

Timber Bid Invitation
LFM #07-21-Twin Springs LLC

Location & Directions

You are invited to bid on the sale of Walnut timber on the Twin Springs LLC property near West Salem, WI. The property is located in Sections 32 & 33 in Township 18 North, Range 05 West (Town of Farmington) in La Crosse County, Wisconsin. The property boundaries were surveyed and marked with Pink flagging tape. Harvest boundaries were marked with blue double plus marks and blue flagging tape.

The property is located northeast of West Salem, WI. From West Salem, take Hwy. 16 east for approximately 6 miles. Turn Left and take County Highway DE to the North. Continue on DE to the North for approximately 3 miles. Turn Right (East) onto County Road E, and drive approximately .4 miles then turn Left (North) on to Herman Coulee Rd. Access the property by pulling in the driveway by the old hog barns. GPS coordinates are 43.98821, -91.00009, just past fire number N7308 Herman Coulee Rd. See included maps for more detailed location information.

For additional information, contact **Eric Olson** of **Legacy Forest Management LLC** at **(608) 633-2288**.

Description of Property & Access

There are 114 total acres of property in this tract, and timber is marked on nearly all 114 acres of the property. The terrain is gently sloping in most areas with occasional steep ravines and ditches, water bars will need to be installed post harvest. The La Crosse Co. snowmobile trail currently traverses through the property care will need to be taken as to not damage the trail system. Landowner has contacted the local clubs and let them know logging will be occurring on the property and has suggested they reroute the trail during the harvest. The landowner had several new dozer roads installed this fall which should allow for great access through a majority of the sale area. Buyers may use ATV/UTVs to view the timber at their own risk.

There is ample space in the fields for landing logs. Landings will need to be cleared of debris post-harvest once all products have been hauled to prevent damage to farming equipment during the following planting season. Some dozer work may be required to reach areas throughout the property.

Description of Marked Timber

Non-MFL timber sale. All trees are marked with **BLUE** rings painted at chest height. These trees have an estimated total volume of **356,890 board feet** using the **Scribner Decimal C** Log Rule (Black Walnut is in Doyle*). There are also 10 trees painted with White Xs that the landowner has indicated they would like to reserve. Table 1 summarizes the marked timber by species.

Table 1. Twin Springs Sale Summary by Species

Species	Bd. Ft.	Tree Count
Black Walnut	159,480*	955
Red Oak	117,040	604
Aspen	31,930	241
White Oak	17,400	106
Basswood	15,490	85
Black Oak	6,260	38
Black Cherry	4,490	26
Shagbark Hickory	3,160	17
Bur Oak	1,040	9
Hackberry	380	2
Red Maple	220	2
Total	356,890	2,086

*Black Walnut volume is in bd. ft. Doyle while all other volume figures are Scribner Dec C.

Landowner's Expectations

1. Bids are to be lump sum.
2. Only trees marked with blue paint may be cut.
3. All logging activity on the property must be completed by **December 8, 2023**.
4. No logging activity will be permitted when the landowner determines conditions are too wet or if excessive damage is being done to the property due to wet conditions.
5. Viewing the timber will be allowed from November 15-December 8. with the exception of November 20-21 for deer rifle season opening weekend. Please note there may be rifle hunters on the property during the week.
6. The purchaser and their contractors must carry worker's compensation and commercial general liability insurance and must provide certificates prior to the start of logging.
7. Our intent to accept the highest responsible bid; however, the landowner reserves the right to reject any or all bids.
8. The locations, building, and maintenance of landings, roads and accesses are the responsibility of the purchaser and require approval by the forester & landowner.
9. Purchaser is responsible for reseeding of roads, skid trails and landing areas post-harvest.
10. All logs and other harvested wood products must be hauled within 45 days of cutting unless otherwise agreed upon prior to the start of logging operations.
11. All slash must be lopped within 6 feet of ground level.

Stumpage Payment

1. Upon notification of an accepted bid, the bidder must submit a performance bond equal to **5%** of the bid amount within two weeks of notification. Checks should be payable to **Twin Springs LLC** and will be held by the forester. Irrevocable letters of credit will be accepted and must have an expiration date 6 months beyond the contract deadline.
2. Successful bidders will be expected to sign a timber sale contract and issue a down payment equal to **25%** of the bid amount also due within two weeks of notification of the winning bid.
3. Balance of the bid amount will be due in full prior to the start of logging. Alternate payment schedules may be considered however it is preferred that the timber is paid for in full prior to the commencement of logging.

Bidding Instructions

Please submit bids by either of the following options:

Mail: Legacy Forest Management LLC
 PO Box 739
 Iron River, WI 54847

Email: eric@legacyforestmanagement.com

- Bids must be received by **December 8th at 2:00 P.M. CST.**

Bidder names and amounts will be available to all bidders once sealed bids have been opened.

Bidder Name: _____
 Telephone: _____
 Email: _____

Bidder Address: _____

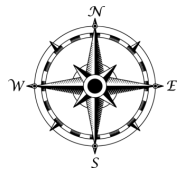
Bid Amount: _____

Signature: _____

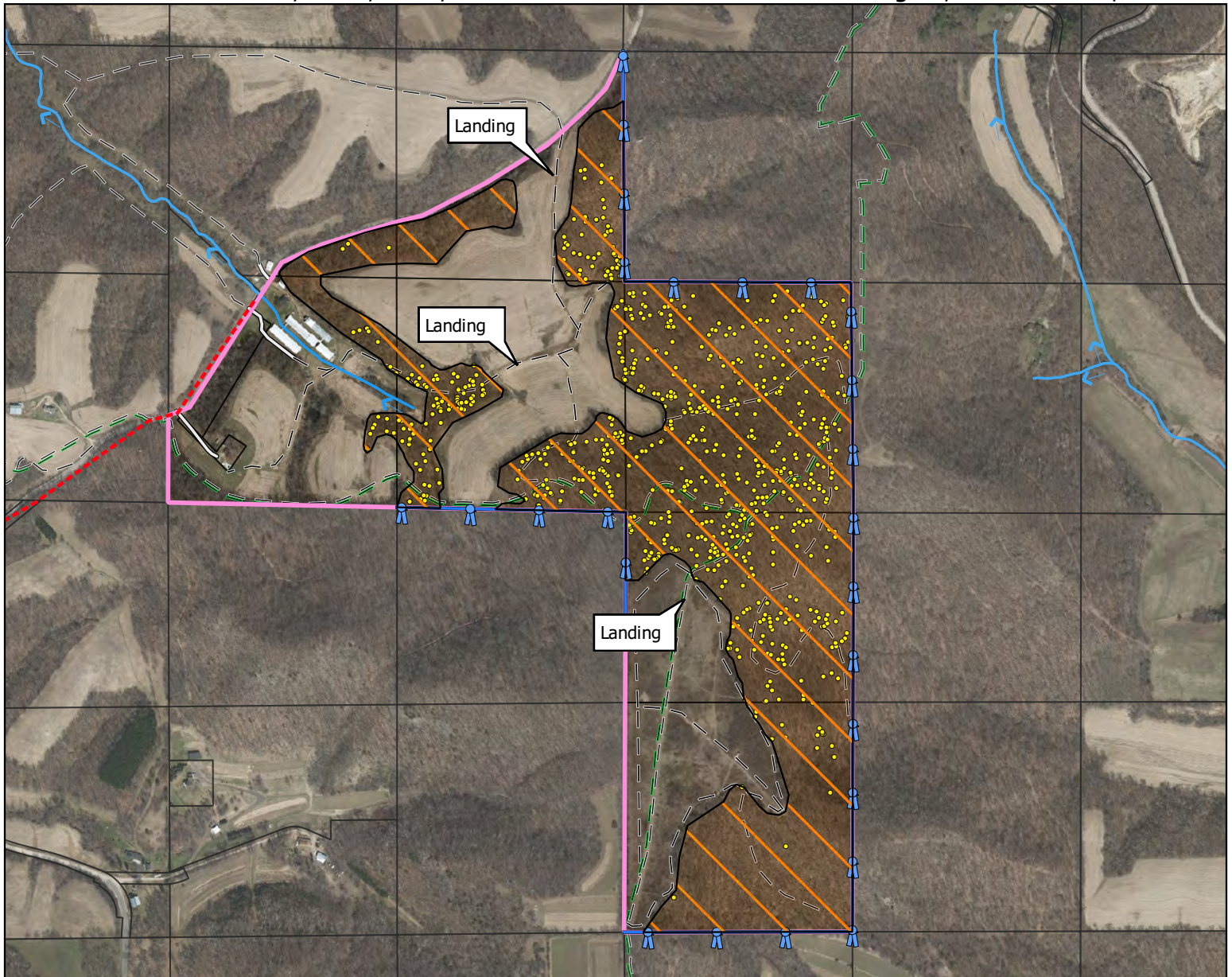
Twin Springs LLC: Walnut Timber Sale Map



Sale# LFM 07-21
+/-114 acres



NWNW SWNW S04 T17N R05W Town of Burns, La Crosse Co., WI
SWSW S33 & NWSE, NESE, SESE, SWSE S32 T18N R05W Town of Farmington, La Crosse Co., WI



**This is not a survey of the actual boundary of any property this map depicts. Author: Legacy Forest Management LLC - Eric Olson

Date: 11-11-2021

Cutting Specifications:

Walnut & Central Hardwoods- Marked Selection Harvest: 114 acres

Cut all trees marked with horizontal blue paint. Utilize all trees containing one or more 8'6" logs to a 10" minimum top diameter. All non-merchantable cut trees can be left dispersed in the sale area. 10 trees have a WHITE X on them, these trees are not included in the sale as the landowner would like to reserve them.

Other Conditions:

Care must be taken to avoid damage to regeneration and residual trees. Tops must be lopped to within 6 feet of the ground level. Any trees that fall over fence lines must be pulled back into the sale area. All major skid roads must be left free and clear of large debris suitable for travel by atv.

Legend

- Marked Harvest (114 acres): Harvest all trees marked with blue paint.
- Harvest Boundary: Painted/Flagged Blue
- Parcel Lines
- Property Bounds
- Walnuts
- Streams
- Driveway
- Snowmobile Trail
- Trail

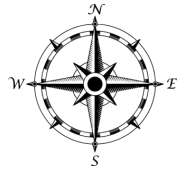
Species	Estimated Volume
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Red Oak	117,040
Aspen	31,930
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Cherry	4,490
Hickory	3,160
Bur Oak	1,040
Hackberry	380
Red Maple	220
	<u>356,890</u>

* This Document shall be considered as part of the Timber Sale Contract.

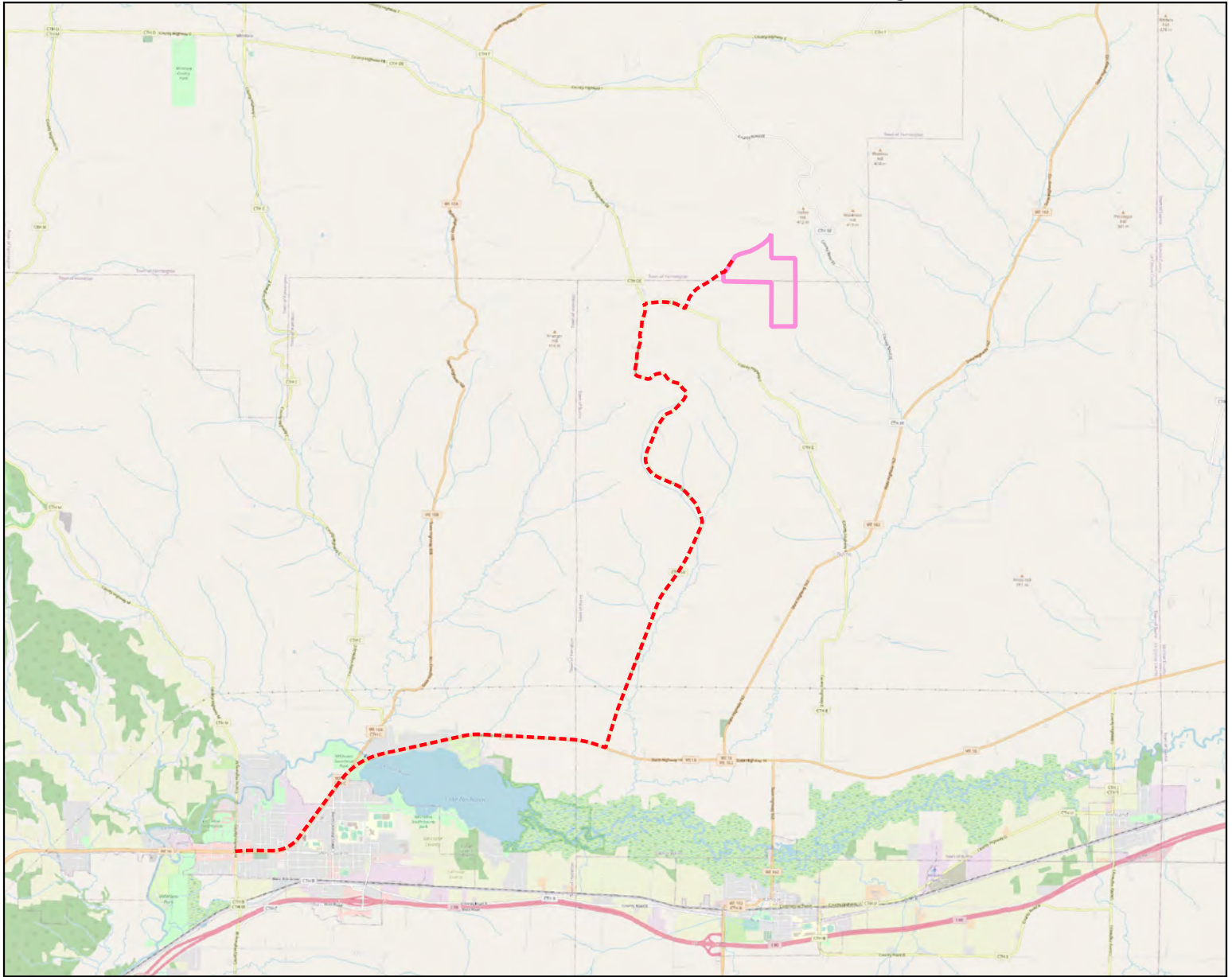


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