

**Timber Bid Invitation**  
**LFM #08-21-Twin Springs LLC**

**Location & Directions**

You are invited to bid on the sale of Oak and Central Hardwood timber on the Twin Springs LLC property near West Salem, WI. The property is located in Section 32 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 on the north side of Herman Coulee Rd. past the old hog barns. GPS coordinates are 43.98906, -90.99984, just past fire number N7308 Herman Coulee Rd. See included maps for more detailed location information. Additional access to timber located in the NW corner of the property is through the Neighbor Michael Peterson via trail around the outside edge of farm fields or once crops are harvested via snowmobile trail. A third entrance is located near the north property boundary on the west side of Herman Coulee Rd.

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

**Description of Property & Access**

There are 75 total acres of timber in this tract, and timber is marked on nearly all 75 acres. 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 **ORANGE** rings painted at chest height. These trees have an estimated total volume of **298,680 board feet** using the **Scribner Decimal C** Log Rule (Black Walnut is in Doyle\*). Table 1 summarizes the marked timber by species.

**Table 1. Twin Springs Sale Summary by Species**

<b>Species</b>	<b>Bd. Ft.</b>	<b>Tree Count</b>
Red Oak	149,480	593
Aspen	49,110	459
White Oak	40,310	291
Black Oak	21,400	172
Red Maple	13,880	94
Shagbark Hickory	9,160	62
Black Cherry	5,280	52
Elm Spp.	4,660	57
Basswood	3,950	29
Bur Oak	780	6
Black Walnut	560	4
White Birch	110	2
<b>Total</b>	<b>298,680</b>	<b>1,821</b>

\*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 orange 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 reseedling 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](mailto: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:	_____	Bidder Address:	_____
Telephone:	_____		_____
Email:	_____		_____
Bid Amount:	_____	Signature:	_____

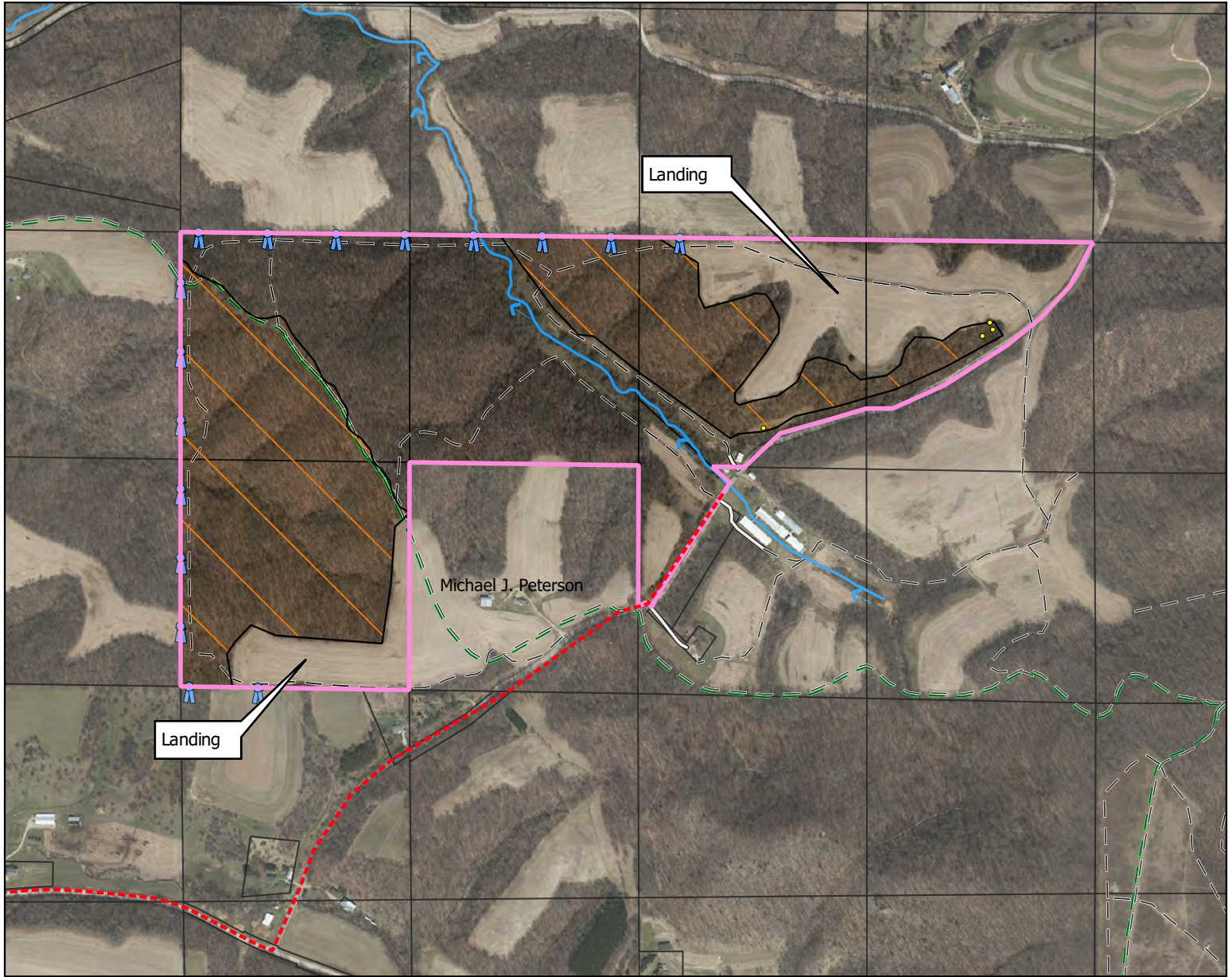
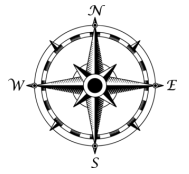
# Twin Springs LLC: Timber Sale Map



Sale# LFM 08-21

+/-75 acres

NWSW, NESW, SWSW, NWSE, NESE 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:

Oak & Central Hardwoods- Marked Selection Harvest: 75 acres

Cut all trees marked with horizontal orange 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.

### Other Conditions:

Care must be taken to avoid damage to regeneration and residual trees. No harvesting will be permitted during the period from April 1st to July 15th to reduce the likelihood of oak wilt spreading throughout the property. Tops must be lopped to within 8 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 (75 acres): Harvest all trees marked with orange paint.
- Parcel Lines
- Driveway
- Snowmobile Trail
- Trail
- Walnuts
- Streams
- Harvest Boundary: Painted/Flagged Blue
- Property Bounds

Species	Estimated Volume
Red Oak	149,480
Aspen	49,110
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Hickory	9,160
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\* This Document shall be considered as part of the Timber Sale Contract.



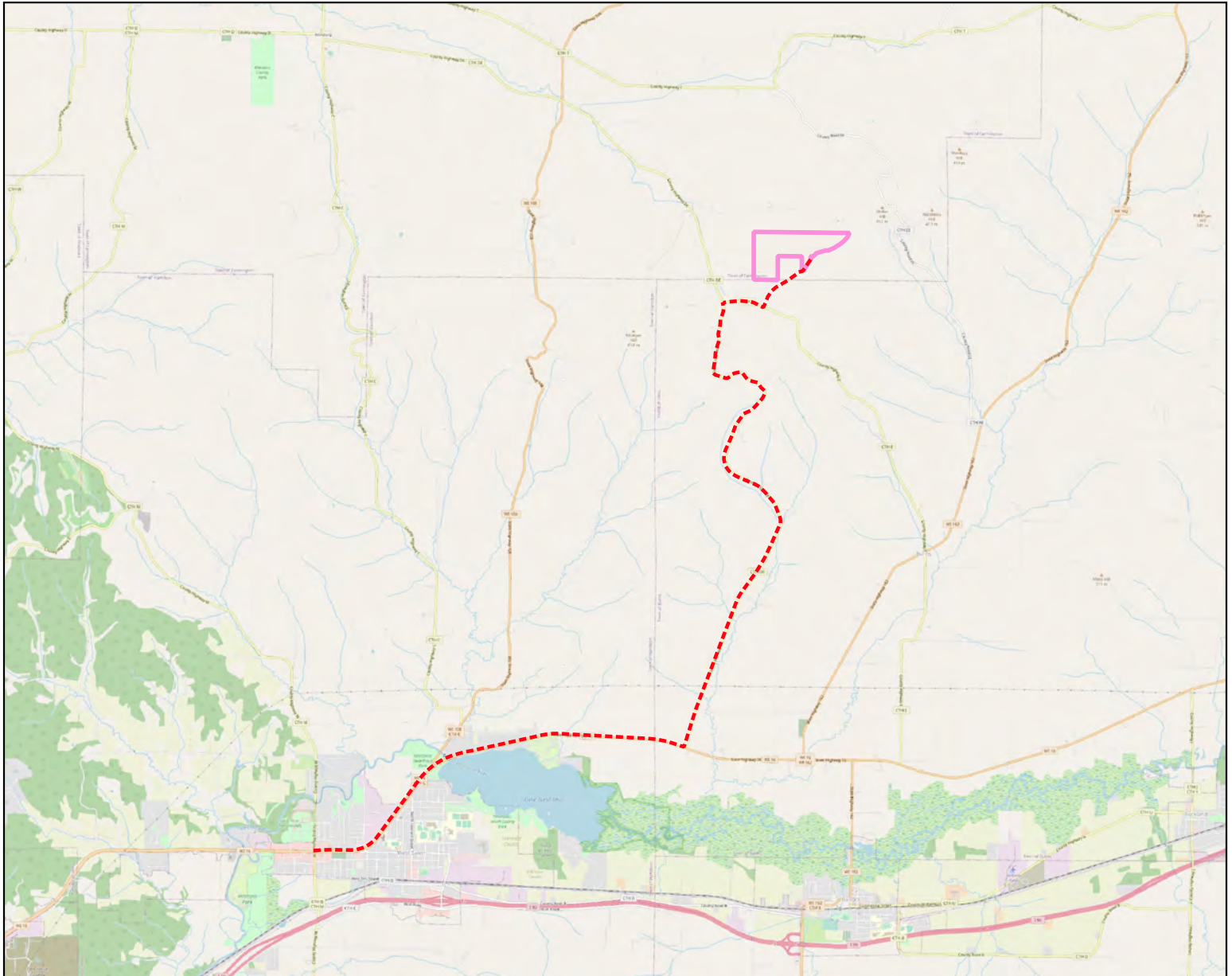
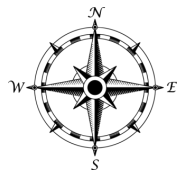
# Twin Springs LLC: Timber Sale Map (Oak)



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