



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
ROYAL GORGE FIELD OFFICE
3028 East Main Street
Canon City, CO 81212-9326

ZION COMMERCIAL TIMBER SALE PROSPECTUS

September 18, 2025

NOTICE IS HEREBY GIVEN that the Bureau of Land Management will offer timber for sale as described herein for sealed bid. The right is hereby reserved to waive technical defects in this supplement. Timber and Products Other than Logs (POL) for sale are sold "as is" with no warranty for fitness for any purpose. Any warranty as to quality or quantity is expressly disclaimed by the Government.

A written bid at not less than the appraised price and the required minimum bid deposit shall be required to participate in the sealed bids. The bid information must be submitted on-Form 5440-9. Forms can be found on the BLM Timber Sale website at:

<https://www.blm.gov/programs/natural-resources/forests-and-woodlands/timber-sales>

Date and Place of Sale

Sealed bids will be received by the Field Office Manager, Bureau of Land Management, 3028 East Main, Cañon City, Colorado 81212, prior to 10:00 a.m. Mountain Daylight Time on September 25, 2025. Any bid received after 10:00 a.m. on October 14, 2025, either by mail or in person will not be accepted.

Location of the Timber

Lake County, Colorado
T. 9.S., R.80. W.
Sections 11 & 12, Sixth Principal Meridian

Access to the BLM Zion Timber Sale is provided off Colorado State Highway 24, approximately one mile north of Leadville, CO.

Bid Information

1. Qualifications of bidders: In addition to the requirements as specified in sec. 2, Deposit and Bid for Timber (Form 5440-9), the bidder must be able to provide a financial statement and be at least 18 years of age.

2. Bid amount: No bids will be accepted for less than the price per unit for each forest product and the total appraised price of **\$880.00**. The purchaser shall be liable for the total consideration bid without regard to the amount bid per unit, even though the quantity of timber severed or removed is more or less than the estimated quantity as set out in this notice.

3. Bids and bid form: Sealed bids must be submitted in duplicate on Form 5440-9, which can be obtained by contacting BLM Forester, Jeremiah Moore (719-269-8576) or at jlmoore@blm.gov. (Please refer to Sections 5 and 6 on the back of Form 5440-9.) Bids must be submitted in a sealed envelop that is clearly marked "Bid For Forest Product," together with identifying sale name, legal description, and time and date of sale. The high bidder will be required to confirm his sealed bid on bid forms "Independent Price Determination Certificate," (1140-6) and sign the Export Determination (5450-17) furnished by the sale officer. All timber sales shall be subject to restrictions related to 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.

4. Deposit with BLM: This timber sale will be sold by sealed bid to the highest qualified bidder. The full price of timber is due upon bid submission.

5. A copy of the timber sale contract is available for inspection at the Royal Gorge Field Office.

	# of trees	Avg DIA	Avg HT	MBF	Cords	Appraised Value	Price
Lodgepole Pine	13,766	11.3	54	880	N/A	\$1.00	\$880.00
Top Wood	N/A	N/A	N/A	N/A	200	\$0/cord	\$0.00

NO BIDS WILL BE RECEIVED FOR LESS THAN \$880.00.

Cutting Area: 120 acres in one unit.

Appraisal Summary

The appraised price for the sawlog material is based on the local market conditions. The volume was calculated from 20 variable sampling plots using a 10 BAF. Sample trees were measured to the nearest 0.1 inch at DBH and to the nearest foot of height. Six percent defect was applied to the volume estimation for breakage (3%) and hidden defect (3%). Individual tree defect was applied in each measured tree in each sample plot.

Duration of Contract

Cutting of the trees and removal of the timber shall cease 2 years from the date of approval of the contract by the Authorized Officer of the Bureau of Land Management. The 2 years shall include non-operating periods such as bird nesting season or when wet ground conditions prevail. An additional one month after the expiration date shall be allowed for the removal of merchantable timber and personal property from government lands.

Performance Bond

A performance bond or letter of credit may be required for this contract.

Payment for Timber

Payment for this timber sale may be made by payment in full at time of purchase.

Sale Specific Requirements

1. Noxious weed control stipulations.
2. No falling of standing timber from May 15 to July 15 to protect bird nesting.
3. Protection of all known existing improvements.
4. No hauling or other ground disturbing activities when soils are saturated.
5. Slash requirement is lop and scatter to depth no greater than twelve inches.

Timber Designated for Cutting

All lodgepole pine greater than eight inches in diameter at breast height (DBH)

Timber Designated for Reserve

All live aspen, blue spruce, and Douglas-fir.

All healthy lodgepole pine less than eight inches in diameter at breast height.

Other Contract Requirements

The contract will contain special clauses on the following:

1. A written logging plan including logging methods.
2. Fire protection including restrictions during high fire danger period.
3. Wildlife and cultural restrictions
4. Road Maintenance to include user-created road closures. Roads to be closed will be covered in slash and rendered impassable. Map of roads provided upon request.
5. No driving on private land. Private land noted on Zion Timber Sale Project Map.

Detailed Information and Inspection Tour

Detailed contract information may be obtained at the Bureau of Land Management, Royal Gorge Field Office, 3028 East Main, Canon City, Colorado 81212; telephone 719-269-8576. Prospective bidders

are urged and encouraged to inspect and familiarize themselves with the sale area, and contract specification data.

One inspection tour of the sale area will be conducted by a Bureau representative. The meeting place will be at the Project entrance staging area immediately adjacent to highway 24, approximately one mile north of Leadville, CO. Meeting time for the sale tour is 11:00 AM, Monday, September 29th, 2025 (Weather permitting). If weather is inclement then call 719-269-8576 for the rescheduled date.

Attachments: Zion Timber Sale Project Map
Zion Timber Sale Vicinity Map
Example Logging Plan

Logging Plan:

FIRM NAME: _____

CONTACT PERSON AND PHONE
NUMBER: _____

DETAILS:

1) Treatment Plan and Schedule

Personnel

- a) Contract Manager for the Contractor.

Name: _____ Phone Number: _____

- b) On site job superintendent for the Contractor.

Name: _____ Phone Number: _____

- c) Number of full time employees to be used for this project: _____

- d) Number of part time employees to be used for this project: _____

Schedule

- a) Attach a schedule of estimated completion dates for the following: Road Maintenance; Non-Merchantable Thinning by thinning unit; Merchantable Thinning by thinning unit.

Equipment

- a) Attach a list of vehicles including make and model that will be used on the job.
- b) Attach a list of mechanical equipment to be used on the job.