

Timber Sale Prospectus

_____ **Bid Time** _____ **BID DATE**

This is a prospectus for a lump sum of timber sale to be offered by _____. The sale contract will run from _____. The sale area boundaries are marked with _____ flagging. This includes property lines. Roads, or streams if they are part of the borders and are shown on the attached plat. The purchaser should verify said boundaries.

Sale Location

The sale unit is located in the sample: W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 33 – T14N – R1W in _____ County, Washington.

Owner will receive, on the bid form attached hereto, offers to purchase on a lump sum basis all merchantable timber on the above described area until _____. The successful bidder will be notified before _____. The successful bidder shall execute a lump sum timber sale contract and deliver it to the owner by _____.

Qualifications for Bidding and Payment

Prospective purchasers will submit the attached completed bid form sealed and clearly marked to _____ before the time and date specified above.

A money order, bank draft, certified check, cashier's check, or Guarantee bond payable to _____ in the amount of 10% of the bidder's total bid price must accompany the completed bid form. The timber will be sold on a lump sum cash basis. Purchaser will make payment as follows:

_____ % due at contract signing and _____ % at start of cutting.

The payment will be made to _____ or

The payment will be made to each of the _____ owners. Their names and shares will be supplied later.

Bid deposits of the unsuccessful bidders will be returned following the announcement of the successful bidder.

Owner reserves the right to reject any and all bids and the right to enter or not enter into a contract for the sale of any or all of the timber herein offered for bid with any bidder or other person. In accepting bids, owner is not obligated to accept the highest bid. The successful bidder shall execute a timber sale contract by _____. In the form available for review as hereinafter stated.

The timber sale contract, not this prospectus, will contain the final terms and conditions governing this timber sale between owner and the successful bidder.

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Acres

The area of the sale is approximately _____ acres. The unit acres were determined using photos, or traverse with GPS. Owner does not guarantee acres.

Volumes

Sale has been cruised by Owner. The following are estimates. Owner does not guarantee volumes

<u>Species</u>	<u>Volume</u>	
Hemlock	_____	MBF
Douglas-fir	_____	MBF
Alder	_____	MBF
Cedar	_____	MBF

Age

The stand is _____ years old

Logging

Logging shall be on a clearcut basis using accepted logging practices and in compliance with the approved forest practices permit. **Unit can be shovel logged.**

Purchaser will remove logs, parts of logs or slabs which meet the requirements for the lowest sawmill grade according to the standard log scaling rules and contain 20 board feet of net volume and have a minimum length of 12 feet.

Slash will be scattered to facilitate planting and piled near landings to facilitate planting.

Pull and pile any vine maple clumps.

Taxes

Purchaser will pay all excise taxes imposed on the harvesting of timber.

Access

Reasonable access to and from sale area across owner's land will be granted. The purchaser will be required to perform normal maintenance or repair damage which it causes on all roads, which includes grading and shaping.

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Construction

All road construction will be done by purchaser at their sole risk and expense. Owner makes no warranties as to the conditions of existing roads. All road construction must be approved by owner prior to construction. Proposed roads on map are marked with orange flagging. Minimum of **100 cy/sta.** of ballast on permanent roads. See attached specs. Permanent roads must be left in a condition to allow access with a 2WD pickup, year round and meet WA Dept. Nat. Resources RMAP standards.

Permits

Purchaser will be required to obtain all necessary permits. Owner has secured a Forest Practice Permit which is attached to this prospectus. Purchaser will also be required to secure a hydraulics project approval if necessary and have appropriate warning signs on country road for truck crossing.

Insurance

Purchaser shall obtain and maintain during the term of this agreement the following insurance in amounts not less than stated:

	Comprehensive General Liability	Automobile Liability
Bodily Injury	\$1,000,000/occurrence \$2,000,000 aggregate	\$500,000/occurrence \$1,000,000 aggregate
Property Damage	\$500,000/occurrence	\$500,000/occurrence
Logger's Broadform Property Damage	\$2,000,000	\$1,000,000 com. single limit each accident

Purchaser shall provide proof of such insurance, prior to the commencement of operations covered by this agreement. Seller shall be issued a Certificate of Insurance and be named as additionally insured. Owner must be notified in writing ten days in advance of the cancellation of noted insurance.

Performance Bond

Purchaser shall upon execution of contract shall provide a __% performance bond or use the __% bid deposit as same. Returnable 60 days after termination of contract.

Termination of Contract

Purchaser shall notify seller in person or via letter within 10 days of contract completion. Any questions should be directed to _____.

Sincerely Yours,