

NOTICE OF SALE

Department of Natural Resources & Conservation Timber Sale

The Twister Loop Timber Sale is located within Section 28 of T23N-17W on the State's Swan Unit. Approximately 19,029 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 **January 20, 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 \$15,599.00**, 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: Twister Loop			
For specific sale information, contact:			
Phone	406-837-8105	Sam McFarland	Swan Unit Office
For copies of the Timber Sale Contract and bid forms, contact:			
Phone	406-542-4300	Forest Management Bureau	DNRC Missoula Office
Phone	406-751-2240	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 Twister Loop timber sale road package includes:
 - a. Approximately 6.2 miles of road maintenance including grass seeding; weed spraying; BMP improvements; and initial, intermediate, and final blading.
 - b. Approximately 0.29 miles of new temporary road construction and obliteration.
2. Gate keys are required to access New Squeezer Loop Road and are available at the Swan River State Forest Office located at 34925 MT HWY 83, Swan Lake MT.
3. Harvest and hauling operational periods:
 - Contract execution - March 31, 2026
 - November 16, 2026 - March 31, 2027
 - June 16, 2027 - March 31, 2028
 - June 16, 2028 - March 31, 2029
 - June 16, 2029 - September 1, 2029
 - And when weather and soil conditions allow according to Section VII.L. 1 & 2. Hauling restrictions in Section VII.N. apply.
4. Road maintenance operational period
 - Contract execution - March 31, 2026
 - June 16, 2026 - March 31, 2027
 - June 16, 2027 - March 31, 2028
 - June 16, 2028 - March 31, 2029
 - June 16, 2029 - September 30, 2029
 - And when weather conditions allow for the work to be completed. Hauling restrictions in Section VII.N. apply.

Timber Sale Information Sheet
Montana Department of Natural Resources and Conservation

Twister 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	\$5.77											\$18.03
Pounds per cubic foot	62.0	61.7	58.3	56.0	57.0	60.0					40.0	
Estimated tons of sawlogs	2295	6165	8312	1459	758	40					0	19,029 tons
Estimated tons of non-sawlog material	5	53	42	34	7	1					0	142 tons
Gross MBF	473	1011	1834	247	136	5					0	3,707 MBF
% Cull and Breakage	5.1	7.8	12.4	6.1	10.3	14.0					0.0	9.7%
Net MBF	449	933	1607	231	122	5					0	3,346 MBF
Average logs per MBF	7.1	18.1	11.8	23.8	19.4	40.2					0.0	14.1 logs/MBF
Average DBH	21.6	14.0	16.7	10.9	13.8	10.7					0.0	14.8 in.
Average tons to cut per acre												36 tons/ac
Average MBF to cut per acre												6.3 MBF/ac
Total Average TPA Cut												34
Calculated Sampling Error: Total cruised volume will fall between	3,005 and 3,688 Net MBF in 9 out of 10 cruises											10.2%
Tons Per Thousand Board Feet												
Conversion Factor - Estimated tons hauled per thousand Scribner board feet	19,029 estimated tons / 3,346 Net MBF											5.69 tons/MBF

Contract Information		
Contract Termination Date:	Oct. 31, 2029	
Operating Period:	Contract Execution - Mar 31, 2026; Nov 16, 2026 - Mar 31, 2027; Jun 16, 2027 - Mar 31, 2028; Jun 16, 2028 - Mar 31, 2029; Jun 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	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)	300 ft.
Yarding distance skyline (average)	0 ft.
Yarding distance other system (specify)	0 ft.
Estimated haul distance (paved)	50.0 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	\$4.67/ton
Forest Improvement fee estimated total	\$89,030.20
Forest Improvement fee quarterly installment	\$14,838.33
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	\$9,752
Estimated road development cost per ton	\$0.51/ton
Estimated road development cost perMBF	\$2.91/MBF
Estimated Purchaser-do road maintenance cost total	\$9,314
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	0.2 miles
Miles of road reconstruction	0.0 miles
Miles of road with site improvements	0.0 miles
Miles of road reclamation or abandonment	0.1 miles
Miles of road maintenance and blading	6.1 miles

Unit harvest volume				
Unit #	Acres	Est Tons	Est MBF	Harvest Deadline
28-55	70	2647	465	Sept. 1, 2029
28-56	97	3486	613	Sept. 1, 2029
28-57	165	6161	1084	Sept. 1, 2029
28-58	124	2505	441	Sept. 1, 2029
28-59	46	2402	422	Sept. 1, 2029
28-60	11	684	120	Sept. 1, 2029
28-61	19	1144	201	Sept. 1, 2029
	533 Ac.	19,029 tons	3,346 MBF	

State Trust Land Vicinity Map

Swan Unit

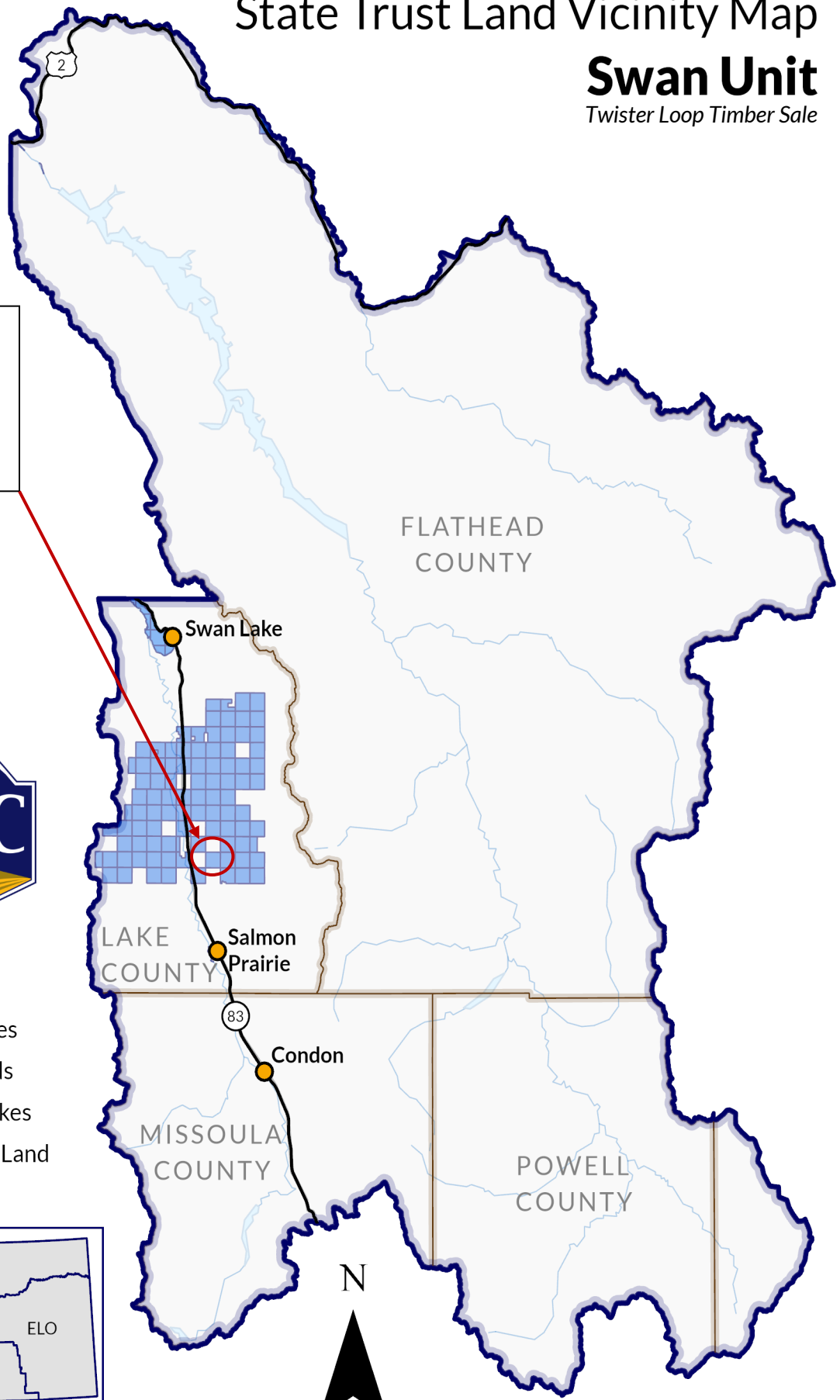
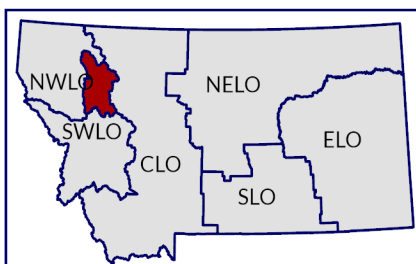
Twister Loop Timber Sale

Section: 28
Township: 23N
Range: 17W

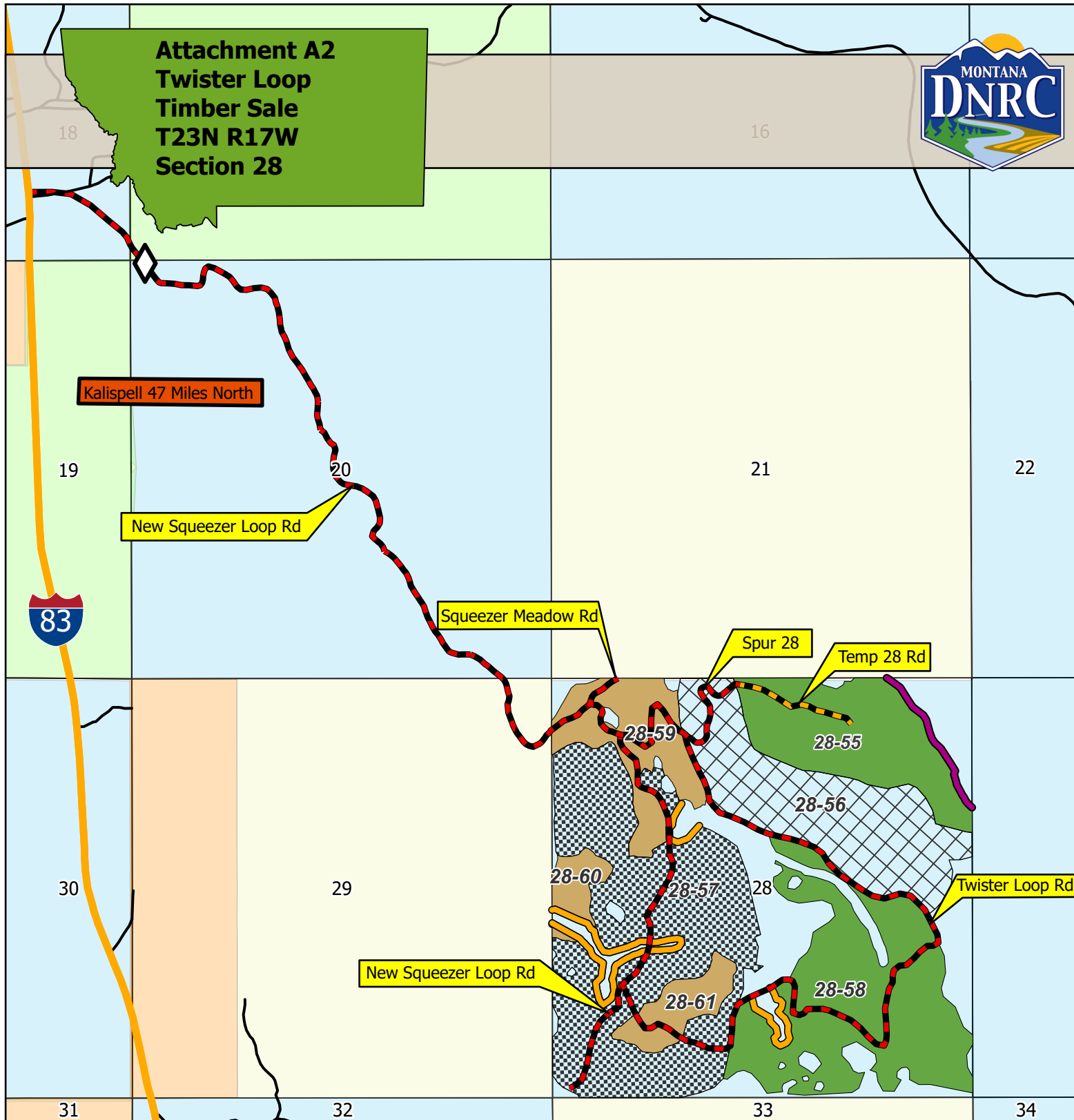
County: Lake



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



**Attachment A2
Twister Loop
Timber Sale
T23N R17W
Section 28**



Legend

Roads

- Haul Route
- Temporary road construction
- Highway
- Gate

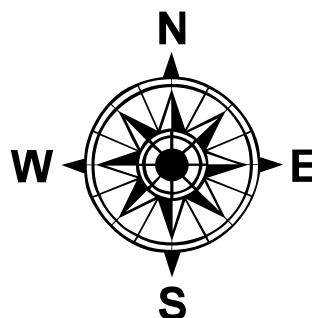
HarvestRx

- Individual Tree Selection
- Old Growth Maintenance
- Overstory Removal
- Shelterwood
- RMZ

SMZ

Ownership

- MT DNRC
- MT FWP
- Private
- USFS



0 0.25 0.5 1 Miles