

NOTICE OF SALE

Department of Natural Resources & Conservation Timber Sale

The Lupfer Loop Timber Sale is located within Sections 27, 28, 34 and 35 of T32N-R23W on the State's Stillwater Unit. Approximately 5,550 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 **December 3, 2024 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 \$6,905.00**, 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 November 18, 2024, 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 (406-542-4300).

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

Timber Sale Name: Lupfer Loop			
For specific sale information, contact: Les Thomas			
Phone	406-881-2371	Stillwater	Unit Office
For copies of the Timber Sale Contract and bid forms, contact:			
Phone	406-542-4300	Forest Management Bureau	DNRC Missoula Office
Phone	406-751-2257	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. Access Info: Sale is located off Highway 93 about 12 miles north of Whitefish, MT. Take Lupfer Road (County) across railroad tracks to Lupfer Loop Road on the left and go north about 0.8 miles to Lupfer Crossover Road on the right. Units 1 and 2 are located off the Lupfer Crossover Road and Units 1 & 2 Access Road. Units 3 and 4 are located 0.73 miles further north up the Lupfer Loop Road and 0.5 miles up the Units 3 & 4 Access Road.
2. Units 1 & 2 are required to be logged under dry, snowy, or frozen conditions. Units 1 & 2 also are required to be logged first, due to prevalence of insect, disease, and weather damage to these stands.
3. Access to Unit 1 is blocked by a tank-trap style earthen barrier and will need to be filled in before harvesting operations.
4. Unit 2 has **Equipment Restriction Zones** (ERZs) and **Wetland Management Zones** (WMZs). These areas must be harvested under dry, snowy, or frozen conditions.
5. Unit 2 ERZs/WMZs must be crossed only at designated locations approved by Forest Officer (See **Attachment A: Lupfer Loop Timber Sale Units 1 & 2 Harvest Detail Map**). If designated crossing locations are used a Cross-Laminated Timber (CLT) bridge or corduroy crossing will be required. A CLT bridge is available at the Stillwater Unit boneyard. Pickup, installation, removal, and return is required by the Purchaser at the expense of the Purchaser. One CLT (12'w X 20'L) is available for use and a second CLT (15.5'w X 20'L) MAY be available for use by Purchaser. Pre-trailing is also required.
6. Unit 2: Hand-felling is required for any trees not marked to leave in ERZs/WMZs that cannot be reached by equipment.
7. Hand-felling may be required in area on Unit 2 and Unit 4 (**see Lupfer Loop Timber Sale Units 1 & 2 Harvest Detail Map and 3 & 4 Harvest Detail Map**).
8. WMZs require protection of submerchantable trees and brush as much as practicable.
9. Lupfer Loop Timber Sale Units 3 & 4 Harvest Detail Map shows a tractor skidding slope break in the southern portion of Unit 4. This slope break indicates edge of slope that is too steep (45%+) to skid up, though clipping down will be allowed. The only potential skid trail out of the bottom southeast corner of the unit is shown on the map. This skid trail is 28% for less than 100 feet before mellowing out; bottom of unit is flattish and will allow equipment to get a run at the steep part of the trail.
10. Both Unit 2 and Unit 4 have existing skid trails outside the unit that may be utilized. (**see Lupfer Loop Timber Sale Units 1 & 2 Harvest Detail Map and 3 & 4 Harvest Detail Map**) Trails must be rehabilitated as required by Forest Officer.
11. Access to Unit 4 requires installation of an 18-inch diameter by 27 foot long Corrugated Metal Pipe (CMP) at STA 29+10. Location is an ephemeral draw. CMP must be purchased, transported and installed by Purchaser. CMP must be removed after Forest Officer approves unit closeout at end of project.
12. Purchaser must purchase, transport, and install 18-inch diameter by 30-foot-long CMP at STA 34+35 of Lupfer Loop Road.
13. Landings will be kept to a minimum number and size. Locations must be pre-approved by Forest Officer.
14. Existing skid-trails will be used as much as possible. Some potential skid trails have been identified on the maps. New skid trails shall be kept to a minimum, be at least 60 feet apart, and be approved by Forest Officer.

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Lupfer Loop												
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												\$24.88
Pounds per cubic foot		61.7	58.3	56.0	57.0			55.0			40.0	
Estimated tons of sawlogs		3391	1612	117	209			27			194	5,550 tons
Estimated tons of non-sawlog material		27	10	7	3			0			1	49 tons
Gross MBF		586	336	18	37			5			67	1,049 MBF
% Cull and Breakage		10.7	14.1	9.1	11.9			15.0			31.8	13.2%
Net MBF		523	289	16	33			5			46	911 MBF
Average logs per MBF		19.4	18.7	38.8	28.3			25.5			21.7	20.0 logs/MBF
Average DBH		14.7	14.4	9.0	12.0			13.0			16.4	14.2 in.
Average tons to cut per acre												45 tons/ac
Average MBF to cut per acre												7.4 MBF/ac
Total Average TPA Cut												59
Calculated Sampling Error: Total cruised volume will fall between	786 and 1,036 Net MBF in 9 out of 10 cruises											13.8%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	5,550 estimated tons / 911 Net MBF											6.09 tons/MBF

Contract Information	
Contract Termination Date:	11/1/2025
Operating Period:	June 16 - March 31 as soil conditions allow (Section VII. L.1&2)

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Logging Information	
% of volume logged by clearcut or seed tree cut	100%
% of volume logged with tractors	100%
% of volume logged by skyline	00%
% of volume logged by other system (specify)	00%
Yarding distance tractor (average)	938 ft.
Yarding distance skyline (average)	0 ft.
Yarding distance other system (specify)	0 ft.
Estimated haul distance (paved)	18.7 miles
Estimated haul distance (unpaved)	2.1 miles

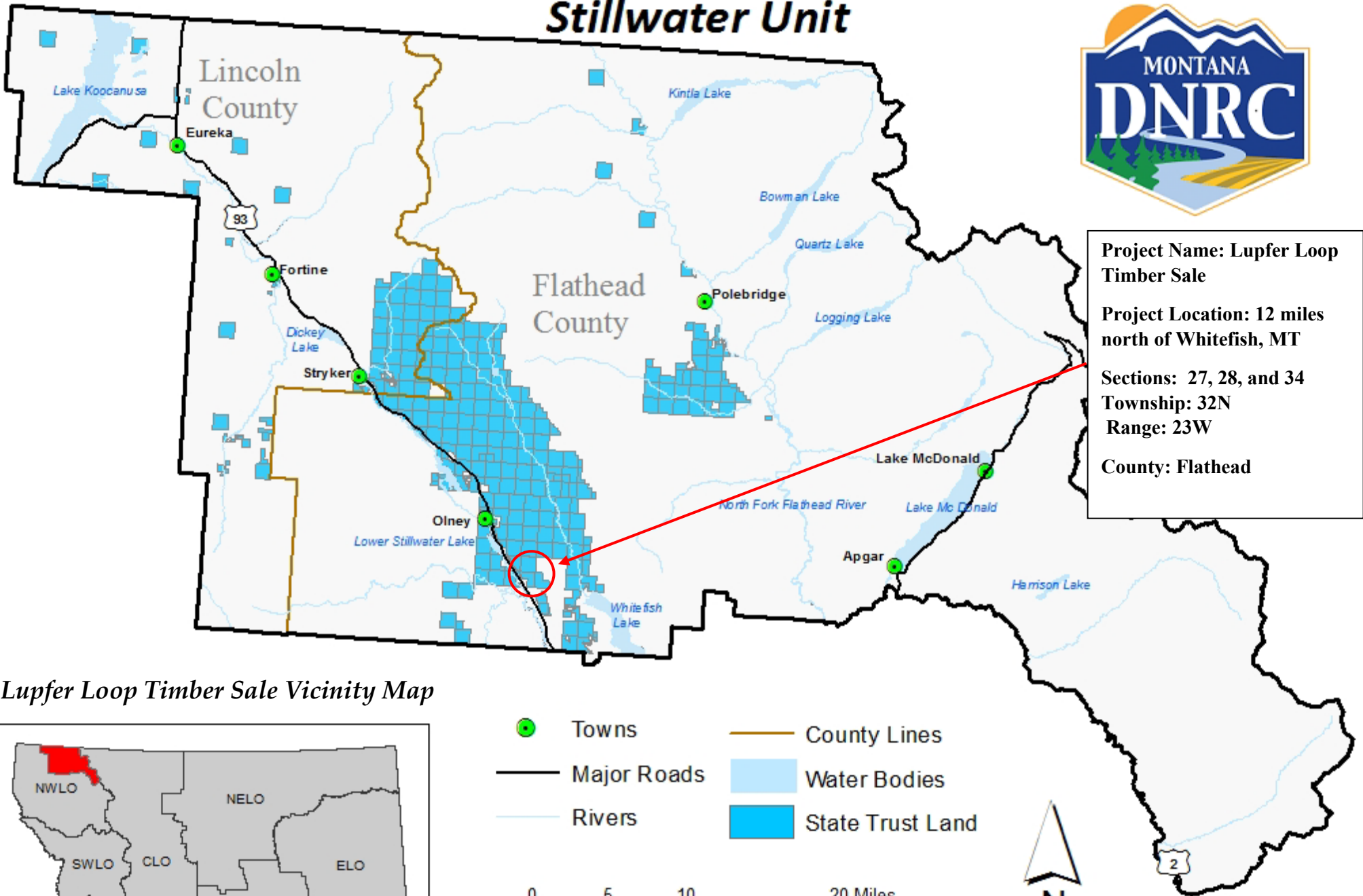
Purchaser fees and estimated costs	
Forest Improvement fee per MBF	\$26.60/MBF
Forest Improvement fee per ton - charged on non-Morrill tons only, estimated 4,162 tons	\$4.37/ton
Forest Improvement fee estimated total	\$18,187.94
Forest Improvement fee quarterly installment	\$3,031.32
Estimated Purchaser-do FI total \$	\$0
Estimated Purchaser-do slash disposal work total	\$0.00

Road development and maintenance fees and estimates	
Estimated road development cost total	\$17,263
Estimated road development cost per ton	\$3.11/ton
Estimated road development cost perMBF	\$18.95/MBF
Estimated Purchaser-do road maintenance cost total	\$2,719
Estimated Purchaser-do road maintenance cost per ton	\$0.49/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	4.4 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
Cutting Unit 1	28	1372	225	March 30, 2025
Cutting Unit 2	68	2790	458	March 30, 2025
Cutting Unit 3	6	376	62	October 1, 2025
Cutting Unit 4	21	1012	166	October 1, 2025
	123 Ac.	5,550 tons	911 MBF	

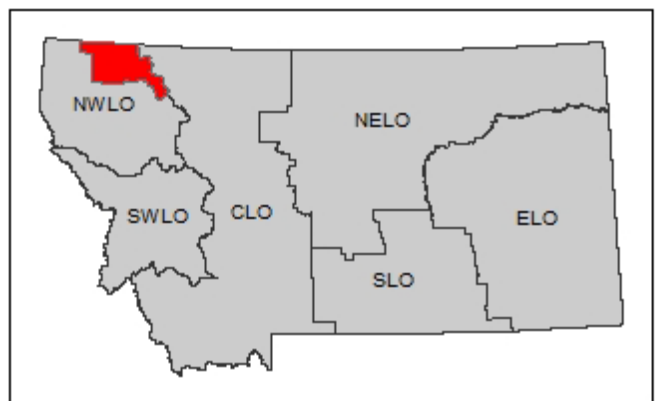
State Trust Land Vicinity Map

Stillwater Unit

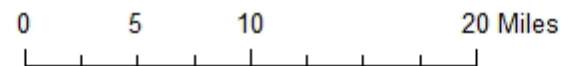


Project Name: Lupfer Loop Timber Sale
Project Location: 12 miles north of Whitefish, MT
Sections: 27, 28, and 34
Township: 32N
Range: 23W
County: Flathead

Lupfer Loop Timber Sale Vicinity Map



- Towns
- Major Roads
- Rivers
- County Lines
- Water Bodies
- State Trust Land



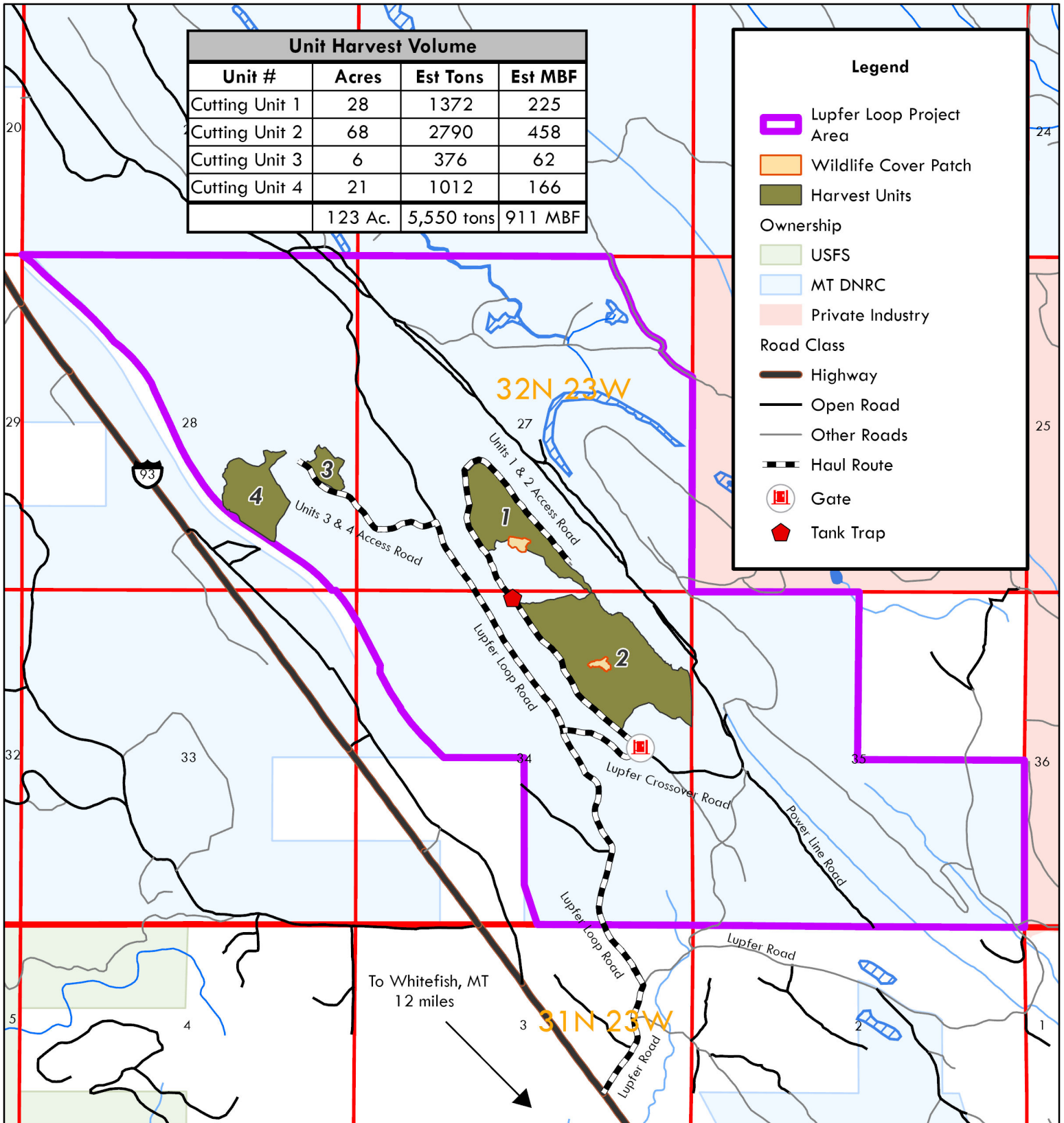
Lupfer Loop Timber Sale Harvest Units & Haul Route Map

Sections 27, 28, 33, 34, 35
T32N R23W

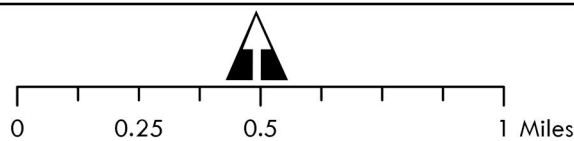
Unit Harvest Volume			
Unit #	Acres	Est Tons	Est MBF
Cutting Unit 1	28	1372	225
Cutting Unit 2	68	2790	458
Cutting Unit 3	6	376	62
Cutting Unit 4	21	1012	166
	123 Ac.	5,550 tons	911 MBF

Legend

- Lupfer Loop Project Area
- Wildlife Cover Patch
- Harvest Units
- Ownership**
 - USFS
 - MT DNRC
 - Private Industry
- Road Class**
 - Highway
 - Open Road
 - Other Roads
 - Haul Route
- Gate
- Tank Trap



July 12, 2024

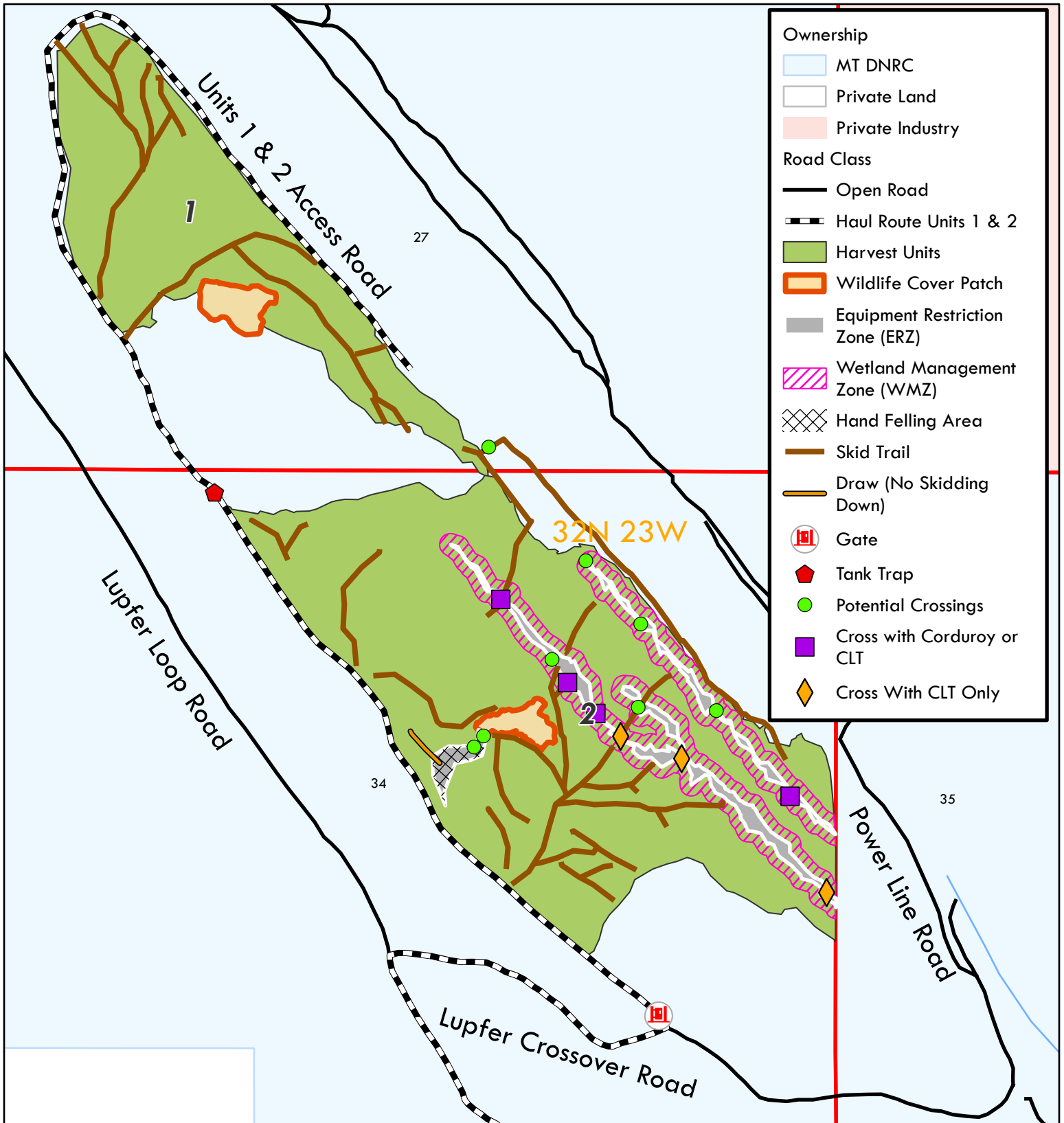


Les H. Thomas



Lupfer Loop Timber Sale Units 1 & 2 Harvest Detail Map

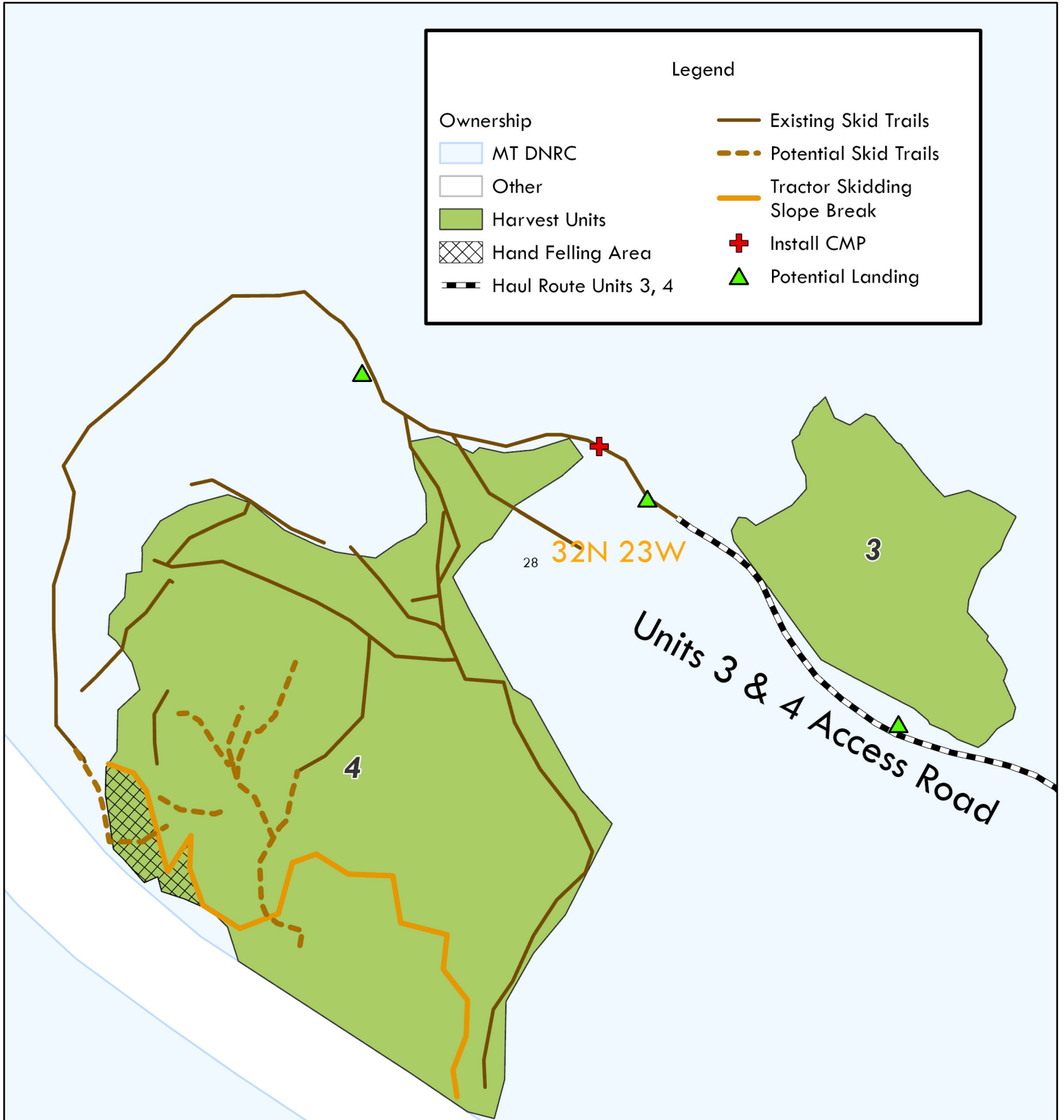
Sections 27, 34, 35
T32N R23W



- Ownership**
- MT DNRC
 - Private Land
 - Private Industry
- Road Class**
- Open Road
 - Haul Route Units 1 & 2
- Harvest Units**
- Harvest Units
 - Wildlife Cover Patch
 - Equipment Restriction Zone (ERZ)
 - Wetland Management Zone (WMZ)
 - Hand Felling Area
- Skid Trail**
- Skid Trail
 - Draw (No Skidding Down)
- Other Features**
- Gate
 - Tank Trap
 - Potential Crossings
 - Cross with Corduroy or CLT
 - Cross With CLT Only

Lupfer Loop Timber Sale Units 3 & 4 Harvest Detail Map

Section 28
T32N R23W



July 12, 2024



Les H. Thomas

