

## TIMBER SALE NOTICE

UNITED STATES  
DEPARTMENT OF INTERIOR  
BUREAU OF LAND MANAGEMENT  
Lander Field Office  
1335 Main Street  
Lander, Wyoming 82520

August 15, 2025

NOTICE IS HEREBY GIVEN that the Bureau of Land Management will offer for sale timber as described herein for sealed bids, pursuant to Instructions to Bidders, as stated on Form No. 5440\_9. Sealed bids as hereinafter designated for Cottonwood Park Timber Sale will be received by the Field Office Manager or their representative, Bureau of Land Management, Lander Field Office, 1335 Main Street, Lander, Wyoming, 82520, until 10:00 AM, Mountain Time Wednesday, September 17, 2025, for all timber designated for cutting. Before bids are submitted, full information concerning the timber, the conditions of the sale and submission of bids, including appraised prices per species, should be obtained from the above Field Office. The right is hereby reserved to waive technical effects in this advertisement and to reject any or all bids. The United States reserves the right to waive any informality in bids received whenever such waiver is in the interest of the United States.

Timber designated for cutting on certain Federal lands in Fremont County, Wyoming in the following areas: portions of T27N R91W Sec 3, 4, 6, 10, and T28N R91W Sec 31, 33, 34, and T28N R92W Sec 35. Estimated quantities for the purpose of this sale are 2,543 MBF of Lodgepole pine sawlog and pole material. Award will be based on the highest total bid. Minimum deposit to accompany bid will be \$3,900.00.

THE SUCCESSFUL BIDDER, as a condition of award, will be required to complete and/or sign Form 5450-17, Export Determination.

A PERFORMANCE BOND in an amount not less than 20 percent of the total purchase price, rounded up to the nearest \$100.00, will be required for all contracts of \$2,500 or more, but the amount of the bond shall not be in excess of \$500,000 except when the Purchaser opts to increase the minimum bond as provided in 43 CFR 5487.2. A minimum performance bond of not less than \$500 will be required for all installment contracts less than \$2,500.

LOG EXPORT AND SUBSTITUTION. All timber sales shall be subject to the restrictions relating to the export and substitution of unprocessed timber from the United States in accordance with P.L. 94\_165 and 43 CFR 5400 and 5420, as amended.

ADDITIONAL INFORMATION concerning the timber sale tracts described herein is available at the above Field Office. A copy of the timber sale contract is also available for inspection at the Field Office.

THE VOLUMES LISTED herein are estimates only, based on 16 foot taper breaks, which must be taken into consideration if comparisons are made with volume predictions based on other standards.

INSTALLMENT PAYMENTS may be authorized for sales of \$500 or more. Required installments will be determined by BLM. For sales under \$500,000 installments will not be less than 10% of the total purchase price. For sales of \$500,000 or more, installment payments shall be \$50,000.

Attachments: Form 5440-9 Deposit and Bid for Timber/Vegetative Resource, Timber Sale Prospectus, Example Timber Sale Contract

## TIMBER SALE PROSPECTUS

Cottonwood Park Timber Sale  
Contract Number: WY-050-TS2025-001  
Lump Sum Sale

United States  
Department of the Interior  
Bureau of Land Management  
Lander Field Office  
1335 Main Street  
Lander, Wyoming 82520

The right is hereby reserved to waive technical defects in this supplement

### 1. SALE AND PLACE OF SALE:

Sealed Bid Sale to be held at 10:00 AM, on Wednesday, September 17, 2025, at the Lander BLM Field Office, Lander, Wyoming.

### 2. LOCATION OF TIMBER:

Approximately 15 miles southeast of Jeffrey City, Wyoming on Green Mountain. Refer to the example contract, Section 1 for legal descriptions and Exhibit A for map.

### 3. TIMBER TYPE, VOLUME, APPRAISED VALUE:

<u>Species</u>	<u>Estimated Volume MBF</u>	<u>Appraised Price /MBF</u>	<u>Total Appraised Price</u>
Lodgepole Pine sawtimber and pole	2,543	\$15.00	\$38,145.00
<b>TOTAL</b>	2,543		\$38,145.00

Sale consists of approximately 1,842 mbf of sawlog material (lodgepole pine at least 7" dbh), and approximately 701 mbf post & pole material (lodgepole pine 4" – 6.9" dbh).

Sale is primarily live green material.

### 4. BID INFORMATION:

This timber will be sold by sealed bid. To qualify, a bid must be accompanied by a bid deposit in the form of cash, money order, or cashier's or certified check, in the amount of \$3,900.00. All checks and other remittances to the Bureau are to be made payable to the Department of Interior - Bureau of Land Management. If you are not the apparent high bidder, your deposit will be returned immediately after the sale. If you are the apparent high bidder, your deposit will be retained by BLM as part of the first installment payment.

Enclose bid using Form 5440-9 "Deposit and Bid for Timber" with required bid deposit **in a sealed envelope marked on the outside "Sealed Bid for Timber, 10:00 am September 17, 2025, Cottonwood Park Timber Sale."** Be sure to seal the envelope and mark the outside.

This is a lump sum sale. The quantity of the material for contract administration is determined by a cruise and may be more or less than the actual amount.

Bids may be mailed to the Lander Field Office, 1335 Main Street, Lander WY 82520, or hand delivered, but must be received before 10:00 am on September 10, 2025.

The BLM reserves the right to reject any or all bids.

#### 5. METHOD OF MEASUREMENT

The volume of the marked timber in all cutting units was determined by a fixed radius plot cruise. These measurements are made using taper tables based on the Scribner Log Rule with 16 foot logs as the maximum scaling length.

Appraised prices are determined by comparable sales data. Prospective purchasers are urged to make their own appraisals and determine their own quality and quantity of timber being offered.

#### 6. DURATION OF CONTRACT AND SEASON OF OPERATION:

The duration of the contract will be forty-eight months. Extension will not ordinarily be granted. If circumstances do warrant an extension, the timber will be reappraised, but the reappraised price will not be lower than the original bid price or previous reappraisals.

Operations, including hauling, will be allowed from July 1 through November 14, each year, with possible localized suspensions for raptor and migratory bird nesting – refer to Section 44 (c) in the contract.

#### 7. ACCESS AND ROADS:

BLM-provided access to the sale area shall be via U.S. Highway 287, BLM Road 2411 (Green Mountain Loop Road), BLM Road 2411B (Wild Horse Point Road) and existing primitive dirt roads.

Purchaser may elect to haul using the Mine Road on the south side of Green Mountain instead of the west loop of BLM Road 2411, however, this is a privately owned road with privately owned gates and BLM does not provide access to this road. Purchaser shall be responsible for obtaining permission from Kennecott Aluminum if Purchaser elects to use this road.

The Purchaser shall be required to maintain the primitive dirt roads as Purchaser performed maintenance as specified in Section 44, Special Provisions.

Construction of new roads is not necessary. From BLM Roads 3411 and 3411B, existing primitive roads access all units, and Purchaser shall maintain or improve these existing primitive roads to the minimum standard necessary for safe hauling.

Access across State of Wyoming lands – Purchaser will be required to purchase wood products from the State of Wyoming to be allowed to haul BLM timber from Unit 1 across the State Section in T28N, R92W, Sec 36. For more information, contact Frank Mitchem, Wyoming State Forester, at (307) 856-8655.

Purchaser shall be required to create earthen barriers and spread slash across certain roads and skid trails upon completion of operations in accordance with contract Section 44(g) and Exhibits A-3 and A-4.

#### 8. CUTTING AREA INFORMATION:

The sale consists of ten cutting units with a total area of 342 acres.

The harvesting will be a clearcut harvest method, except species other than lodgepole pine shall not be cut, and healthy advanced lodgepole pine regeneration shall not be cut unless necessary for skid trail or landing placement, and a feathered edge shall remain in Units 5 and 9.

The boundaries of all cutting units are marked with blue paint. Slash will be piled. The topography ranges from 0 – 30% slope.

Harvest trees are designated by description: All lodgepole pine, live and dead, that meet minimum merchantability requirements and are accessible to equipment, and are not marked with paint as leave or boundary trees, are available for harvest. Species other than lodgepole pine shall be retained as leave trees and protected from damage due to operations.

Prospective bidders are encouraged to inspect the sale area prior to bidding.

An inspection tour of the sale area may be arranged by calling the U.S. Bureau of Land Management Forester (Jim Gates) at 307-347-5211.

#### 9. CONTRACT SPECIFICATIONS:

An example draft of the timber sale contract is included with this prospectus. This example draft is for informational purposes only, so interested parties can familiarize themselves with BLM timber sale contracts prior to bidding. The actual sale contract will have information filled in regarding the dates, name of the successful bidder, price, minimum installment payment, and bonding. The actual sale contract may have modifications differing from the example draft. The apparent high bidder will be informed of any modifications prior to signing.

This prospectus is provided for informational purposes only. If the prospectus is in error or contradicts the Timber Sale Contract, the contract governs.

Estimated stand data in this prospectus and volume estimates in the sale contract are not guaranteed.

#### **PERFORMANCE BOND:**

The performance bond is 20% of the total purchase price rounded up to the nearest hundred dollars and is due before the contract is signed by BLM.

#### **PAYMENTS:**

1. **MINIMUM INSTALLMENT PAYMENT-** Minimum installment payments will be 10% of the total purchase price, rounded up to the nearest hundred dollars.
2. **FIRST INSTALLMENT RETAINED BY BLM -** The first minimum installment is due before the contract is signed by BLM, and it will be held by BLM until 60% of the total purchase price has been paid. At that time, ½ of the first installment will be applied as payment. The other ½ of the first installment will be applied as payment when 95% of the total purchase price has been paid.
3. **PAYMENT SCHEDULE -** A second installment shall be paid prior to cutting and removal of any wood products sold under this contract. Subsequent installments are due, without notice from BLM (you are expected to make payments without billing or notification from BLM when payment is due), when the amount of wood products cut or removed equals the sum of all payments not including the first installment. When 60% of the total purchase price is paid,

then subsequent installments are due, without notice from BLM, when the amount of wood products cut or removed equals the sum of all payments plus ½ of the first installment.

4. ANNIVERSARY PAYMENTS – The Purchaser must pay at least 20% of the total purchase price by the first year anniversary, at least 40% of the total purchase price by the second year anniversary, and at least 60% of the total purchase price by the third year anniversary. (Although with most contracts, 20%, 40%, and 60% of the total purchase price has already been paid by the first, second, and thirds years, respectively, because work on the contract has progressed beyond those points.)

**SLASH TREATMENT:**

The purchaser shall pile slash created by the harvesting activity by hand or machine. Only slash created by the harvesting activity is required to be piled. Finished piles shall be tight and free of excess soil. All objects that extend more than six (6) feet in any direction from the pile profile shall be cut off and returned to the pile. Piles shall be located at least twice their diameter from residual conifer timber. The dozer piling machine shall not be operated within one hundred (100) feet of a stream channel, live stream, or wetland.

The purchaser shall not burn the slash piles. The slash piles shall be burned by BLM personnel.

**10. PRE-AWARD QUALIFICATIONS**

The apparent high bidder may be required to furnish information such as professional references and proof of equipment ownership to determine the ability to perform the obligations of the contract. If the high bidder is determined not qualified by the Authorized Officer or refuses to respond within 15 days of a request for information pertaining to qualifications, the contract may be offered and awarded for the amount of the high bid to the highest of the bidders who is qualified and willing to accept the contract.