

# TIMBER SALE NOTICE & PROSPECTUS

BORDER RESOURCE AREA  
STEVENS MASTER UNIT

Spokane Sale # ORW03-TS-2026.0003  
O'Toole Salvage, Stevens County PD

The Bureau of Land Management will offer timber for sale as described below. The right is hereby reserved to waive technical defects in this supplement. This prospectus does not contain all contract provisions and exhibits. Contract items listed below are a summary only of certain contract provisions and do not contain the exact wording as shown in the contract. A copy of the timber sale contract, along with all exhibits and location map, are available for inspection at ('Spokane District' subheading):

[Eastern Oregon and Washington Timber Sales | Bureau of Land Management \(blm.gov\)](#)

All bidders should inspect these documents prior to bidding on this sale. Bidding will be restricted to sawlogs/ton and optional biomass/ton.

**SALE NAME:** O'TOOLE SALVAGE

**APPROXIMATE ACRES:** 250

**SALE TYPE:** Salvage of dead and dying timber from late August-September 2025 Crown Creek Fire.  
TONNAGE, WEIGHT-SCALE

**BID METHOD:** SEALED BIDS

**REQUIRED BID DEPOSIT:** \$15,200.00

**MINIMUM BID:** \$151,689.52

**SALE DATE:** January 9, 2026 (submit sealed bids by 2:00 pm PST January 9, 2026)

**MINIMUM REQUIRED PERFORMANCE BOND:** A performance bond in the amount not less than 20 percent of the total purchase price will be required

**REQUIRED MINIMUM FIRST INSTALLMENT TO BE PAID ON OR BEFORE THE DATE THE AWARDED CONTRACT IS SIGNED:** An installment in the amount of not less than 10% of the purchase price rounded to the next highest \$1,000

**REQUIRED MINIMUM SECOND INSTALLMENT TO BE PAID BEFORE COMMENCEMENT OF TREE FALLING:** An installment in the amount of not less than 10% of the purchase price rounded to the next highest \$1,000

**HARVEST METHOD:** 30 % Tractor Logging 70 % Cable or Tethered-Logging

**PERCENT OF VOLUME:** 47 % Tractor Logging 53 % Cable or Tethered-Logging

**LOCATION OF TIMBER:** Stevens County, Washington T. 38 N., R. 39 E., SEC. 9, E1/2 NW1/4; E1/2 & SEC. 4, SW1/2 SE1/4, WILL. MER. Slopes range from 30 to 50%, overall average 39% (average tractor slope: 33%, average cable/tethered slope: 50%). Elevations range from 3,300 feet to 3,900 feet.

**PRODUCTS SOLD:** Fire-damaged, mistletoe infected, and partial-thinned green conifer sawlogs of the forest product species listed below and shown on the Exhibit A map, attached herein. MBF is included below for comparison only. The purchaser will be required to turn in load weight receipts incrementally from a certified third-party scale to the BLM.

**TIMBER TYPE, ESTIMATED VOLUME, AND APPRAISED VALUES:** The volumes listed are estimates only. The volume has been determined by variable plot measurement.

Product	Estimated Volume	Estimated Volume	Appraised Price†	Total Appraised Price
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	(TONS)	(MBF)	(\$/TON)	
Conifer Sawlogs*	18,079.8	3,013.3	\$8.39	\$151,689.52
Other Wood Products (Optional)**	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	\$1.00	XXXXXXXXXXXXXX
TOTALS	18,079.8	3,013.3	XXXXXXXXXXXXXX	\$151,689.52

A conversion rate of 6 tons/MBF was used to determine weight volume. Timber volumes and appraised prices are estimates. A higher risk factor was applied in the appraisal for fire salvage. Volumes were expanded per acre from an initial cruise sampling of 76 acres.

\* Conifer Sawlogs: Appraised Price determined by weighted average of fire damaged volume of Douglas-fir, western larch, and grand fir species in diameters of 7 inches DBH or greater.

\*\* Other Wood Products: *Optional* material from 2-6 inches in diameter (e.g., small logs, slash, logging debris, biomass, chip material, hog fuel). Other Wood Products may be harvested as pulpwood or chip wood, and scale receipts must be submitted to BLM for invoicing at the rate of \$1/TON.

† = 10% of Pond Value. The above volumes and values are estimated. All forest products will be sold on a PER TON basis. Measurement of sawtimber will be collected in weight on State-certified scales. After contract award, payments shall be determined by value of weight-scaled ton and the awarded bid price/ton.

Submitting a Bid Proposal – Bid proposals for the O'Toole Salvage Contract should be delivered to the **Bureau of Land Management Spokane District Office, 1103 North Fancher Rd, Spokane Valley, Washington 99212** inside a sealed envelope. The sealed envelope must be clearly marked that it is a **"Bid for Timber"**, together with the identifying sale name ("**O'Toole Salvage**") and contract number ("**ORW03-TS-2026.0003**") before 2:00 pm PST Wednesday, January 9, 2026 (front desk hours M-F are from 10:00 am and 2:00 pm PST excluding federal holidays). Outside of these hours, please call 509-951-1349 to arrange for other accommodation.

Appraised sale price is \$151,689.52. The minimum bid deposit of **\$15,200.00** is required. Bid deposit must be in the form of cash, money order or bank draft, cashiers, or certified check (made payable to the U.S. Department of the Interior - BLM), bid bonds of corporate surety shown on the approved list of the United States Treasury Department or an irrevocable letter of credit (personal checks will not be accepted).

The sale will be sold by WEIGHT regardless of species. No bids for less than the advertised Appraised Price (\$/TON) will be considered. Bids for less than the Total Appraised Price for each advertised Product will be rejected. Other Wood Products as described above are optional and do not require a bid. The high bidder will be notified by phone and mail. Please submit the following required information as part of the bid proposal:

- 1) Form 5440-9 (Deposit and Bid for Timber-Vegetative Resource)

Electronic Forms can be downloaded from the following website: [Forms | Bureau of Land Management \(blm.gov\)](https://www.blm.gov/forms)

THE SUCCESSFUL BIDDER, as a condition of award, will be required to complete and sign the following forms:

- 1) Form 5430-11 (Independent price determination certificate) - a certification that the bid was arrived at by the bidder or offeror independently and was tendered without collusion with any other bidder or offeror.
- 2) Form 5430-1 (Self Certification Clause)
- 3) Form 5460-17 (Substitution Determination)

VOLUME ESTIMATE INFORMATION - The timber in the project area was cruised using the PCMTRE variable plot cruise method. Plot locations were created using a BLM - Create Cruiser Points Tool for ArcGIS, mapping a GIS generated grid that was traversed to and measured by forestry field staff using handheld GPS units. There was a total of 41 plots cruised across 76 ground-based logging acres using 20 BAF with a 30% sampling error. Cable-tethered yarding units are adjacent to tractor yarding units and similar in species composition, heights, and diameters. Timber volumes in cable-tethered units were estimated and based on expansion of volumes derived from ground-based units. Acreage was determined using GPS methods and GIS mapping.

Cruise plots are numbered from 1-41. All species were sampled at a 1:1 frequency. With respect to merchantable trees of all conifer species, the average tree is 17.2 inches DBHOB; the average gross merchantable log contains 91 bd. ft.; the total gross volume is approximately 3,273.9 GM bd. ft.; and 91% recovery is expected. The average volume per acre is 12.1 MBF. The dominant species is Douglas-fir with an average of 17.3 inches DBHOB and average gross merchantable log of 104 bd. ft.

CUTTING AREA – There are four (4) units comprising approximately two hundred and fifty (250) acres. Up to three hundred and twenty (320) acres are available in total wherever unburned areas of the fire are encountered (see enclosed maps and Exhibit E – Fire Salvage & Live Tree Harvest DXP). The acreage includes temporary road reconstruction on BLM that must be cleared.

- Reserve Areas: No cutting and no-entry Reserve Areas are posted with white “Timber Reserve” posters with orange colored flagging printed with “RIPARIAN RESERVE” in black.
- Trees to be retained are painted orange or red.

TRACTOR YARDING UNITS 9-1 and 9-2 (76 acres) – Tractor yarding boundaries are predesignated with orange colored flagging. Required snags to retain are banded with orange colored paint.

VIRTUAL BOUNDARIES - CABLE/TETHERED LOGGING UNITS 9-3 and 9-4 (Approx. 174 acres) - The contract requires the purchaser to establish unit boundaries for cable/tethered units with orange colored flagging (approximately 14,520 feet of perimeter layout). This labor was appraised for and included in the timber appraisal. Under a virtual boundary method, the purchaser utilizes master title plats, Stevens County Assessor GIS data, and/or geographic positioning systems (GPS) technologies to determine harvest boundaries prior to and/or during falling operations. A licensed professional land surveyor may also be utilized. The Purchaser must execute a harvest boundary agreement with adjacent landowner(s), and/or establish a setback distance agreed to by the adjacent landowner to mitigate the risk of a timber trespass (see Exhibit H - Harvest Boundary Agreement).

CUTTING TIME – Twenty-four (24) months for the cutting and removal of timber and other forest products.

LOG EXPORT AND SUBSTITUTION RESTRICTIONS - All timber sold to the Purchaser under the terms of the contract, except exempted species, is restricted from export under the United States in the form of unprocessed timber and is prohibited from use as a substitute for exported private timber.

PRODUCTS HAULING & FEES – Access fees totaling \$1,000.00 for roads managed by Manulife Investment Management and owned by Golden Pond Timberlands Inc. and John Hancock Life Insurance Company (U.S.A.) have been appraised for in the Timber Appraisal. The Purchaser will need to send separate payments in the amount of \$840.00 to Golden Pond Timberlands Inc. and \$160.00 to John Hancock Life Insurance Company (U.S.A.) upon execution of Access Permit (see Exhibit G - Manulife-BLM Crown Creek Fire Access Permit). If it is decided that skidding and a landing are needed on Golden Pond Timberlands Inc. west of Unit 9-4 in Section 9, a separate permit and fee for an additional \$1,000 will be needed before use.

ROAD MAINTENANCE - The Purchaser shall repair any damage to existing road surfaces being used and ensure that these roads remain free of mud, ruts, and debris. This repair includes restoring the roadway to the original design standard and replacement of surfacing with approved surface material. All existing roads must always provide reliable tire traction and always remain passable for local vehicle

traffic that would allow standard vehicle and pickups hauling full trailers through without slipping, rutting, or otherwise causing damage to the existing road surface. Repairs are not limited to use of equipment specified in the contract and include the introduction of rock material if necessary.

Maintain approximately 500 stations (49,973 feet) of all existing roads, plus all constructed roads/temporary routes and haul routes on BLM, County, and private roads, as needed. Maintenance includes any single or combination activity of grading, spot-rocking, brushing, dust abatement, and/or clearing of ditches and culverts.

**ROAD RECONSTRUCTION** – The contract estimates the Purchaser reconstruct/renovate approximately 271 stations (27,149 feet) of existing road footprint within and outside the unit boundaries and from Permittees to access portions of the timber sale area. This includes 17 stations (1,685 feet) of heavy road reconstruction.

**ROAD CONSTRUCTION** – Up to 0.5 miles of road construction is permitted to salvage areas and up to 0.5 miles of road construction is permitted to access green tree thinning areas. All new road construction on BLM is temporary and must be decommissioned prior to closing out of contract. The Purchaser may construct approximately 53 stations (5,280 feet) of new road/temporary route both within the BLM harvest unit boundary and outside the BLM harvest unit boundary on BLM lands to access portions of the timber sale area.

**EQUIPMENT REQUIREMENTS** - The use of Feller Bunchers is permitted on slopes of up to 45%. Tethered / Winch Assisted logging is permitted for slopes greater than 35%. Forwarders are permitted throughout the sale area. Thorough cleaning of all equipment before entry into the project area to remove soil and materials that could transport weed seed or other propagative fragments. If equipment is removed from the project area during the life of the contract, it will be re-cleaned and re-inspected prior to re-entry into the project area.

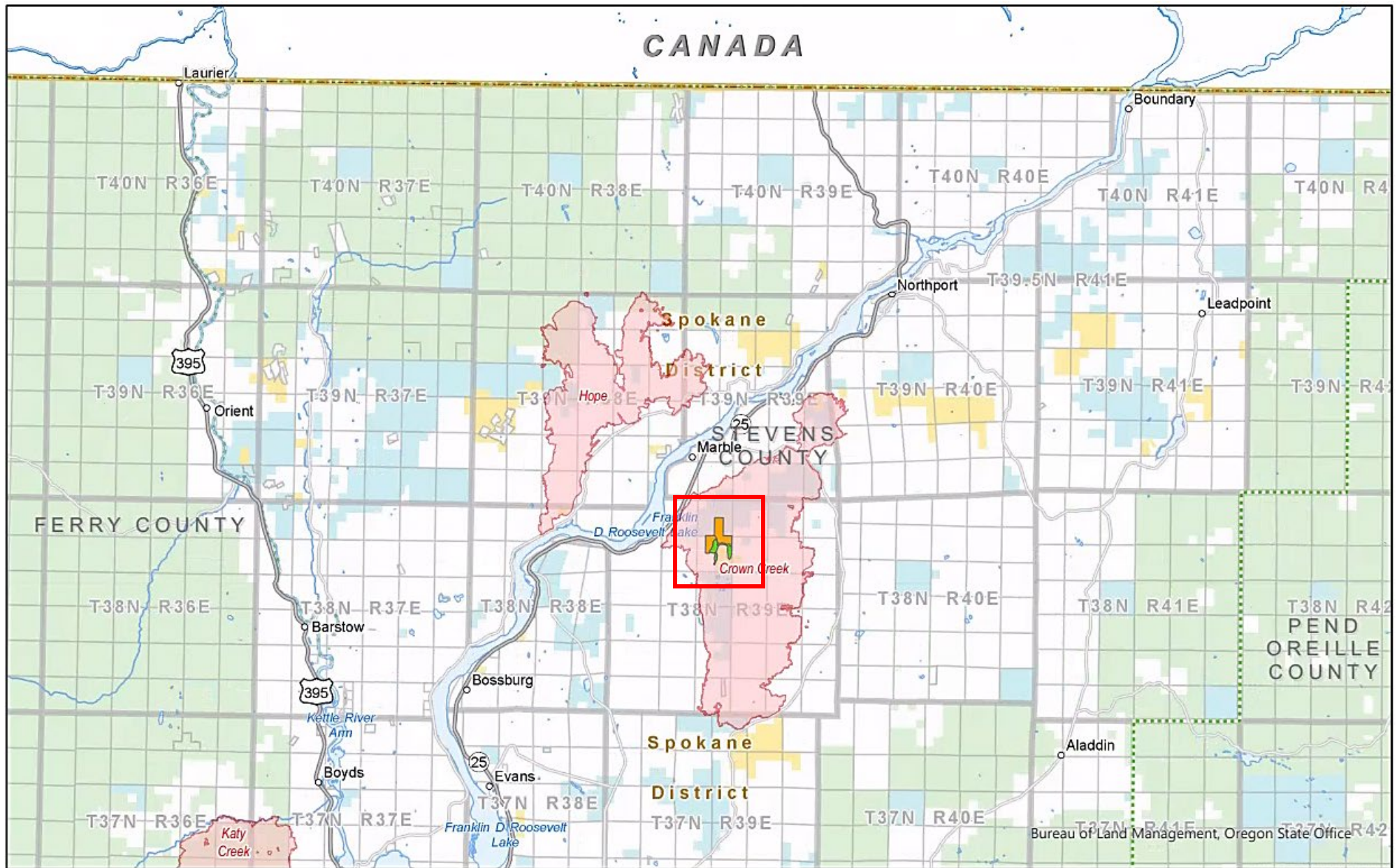
**SLASH DISPOSAL** – Where possible, disperse slash back into the units to add organic matter for post-fire recovery. Returned slash shall be at a depth of **no more than** one and one-half (1.5) feet. Where this cannot be met, slash disposal will consist of either removing material as optional forest byproduct or machine piling as described in SD-1 of the Special Provisions. Landing decks must be **free of dirt**. The BLM will burn the piles. The initial appraisal estimated seven (7) landings totaling approximately 1.75 acres of machine piling of tops, limbs, branches, and other combustible debris at landing decks.

**OTHER** - Emergency Load Restrictions may be in force from February to May. Please contact the Stevens County Public Works Department (509-684-4548) to determine current road and bridge suitability as haul routes; also see the Stevens County website for specific road use restrictions: [Road Restrictions & Closures - Stevens County WA](#)

**PREVIEWING THE TIMBER SALE AREA** – The project can be accessed on State Highways, county-maintained roads, and private roads.

From the City of Colville, WA take US-395 N for approx. 1.6 miles to a right turn onto Williams Lake Rd.; continue for approx. 18 miles to a right turn on Highway 25 N and continue for approx. 4 miles to a right turn onto unnamed dirt road at the second railroad crossing and follow the route to BLM lands (see attached map; driving time of approximately 1 hour). Alternatively, start as above except from the turn onto Williams Lake Rd. continue for approx. 5.8 miles to a right turn on Clugston-Onion Creek Rd.; continue for approx. 14 miles to a left turn onto Hawks Rd. and follow the route to BLM lands (see attached map; driving time of approximately 1 hour).

**ENVIRONMENTAL ASSESSMENT** – A Categorical Exclusion (DOI-BLM-ORWA-W030-2026-0001-CX) was prepared for this sale. This document may be viewed at [EplanningUi](#).



USDI – Bureau of Land Management  
 Spokane District Office  
 1103 N. Fancher Rd.  
 Spokane Valley, WA 99212  
 (509) 536-1200

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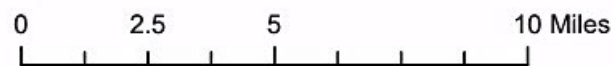


Map Area  
 WASHINGTON STATE

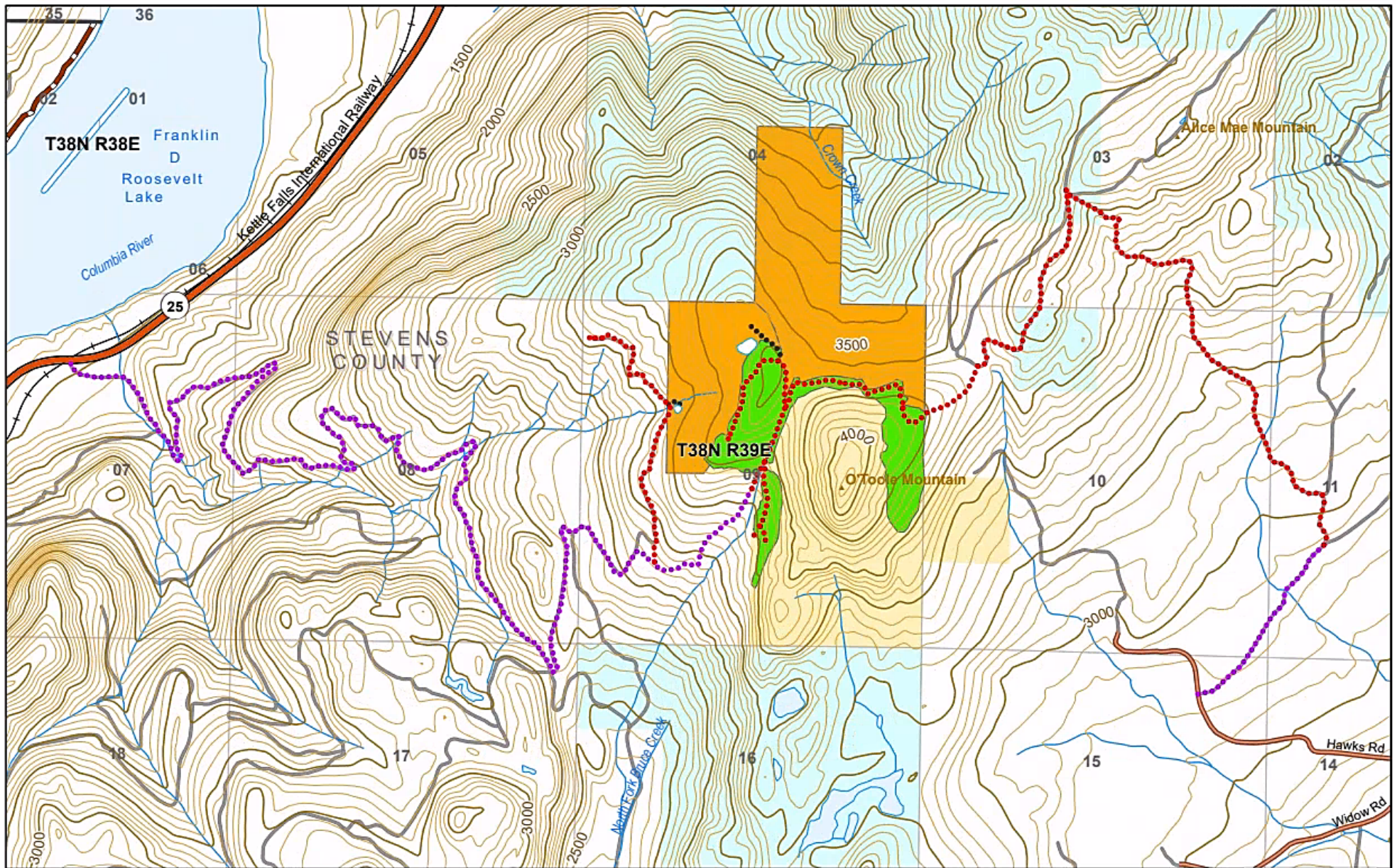


## O'Toole Salvage

Tractor Logging: 76 acres  
 Cable or Tethered Logging: 174 acres



- |                            |                                |
|----------------------------|--------------------------------|
| <b>Legend</b>              | <b>Waterbodies</b>             |
| County                     | FType, FCode                   |
| Waterways                  | Perennial Lake / Reservoir     |
| Rivers                     | Intermittent Lake              |
| Waterways                  | Swamp / Marsh                  |
| Rivers                     | Estuary                        |
| Logging System             | Playa                          |
| Cable or Tethered Logging  | Land Ownership                 |
| Tractor                    | Bureau of Land Management      |
| Waterbodies                | U.S. Forest Service            |
| Perennial Lake / Reservoir | National Park Service          |
| Highways                   | U.S. Fish and Wildlife Service |
| Interstate                 | Bureau of Indian Affairs       |
| US Highway                 | Other Federal                  |
| State Highway              | State                          |
| Unknown Jurisdiction       | Local Government               |
| Roads                      | Private/Unknown                |
| Major Roads                | 2025 Wildfires >1,000 acres    |
| GTRN Roads                 |                                |



OR & WA

USDI – Bureau of Land Management  
 Spokane District Office  
 1103 N. Fancher Rd.  
 Spokane Valley, WA 99212  
 (509) 536-1200

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**CANADA**

**Washington**

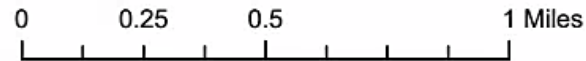
**Idaho**

**Map Area**  
 WASHINGTON STATE



## O'Toole Salvage

Tractor Logging: 76 acres  
 Cable or Tethered Logging: 174 acres



- Legend**
- County
  - Township and Range
  - Bureau of Land Management
  - WA Dept. of Natural Resources
  - County Road
  - Logging System
  - Cable or Tethered Logging
  - Tractor
  - Waterbodies
  - Perennial Lake / Reservoir
  - Heavy Road Reconstruction
  - Road Maintenance
  - Road Reconstruction
  - O'Toole Reserves
  - Summits

1:24,000

