

## NOTICE OF SALE

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

The In-pa-ah Timber Sale is located within Sections 3, 4, 5, 7, 8, 9, and 10 of T23N-R17W in the State's Swan River State Forest. Approximately 23,359 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 9, 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 \$19,910.75**, 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 September 15, 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 (406-542-4300).

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: In-pa-ah (Salish origin meaning “Burned Over Ground”)			
For specific sale information, contact:			
Phone	406-837-8105	Sam McFarland	Unit Office Swan
	406-837-8107	Josh Reed	
For copies of the Timber Sale Contract and bid forms, contact:			
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 In-pa-ah Timber Sale consists of 12 units (737 acres).**

- a. All units within this sale are ground based units.
  - i. 03-12 (115 acres, ground-based yarding 446 MBF)
  - ii. 04-02 (181 acres, ground-based yarding 691 MBF)
  - iii. 08-25 (22 acres, ground-based yarding 88 MBF)
  - iv. 08-26 (13 acres, ground-based yarding 70 MBF)
  - v. 08-27 (40 acres, ground-based yarding 179 MBF)
  - vi. 08-28 (14 acres, ground-based yarding 78 MBF)
  - vii. 08-29 (31 acres, ground-based yarding 226 MBF)
  - viii. 08-30 (50 acres, ground-based yarding 291 MBF)
  - ix. 08-31 (115 acres, ground-based yarding 666 MBF)
  - x. 08-32 (15 acres, ground-based yarding 89 MBF)
  - xi. 10-01 (103 acres, ground-based yarding 418 MBF)
  - xii. 10-02 (38 acres, ground-based yarding 86 MBF)

**2. The In-pa-ah Timber Sale road package includes:**

- a. Approximately 16.8 miles of road maintenance including grass seeding, weed spraying, BMP improvements and initial, intermediate, and final blading.

**3. Access/Directions**

- a. The In-pa-ah timber sale is located in sections 3, 4, 5, 7, 8, 9, and 10 T23N R17W; northeast of the Swan River State Forest Unit Office.
- b. The In-pa-ah timber sale is accessible from Highway 83 by Center Loop Road at mile marker (MM) 62.2, In-pa-ah Creek Road at MM 61.2, and Goat Creek Road at MM 58.7.
- c. To access units 4-02 and 10-01, continue down Center Loop Road approximately 3.1 miles and Unit 4-02 is on the north side of the road and unit 10-01 is on the south side of the road.
- d. To access units 8-32, 8-30, 8-29, 8-27, and 8-31, continue down In-pa-ah Creek Road approximately 1.5 miles and unit 8-32 is on the south side of the road. At MM 1.6, unit 8-30 is on the south side of the road. At MM 1.8 unit 8-29 is on the north side of the road. At MM 2.2, unit 8-27 is on the north side of the road. At MM 1.9, unit 8-31 is on the south side of the road.
- e. To access units 8-26 and 8-25. Turn north on 27 Road off In-pa-ah Creek Road at MM 1.9. Continue on 27 Road, Unit 8-26 is on the east side of the road at MM 0.4. Unit 8-25 is on the northwest side at the end of the road at MM 0.5.
- f. To access unit 8-28, continue on the In-pa-ah Creek Road until the end of the road where the road intersects with Red Gate Road at MM 2.5. Turn north on Red Gate Road and continue for approximately 0.3 miles. Unit 8-28 will be on the west side of the road.
- g. To access unit 10-02, turn east off Highway 83 onto Goat Creek Road at MM 58.7. Continue on Goat Creek Road approximately 3 miles. Gravel Pit Road is on the north side of the road. Continue on Gravel Pit Road through the gate approximately 0.4 miles. Unit 10-02 is on the north edge of the gravel pit.
- h. To access unit 3-12, continue on Goat Creek Road past Gravel Pit Road until MM 3.7 where Goat Creek Road intersects with Goat Soup Cut-Across Road. Turn north onto Goat Soup Cut-Across Road and continue approximately 1.0 miles and unit 3-12 is on the west side of the road.

- i. See attached sale and haul route map with notice of sale.
- j. Gate keys are required to access In-pa-ah Creek Road, Wolf Road, Spur 3-12, and Gravel Pit Road. Gate keys are available at the Swan River State Forest Office (34925 MT HWY 83, Swan Lake MT).

**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**

In-pa-ah (Salish origin meaning "Burned Over Ground")												
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	\$5.42											\$17.85 except PP
Pounds per cubic foot	62.0	61.7	58.3	56.0	57.0	60.0	44.0	55.0			40.0	
Estimated tons of sawlogs	2083	7858	3220	6061	1387	2948	10	92			0	23,659 tons
Estimated tons of non-sawlog material	35	153	49	247	26	86	1	5			0	602 tons
Gross MBF	275	1136	644	920	214	526	2	14			0	3,731 MBF
% Cull and Breakage	1.6	7.8	11.3	8.5	7.2	26.9	20.0	15.1			0.0	10.8%
Net MBF	270	1047	571	842	199	384	1	12			0	3,328 MBF
Average logs per MBF	26.2	25.2	15.9	32.0	25.0	34.2	73.7	35.6			0.0	26.5 logs/MBF
Average DBH	11.8	11.7	12.5	9.9	11.8	10.8	9.0	9.2			0.0	11.0 in.
Average tons to cut per acre												32 tons/ac
Average MBF to cut per acre												4.5 MBF/ac
Total Average TPA Cut												79
Calculated Sampling Error: Total cruised volume will fall between			3,105 and 3,551 Net MBF in 9 out of 10 cruises									6.7%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	23,659 estimated tons / 3,328 Net MBF											7.11 tons/MBF

Contract Information	
Contract Termination Date:	October 31, 2029
Operating Period:	Nov 16, 2025 - Mar 31, 2026; Nov 16, 2026 - Mar 31, 2027; June 16, 2027 - Mar 31, 2028; June 16, 2028 - Mar 31, 2029; June 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	13%
% of volume logged with tractors	100%
% of volume logged by skyline	00%
% of volume logged by other system (specify)	00%
Yarding distance tractor (average)	500 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)	3.0 miles

Purchaser fees and estimated costs	
Forest Improvement fee perMBF	\$26.60/MBF
Forest Improvement fee per ton	\$3.74/ton
Forest Improvement fee estimated total	\$88,484.66
Forest Improvement fee quarterly installment	\$14,747.44
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	\$13,525
Estimated road development cost per ton	\$0.57/ton
Estimated road development cost perMBF	\$4.06/MBF
Estimated Purchaser-do road maintenance cost total	\$23,868
Estimated Purchaser-do road maintenance cost per ton	\$1.01/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	16.8 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
3-12	115	3169	446	Sept. 1, 2029
4-02	181	4913	691	Sept. 1, 2029
08-25	22	625	88	Sept. 1, 2029
08-26	13	496	70	Sept. 1, 2029
08-27	40	1273	179	Sept. 1, 2029
08-28	14	554	78	Sept. 1, 2029
08-29	31	1607	226	Sept. 1, 2029
08-30	50	2072	291	Sept. 1, 2029
08-31	115	4736	666	Sept. 1, 2029
08-32	15	636	89	Sept. 1, 2029
10-01	103	2969	418	Sept. 1, 2029
10-02	38	609	86	Sept. 1, 2029
	737 Ac.	23,659 tons	3,328 MBF	

# State Trust Land Vicinity Map

## Swan Unit

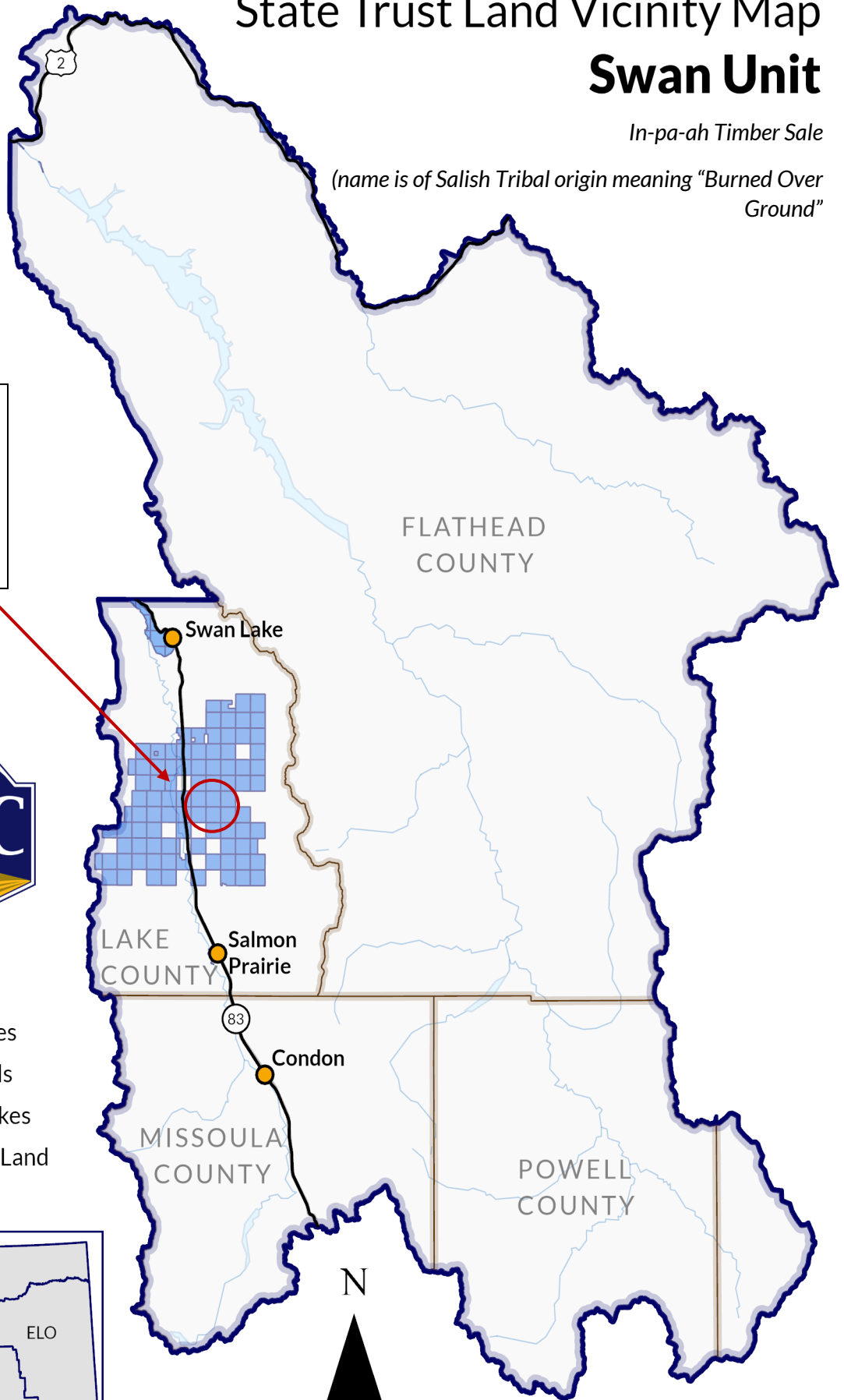
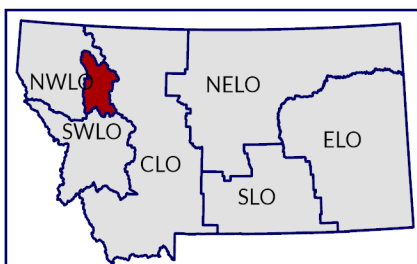
*In-pa-ah Timber Sale*

*(name is of Salish Tribal origin meaning "Burned Over Ground")*

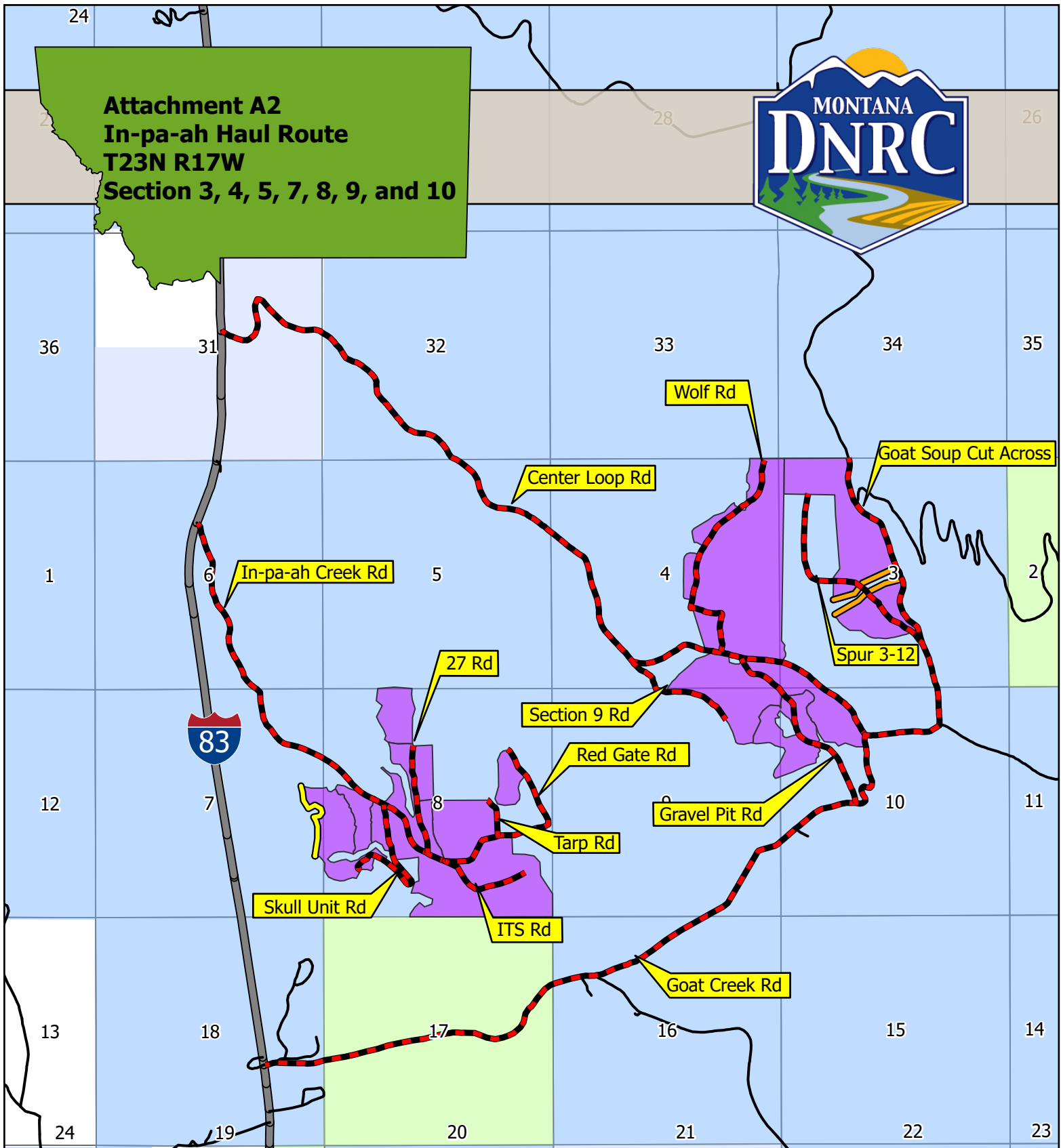
Sections: 3, 4, 5, 7,  
8, 9, & 10  
Township: 23N  
Range: 17W  
County: Lake



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

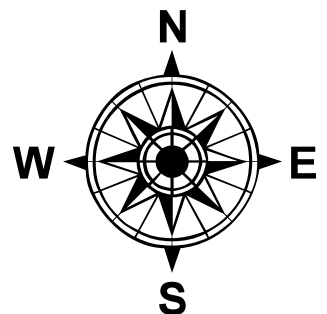


**Attachment A2**  
**In-pa-ah Haul Route**  
**T23N R17W**  
**Section 3, 4, 5, 7, 8, 9, and 10**



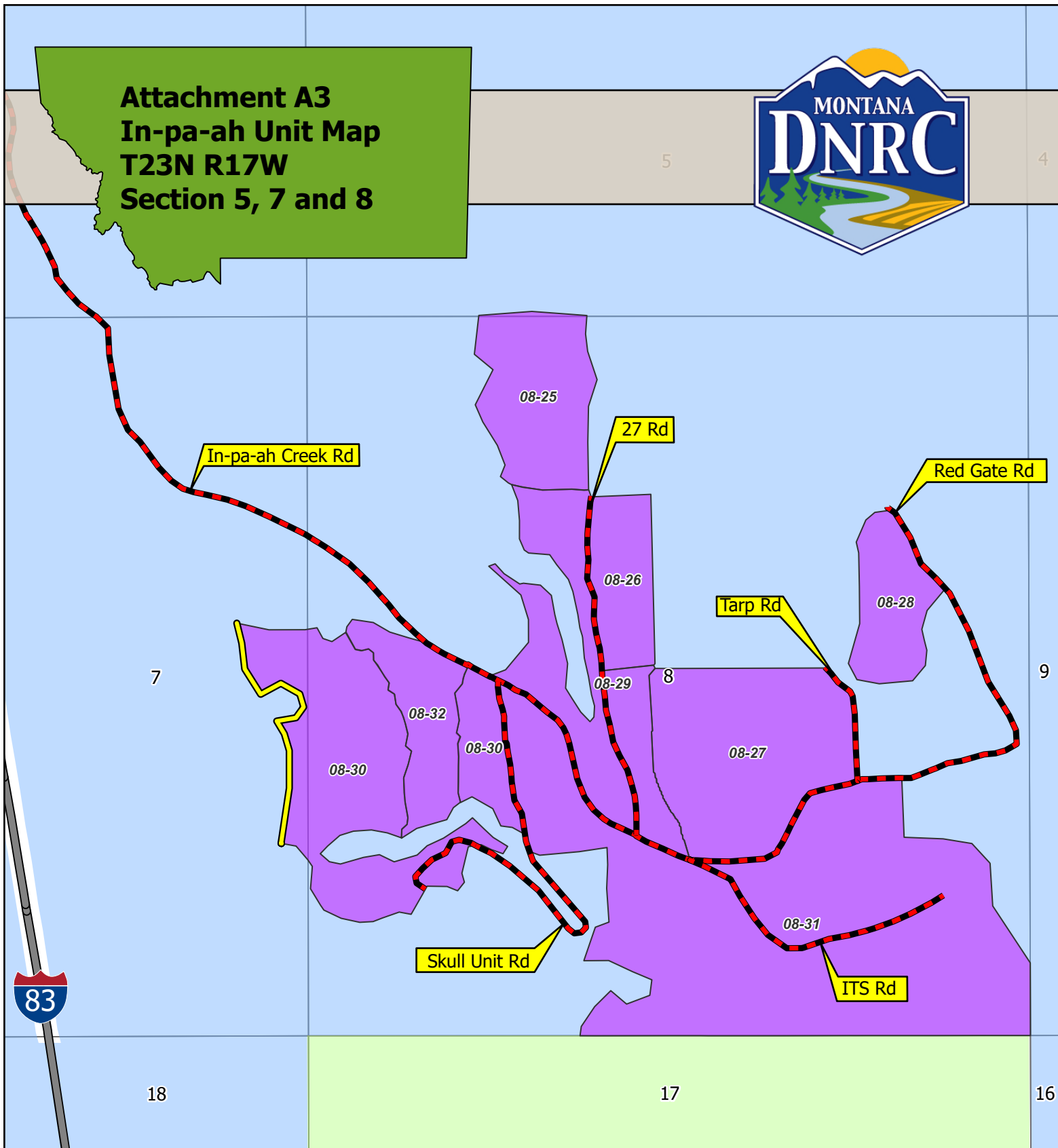
- Cutting Unit
- Haul Route
- HIGHWAY
- OPEN
- SMZ

- RMZ
- MT DNRC
- MT FWP
- USFS



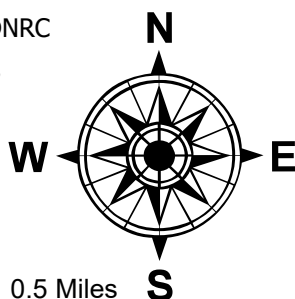


**Attachment A3  
In-pa-ah Unit Map  
T23N R17W  
Section 5, 7 and 8**



- Cutting Unit
- Haul Route
- HIGHWAY
- RMZ

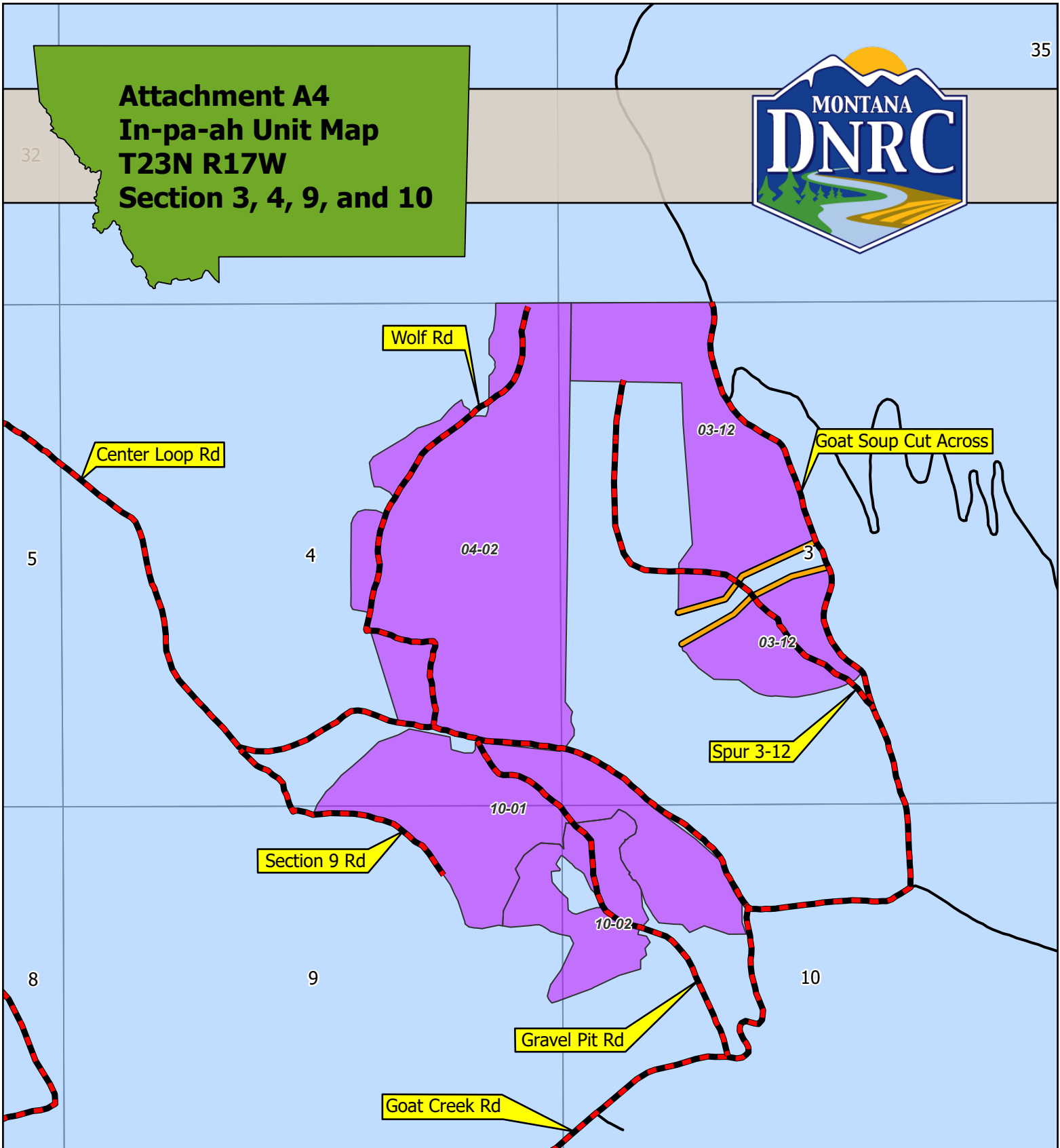
- MT DNRC
- USFS



0 0.13 0.25 0.5 Miles

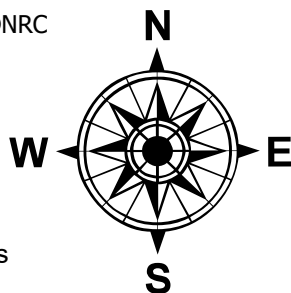
Unit #	Rx	Acres	Est Tons	Est MBF
08-25	Commercial Thin	22.13	625	88
08-26	Commercial Thin	12.87	496	70
08-27	Commercial Thin	39.60	1273	179
08-28	Commercial Thin	13.53	554	78
08-29	Shelterwood	31.15	1607	226
08-30	Individual Tree Selection	49.91	2072	291
08-31	Individual Tree Selection	115.41	4736	666
08-32	Old Growth Maintenance	14.85	636	89

**Attachment A4  
In-pa-ah Unit Map  
T23N R17W  
Section 3, 4, 9, and 10**



- CuttingUnit
- Haul Route
- SMZ
- OPEN

- MT DNRC
- USFS



0 0.13 0.25 0.5 Miles

Unit #	Rx	Acres	Est Tons	Est MBF
3-12	Individual Tree Selection	114.95	3169	446
4-02	Commercial Thin	181.44	4913	691
10-01	Seed Tree	102.52	2969	418
10-02	Commercial Thin	38.28	609	86