

# TIMBER SALE NOTICE & PROSPECTUS

BORDER RESOURCE AREA  
STEVENS MASTER UNIT

Spokane Sale # ORW03-TS-2026.0001  
Magee Creek Timber Sale, 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 \(blm.gov\)](http://www.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:** MAGEE CREEK

**SALE TYPE:** GREEN, TONNAGE WEIGHT-SCALE

**SALE DATE:** July 8, 2026

**TOTAL SALE ACRES:** 58

**HARVEST METHOD:** 100 % Tractor \_\_\_\_\_% Cable or Tethered-Logging

**LOCATION OF TIMBER:** Stevens County, Washington T. 33 N., R. 38 E., SEC. 7 WILL. MER. Slopes range from 3 to 40%, average 30%. Elevations range from 2,900 feet to 3,760 feet.

**PRODUCTS SOLD:** Green conifer sawlogs of the forest product species listed below. The dominant species is ponderosa pine. The harvest areas are shown on Exhibit A maps, attached herein. MBF is included below for comparison only with a Net Volume of 11.8 MBF/AC. The purchaser will be required to turn in load weight receipts incrementally from a certified third-party scale to the BLM.

**BID METHOD:** SEALED BIDS

**REQUIRED BID DEPOSIT:** \$9,200.00

**MINIMUM BID:** \$91,169.76

**OPERATIONAL PERIOD:** Aug. 1 to Nov. 27, 2026

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

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

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

Product	Estimated Volume (TONS)	Estimated Volume (MBF)	Appraised Price† (\$/TON)	Total Appraised Price
Conifer Sawlogs*	4,092	682	\$22.28	\$91,169.76
Other Wood Products (Optional)**	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	\$1.00	XXXXXXXXXXXXXX

TOTALS	4,092	682	XXXXXXXXXXXXXXXX	\$91,169.76
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A conversion rate of 6 tons/MBF was used to determine weight volume. Timber volumes and appraised prices are estimates.

\* Conifer Sawlogs: Ponderosa pine and Douglas-fir species beginning at 7.0 DBH and ≥ 5 inches in diameter on the small end, except for trees required to reserve in the contract. Minor conifer species not designated as leave trees may be harvested.

\*\* 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 and scale receipts must be submitted to the 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.

Species Totals (MBF Volume)

Species	Net Volume	Gross Merch	# of Trees	% of Total Volume
Ponderosa pine	390.7	420.2	1,830	57%
Douglas-fir	292.0	298.2	2,316	43%
<b>Totals</b>	<b>682.7</b>	<b>718.4</b>	<b>4,146</b>	<b>100%</b>

Submitting a Bid Proposal – Bid proposals for the Magee Creek Timber Sale Contract should be sent 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 ("**Magee Creek T.S.**") and contract number ("**ORW03-TS-2026.0001**") by 3:30 pm PST, on Wednesday, July 8, 2026.

Appraised sale price is **\$91,169.76**. The required minimum bid deposit of **\$9,200** 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)
- 2) Form 5430-011 (Independent Price Determination Certificate)
- 3) Form 5430-001 (Self Certification Clause)
- 4) Form 5460-17 (Substitution Determination)

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

**VOLUME ESTIMATE INFORMATION** - The timber in the project area was cruised using the PCMTRE variable plot cruise method and collated through BLM's EcoSurvey Program. Plot locations were created using a BLM - Create Cruiser Points Tool for ArcGIS, mapping a GIS generated grid that were traversed to and measured using handheld GPS units. There was a total of 42 plots cruised across 58 original acres using 20 BAF. Acreage determined using GPS methods.

All species were sampled at a 1:1 frequency. With respect to merchantable trees of all conifer species,

the average tree is 14.7 inches DBHOB; the average gross merchantable log contains 78 bd. ft.; the total gross volume is approximately 718 GM bd. ft.; and 90% recovery is expected. The average harvest volume per acre is 11.8 MBF. The dominant species is Ponderosa pine with an average of 17.8 inches DBHOB and average gross merchantable log of 121 bd. ft.

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.

CUTTING AREA – There are two (2) ground based (tractor) yarding units comprising fifty-eight (58) acres. The acreage includes temporary road construction on BLM that must be cleared. Unit boundaries are designated with ORANGE colored flagging and posted with ORANGE-WHITE colored Timber Cutting Boundary Posters. Property lines trees are blazed, posted, and/or painted RED. Reserve (no-cut, no-entry) areas are designated on Exhibit A maps and identified on the ground with WHITE colored Timber Reserve Posters with PINK colored flagging or ORANGE colored flagging.

- Unit 7-1 (14 acres): Trees to be CUT are painted BLUE.
- Unit 7-2 (44 acres): Trees to be LEFT within the units and along ownership boundaries are painted ORANGE or RED.

CUTTING TIME – Twelve (12) months for the cutting and removal of timber and other forest products.

ACCESS, PRODUCTS HAULING, & FEES – Access to preview the sale area is available via public and private road system near the contract area. The road through the middle of Unit 7-2 behind the locked cable gate is not currently passable, however conditional permissions have been granted for the commercial extraction of timber across this private road. To use the optional haul route through Washington State Lands, Vaagen Bros., private residential, and Manulife properties, the Purchaser will need to acquire access permission from Manulife and pay any associated fees.

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 478 stations (47,771 feet or 9 miles) of haul routes on BLM and private lands, 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 approximately 132 stations (13,212 feet) of existing road footprint within and outside the unit boundaries and from Permittees to access portions of the timber sale area.

ROAD CONSTRUCTION – All new road construction on BLM is temporary and must be decommissioned prior to closeout of contract. The location and length of temporary roads, including skid roads, may be adjusted at the time of contract implementation. The Purchaser may construct approximately 486 feet of new road/temporary route within the BLM unit boundary.

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.

SLASH DISPOSAL – Optional removal of incidental logging slash for biomass, otherwise slash disposal will consist of machine pile and cover landing decks as described in SD-1 of the Special Provisions.

**Machine pile** all landing decks. The initial appraisal estimated eight (8) landings totaling approximately 4 acres of machine piling of tops, limbs, branches, and other combustible debris at landing decks. Piles must be free of dirt. The BLM will burn the piles.

SEASONAL RESTRICTION – The falling of timber is to be avoided from May 15 to July 15 for nesting migratory birds. Activities that generate slash including timber falling are to be avoided from January 1 to June 30 to avoid problems with bark beetles. Operational period from August 1 – November 27

OTHER - Emergency Load Restrictions may be in force from February to May. Please contact the Stevens County Public Works Department (509-684-4548) and their website to determine road use restrictions: [Road Restrictions & Closures - Stevens County WA](#); also see the Stevens County website for specific Roads and The Restrictions Currently Applied: [CurrentRoadRestrictionsList20251433055150050825PM.xlsx](#)

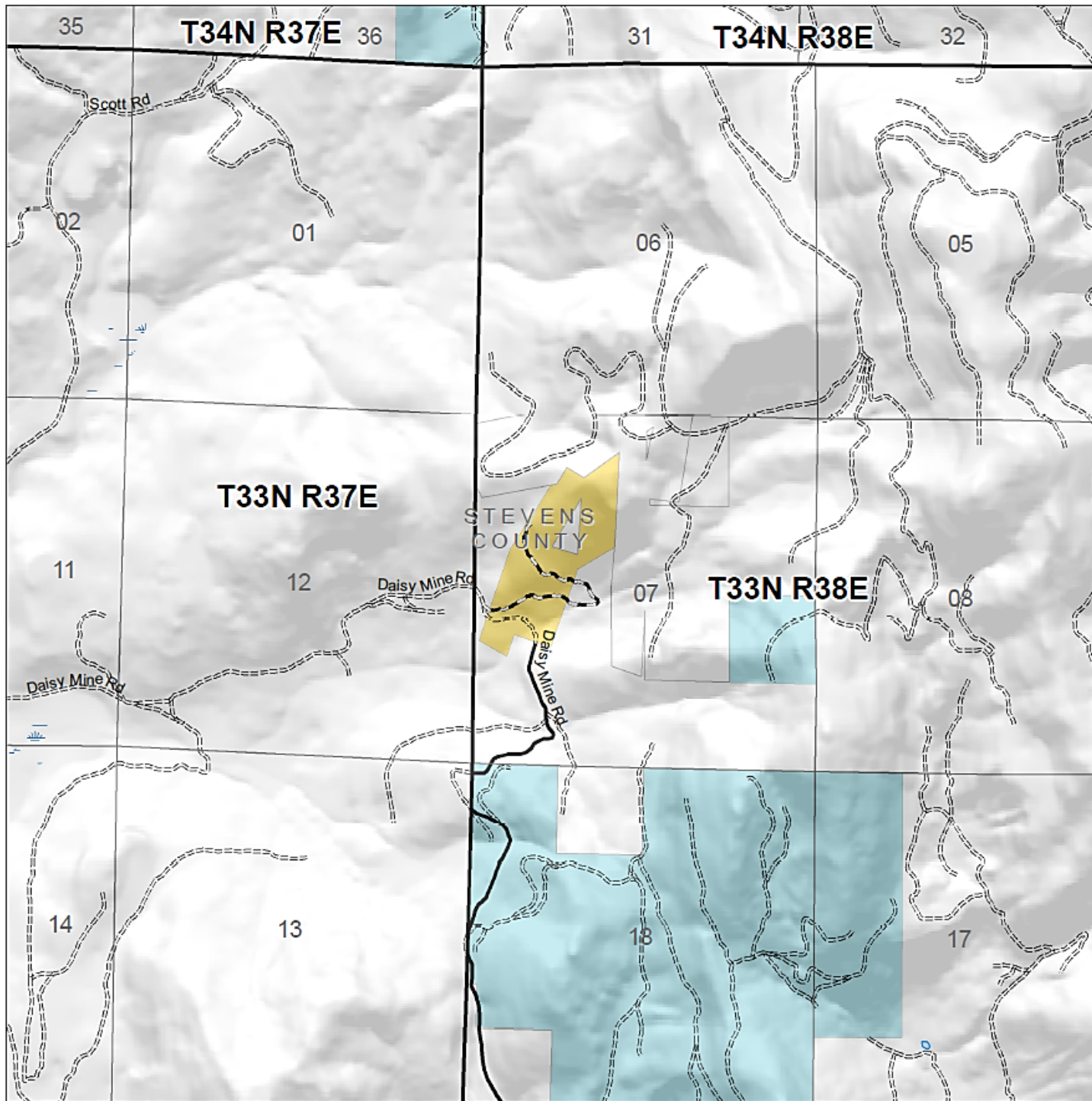
PREVIEWING THE TIMBER SALE AREA – The project can be accessed on State Highways, county-maintained roads, and private roads (see attached map).

From Colville, WA take S Main St. to Orin Rice Rd.; proceed to Valley Westside Rd. for 11 miles and turn left onto McKern Rd.; continue for 5.5 miles and turn left onto Daisy Mine Road for 1.7 miles to the project (approx. 39 min.).

From Chewelah, WA take US-395 N for approx. 4 miles to a left turn onto Blue Creek Rd.; continue for approx. 5.8 miles to a left turn onto Addy-Gifford Rd. and continue for approx. 15.7 miles to a right turn onto Daisy Mine Rd.; continue for 1 mile then staying left at the fork on Daisy Mine Rd. for 3.4 miles to the project (approx. 43 min.).

ENVIRONMENTAL ASSESSMENT – The proposed action is categorically excluded from documentation in an environmental assessment or environmental impact statement. There are no extraordinary circumstances potentially having effects that may significantly affect the environment. The proposed action has been reviewed, and none of the extraordinary circumstances described in 43 CFR 46.215 apply. A Categorical Exclusion (DOI-BLM-ORWA-W030-2023-0004-CX) was prepared for the Magee Creek Forest Restoration project. A separate decision document was signed on 4/2/2024 for the action covered by this CE. The documents may be viewed at <https://eplanning.blm.gov/eplanning-ui/project/2025794/510>.

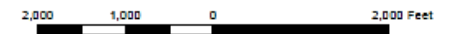
# Magee Creek T.S. Location Map



**Legend**

- Washington City Limits
- Major road
- Intermediate road
- ORWA Hillshade - 10 meter
- Value
  - High: 255
  - Low: 0
- County Boundary
- Townships
- Sections
- GTRN Roads
- OwnerDesc
  - County route
  - Bureau of Land Management
  - Other
- Waterbodies
  - FTYPE, FCode
  - Perennial Lake / Reservoir
  - Intermittent Lake
  - Swamp / Marsh
  - Estuary
  - Playa
- AF999
  - FTYPE
  - Stream/Rivers, Other (Canal Ditch, Spillway, etc.)
  - Wash
  - Bureau of Land Management
  - Bureau of Indian Affairs
  - U.S. Forest Service
  - State
  - Private/Unknown

1 in = 2,083 ft



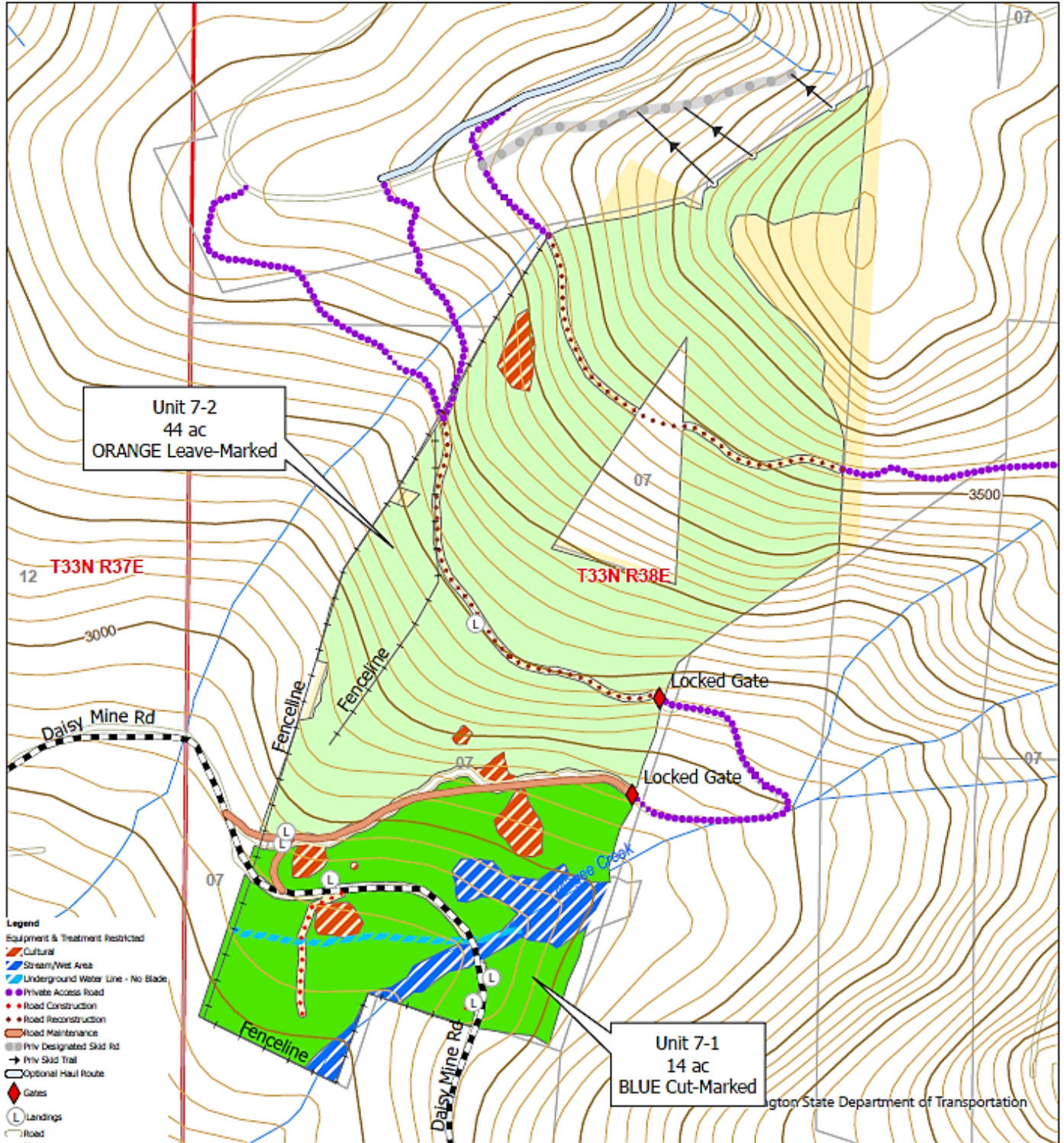
**Map Area**  
WASHINGTON STATE



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

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual or aggregate use with other data. Original data were compiled from various sources and may be updated without notification.

Map Created 10/7/22



Unit 7-2  
 44 ac  
 ORANGE Leave-Marked

Unit 7-1  
 14 ac  
 BLUE Cut-Marked

- Legend**
- Equipment & Treatment Restricted
  - Cultural
  - Stream/Wet Area
  - Underground Water Line - No Blade
  - Private Access Road
  - Road Construction
  - Road Reconstruction
  - Road Maintenance
  - Priv Designated Skid Rd
  - Priv Skid Trail
  - Optional Haul Route
  - Gates
  - Landings
  - Road
  - Trail
  - Water
  - Township and Range Sections
  - Bureau of Land Management
  - 20 Foot Index Contours
  - Index
  - Intermediate
  - County Road
  - Stevens/County/Perals
  - Fenceline

0 255 510 1,020 Feet

20 FOOT CONTOUR INTERVAL 1 inch equals 406 feet  
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 Bureau of Land Management  
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