sampling Error: Total cruised volume will fall between	3,777 and 4,548 Net MBF in 9 out of 10 cruises											9.3%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	26,409 estimated tons / 4,163 Net MBF											6.34 tons/MBF

Contract Information	
Contract Termination Date:	11/30/2029
Operating Period:	Operations may occur as soil conditions allow (Section VII.L.1 & 2) or as directed by the Forest Officer.

Logging Information	
% of volume logged by clearcut or seed tree cut	10%
% of volume logged with tractors	68%
% of volume logged by skyline	0%
% of volume logged by cut-to-length	32%
Yarding distance tractor (average)	1000 ft.
Yarding distance skyline (average)	0 ft.

Road development and maintenance fees and estimates	
Estimated road development cost total	\$53,861
Estimated road development cost per ton	\$2.04/ton
Estimated road development cost perMBF	\$12.94/MBF
Estimated Purchaser-do road maintenance cost total	\$5,884
Estimated Purchaser-do road maintenance cost per ton	\$0.22/ton

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Yarding distance other system (specify)	1000 ft.
Estimated haul distance (paved - <i>all other species</i>)	50.0 miles
Estimated haul distance (paved - <i>PP only</i>)	100.0 miles
Estimated haul distance (unpaved)	1.0 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$0.00/MBF
Forest Improvement fee per ton	\$0.00/ton
Forest Improvement fee estimated total	\$0.00
Forest Improvement fee quarterly installment	\$0.00
Estimated Purchaser-do FI total \$	\$0
Estimated Purchaser-do FI per ton	\$0.00/ton
Estimated Purchaser-do slash disposal work total	\$184,107.50
Estimated Purchaser-do slash disposal work per ton	\$6.97/ton

Private road maintenance charges per ton	\$0.00/ton
USFS road maintenance charges per ton	\$0.00/ton
Miles of temporary road construction	2.0 miles
Miles of road reconstruction	0.0 miles
Miles of road with site improvements	0.0 miles
Miles of road reclamation or abandonment	2.0 miles
Miles of road maintenance and blading	1.8 miles

Unit Harvest Volume				
Unit #	Acres	Est. Tons	Est. MBF	Harvest Deadline
37	118	2,946	464	October 31, 2029
301	26	923	145	
325	28	1,031	163	
500	41	1,708	269	
506	89	3,470	547	
507	15	523	82	
521	14	203	32	
526	16	237	37	
527	65	3,065	483	
531	61	3,163	499	
532	107	4,908	774	
551	15	679	107	
707	64	1,627	256	
37-1	25	1,443	227	
37-2	12	483	76	
Total	695 Ac.	26,409 tons	4,163 MBF	

Overrides		
Species	Weight (lbs/ft ³)	Unseen Cull & Breakage
Sub-Alpine Fir		
Douglas Fir		
Engelmann Spruce		
Grand Fir		
Lodgepole Pine		
Ponderosa Pine		
Western Red Cedar		
Western Hemlock		
Western Larch		
Western White Pine		

Top Size

6

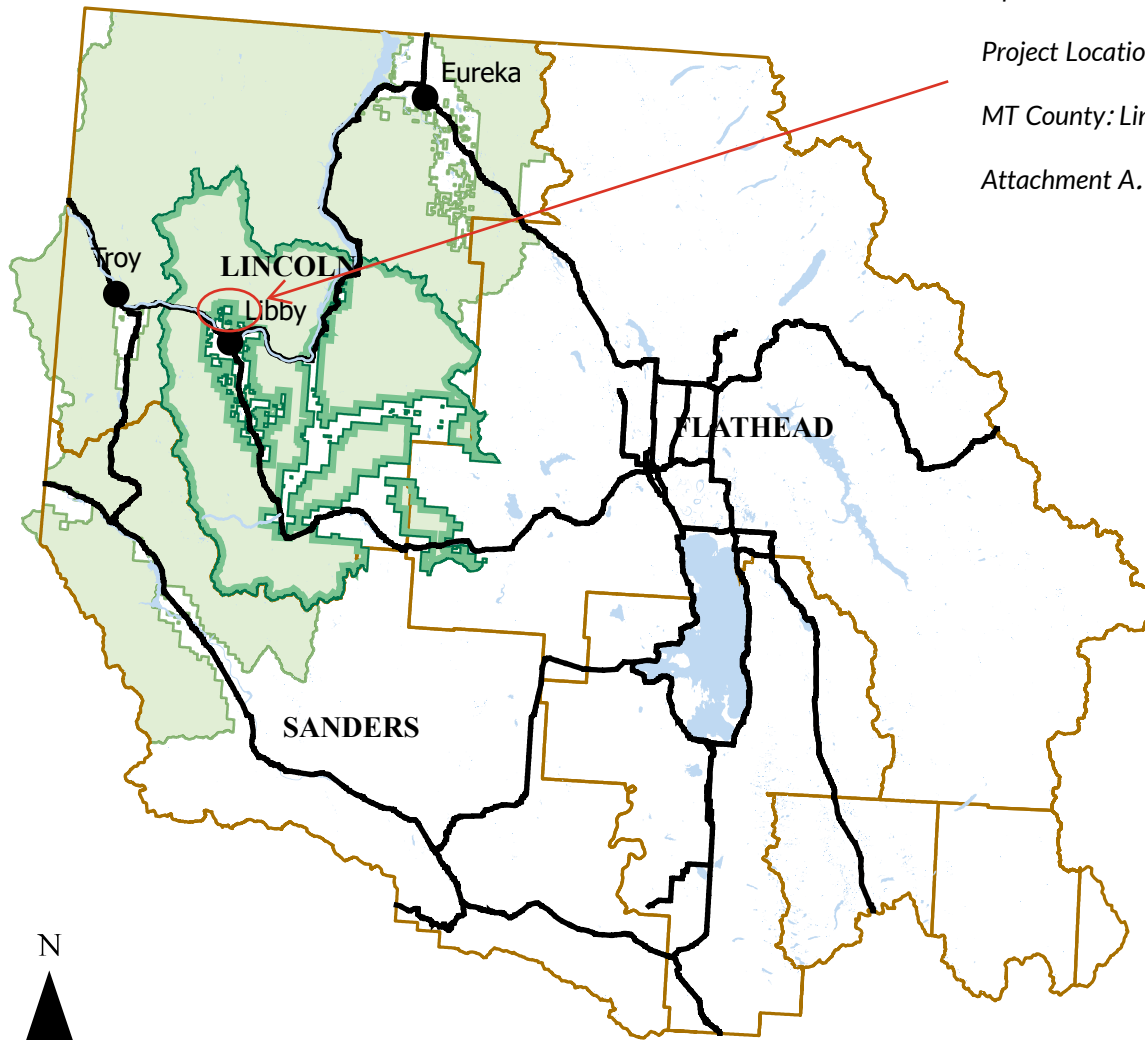
Good Neighbor Authority Vicinity Map Libby District

Pipe Dream Timber Sale

Project Location: Approximately 1 mile north of Libby,

MT County: Lincoln

Attachment A. Pg. 1 of 3

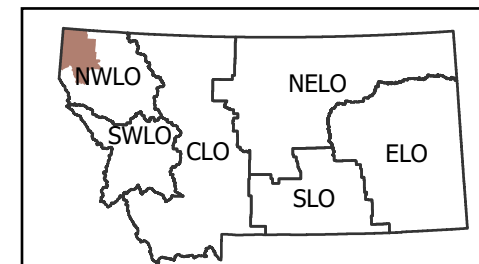


- Towns
- Major Roads
- Streams
- Water Bodies
- ▭ Libby Ranger District
- ▭ Kootenai National Forest
- ▭ County Lines



0 25 50 Miles

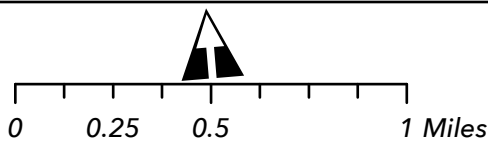
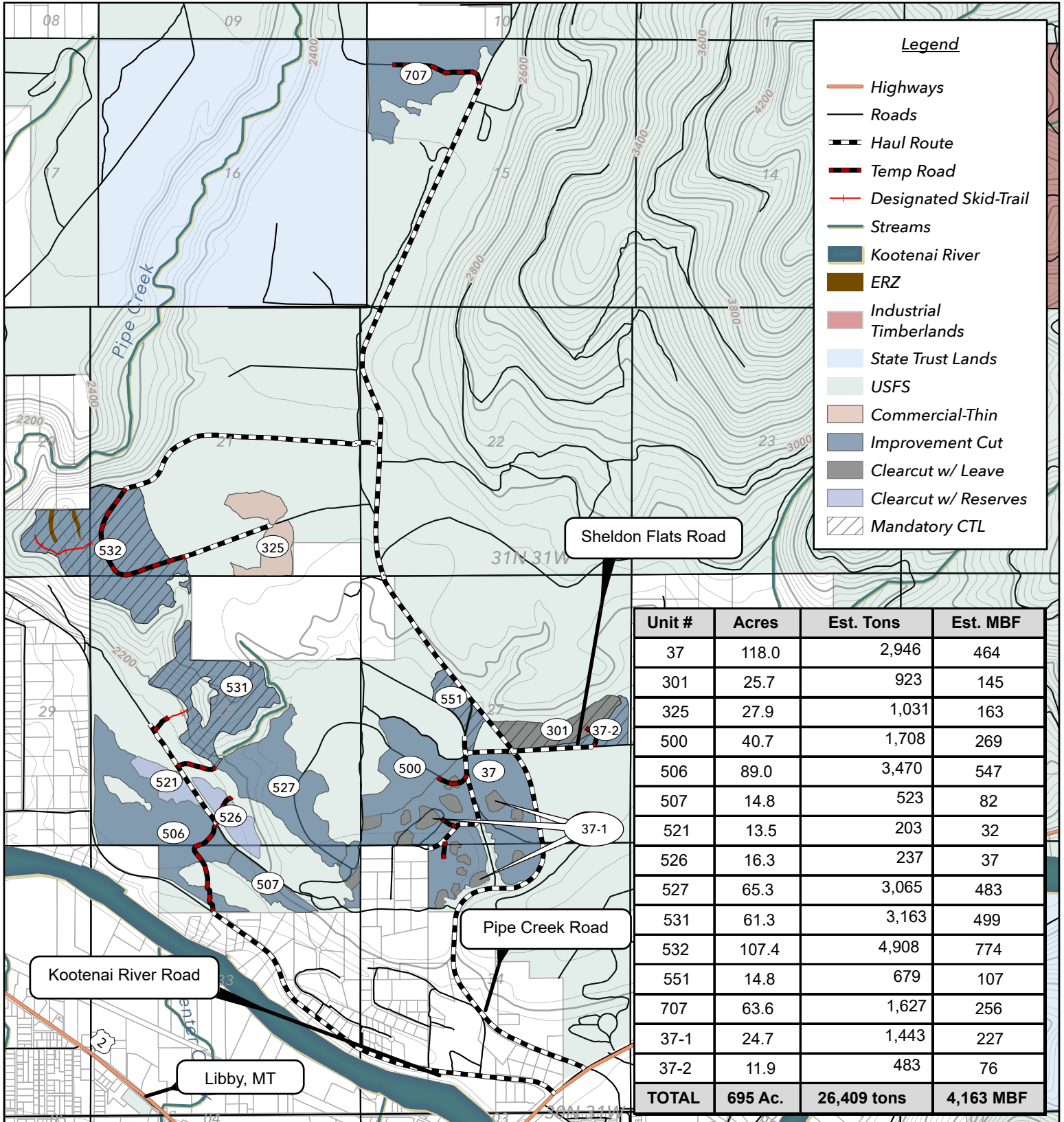
Spatial Reference: NAD 1983 StatePlane Montana



Pipe Dream Timber Sale Map

Sections 15, 20, 21, 27, 28, 33, & 34 T31N R31W

Attachment A. Pg. 2 of 3



Pipe Dream Haul & Roadwork Map

Sections 15, 20, 21, 27, 28, 33, & 34 T31N R31W

Attachment A. Pg 3 of 3

