



TIMBER SALE BIDDING PROSPECTUS

BCPL Field Office * 7271 Main Street, P.O. Box 277 * Lake Tomahawk, WI 54539 * 715-277-3366

Sale Name: 4th Corner Hardwoods	Sale Number: 202701
Sale Type: Hardwood Thinning	Operability: Summer Only
Contract Type: Mill Scale with on-site trip/load ticket box	Acres: 62.1
Contract Start Date: July 10, 2026	End Date: December 31, 2028
Contract Start Date: July 10, 2026	Length: 30 months
Sale Administrator: Zachary Buchanan (715) 499-3786	zachary.buchanan@wisconsin.gov
Location: Approximately 5.5 miles Northeast of Argonne, Wisconsin.	
Legal Description:	
<u>County</u>	<u>Town-Range</u>
Forest	T37N-R14E
<u>Section</u>	<u>Quarter-Quarter</u>
17	SENW, SWNE, SENE, NESW, NWSE, NESE

Cutting Requirements by Harvest Unit:		
<u>Northern Hardwood</u>	Thin from above	62.1 Acres
<i>Remove all trees marked with orange paint. Remove all ironwood, aspen, and fir.</i>		
Operability Constraints:		
Operations will only be allowed from May 15th to December 1st due to a snowmobile trail running through the sale.		

Seller gives no warranty or guarantee regarding the quantity or quality of timber designated for cutting, and estimated below

Volume Estimate & Minimum Bid Value:					
Species	Product	Estimated Volume	Volume Units	Minimum Bid/Unit	Total Value by Species/Product
Sugar Maple	Woodsrun Logs	64	MBF	\$275.00	\$17,600.00
Basswood	Woodsrun Logs	32	MBF	\$125.00	\$4,000.00
Mixed Hardwood	Woodsrun Logs	12	MBF	\$150.00	\$1,800.00
Mixed Hardwood	Bolts	46	Cords	\$30.00	\$1,380.00
Mixed Hardwood	Pulp	1,354	Tons	\$6.00	\$8,124.00
Mixed Softwood	Pulp	28	Tons	\$1.00	\$28.00

All timber sold under this contract is 100% Tree Farm Certified (#US015101)

Volume Estimate on per Acre Basis: 1,700 bdf and 9.1 cords per acre	Total: <u>\$32,932.00</u>
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BID OPENING - Friday, July 10th 2026 at 10:01 am

BCPL Field Office * 7271 Main Street, P.O. Box 277 * Lake Tomahawk, WI 54539 * 715-277-3366

Sale Name: 4th Corner Hardwoods

Sale Number: 202701

Sale Objectives:

To release, promote and establish regeneration of various sizes and species; and to promote quality hardwood growth on residual trees.

Access & Terrain:

Woods road access from County G all the way to the timber sale. Terrain is mostly flat with gently rolling hills.

Other Sale Requirements and Conditions:

Wood may be decked on the side of the roads as long as it does not block the roads.

Whole Tree Chipping Instructions:

If you plan on chipping any pulpwood products, please submit your bid online at:

<https://wi.accessgov.com/bcpl-external/Forms/Page/bidforms/timberbidform>

Chipping volumes and prices will be re-calculated automatically for chipped products in the online bid form.

Electronic Bidding Instructions:

BCPL prefers that you utilize our SAFE, SECURE, and CONVENIENT electronic method to submit your Bid. Please navigate to the link listed below. Enter your Bidding "PIN" number which you received in our notification email (or call us to get your number). Once you enter your PIN, please review your contact information, make changes if needed, then follow the prompts to enter and submit your Bid. You will receive an email confirmation that your Bid was successfully received.

<https://wi.accessgov.com/bcpl-external/Forms/Page/bidforms/timberbidform>

Mail-in Bidding Instructions:

Bids must be submitted in a sealed envelope and marked with the **Timber Sale Bid #:** **202701** on the outside of the the envelope. Bids for more than one sale must be submitted in separate envelopes. Bids will be opened publicly on the date and location specified in the header above. BCPL reserves the right to reject any or all bids.



BID FORM - Due Date: Friday, July 10th 2026 at 10:01 am

BCPL Field Office * 7271 Main Street, P.O. Box 277 * Lake Tomahawk, WI 54539 * 715-277-3366

Sale Name: 4th Corner Hardwoods

Sale Number: 202701

I hereby submit the following bid for timber described below. I understand that if awarded the contract and fail to sign it, I shall be barred from future bidding. Completion of this FORM, or our ELECTRONIC bid process is mandatory. BCPL will not recognize your bid unless you complete either bidding method. Personal information required for this bid will not be used for any other purpose.

Species	Product	Estimated Volume	Volume Units	Minimum Bid	Bid Per Unit Volume	Bid Value on Estimated Volume
Sugar Maple	Woodsrun Logs	64	MBF	\$275.00		
Basswood	Woodsrun Logs	32	MBF	\$125.00		
Mixed Hardwood	Woodsrun Logs	12	MBF	\$150.00		
Mixed Hardwood	Bolts	46	Cords	\$30.00		
Mixed Hardwood	Pulp	1,354	Tons	\$6.00		
Mixed Softwood	Pulp	28	Tons	\$1.00		
Contract Type: <i>Mill Scale with on-site trip/load ticket box</i>						Award shall be based on this TOTAL BID AMOUNT:

DO NOT SEND A DEPOSIT WITH THE BID FORM

The winning bidder shall be required to submit a Payment and Performance Guarantee in the amount of 25% of the TOTAL BID AMOUNT at the time of contract signing. This guarantee may be a Check, Letter of Credit, or Bond, and will be returned upon successful completion.

I understand that any or all bids may be rejected and that consideration and awarding of the contract will be based upon my past performance and ability to complete contracts. A copy of the standard timber sales contract, which must be entered into, is available upon request from BCPL. All bids including Lump Sum must be by Species and Product.

Company: _____ Signature: _____

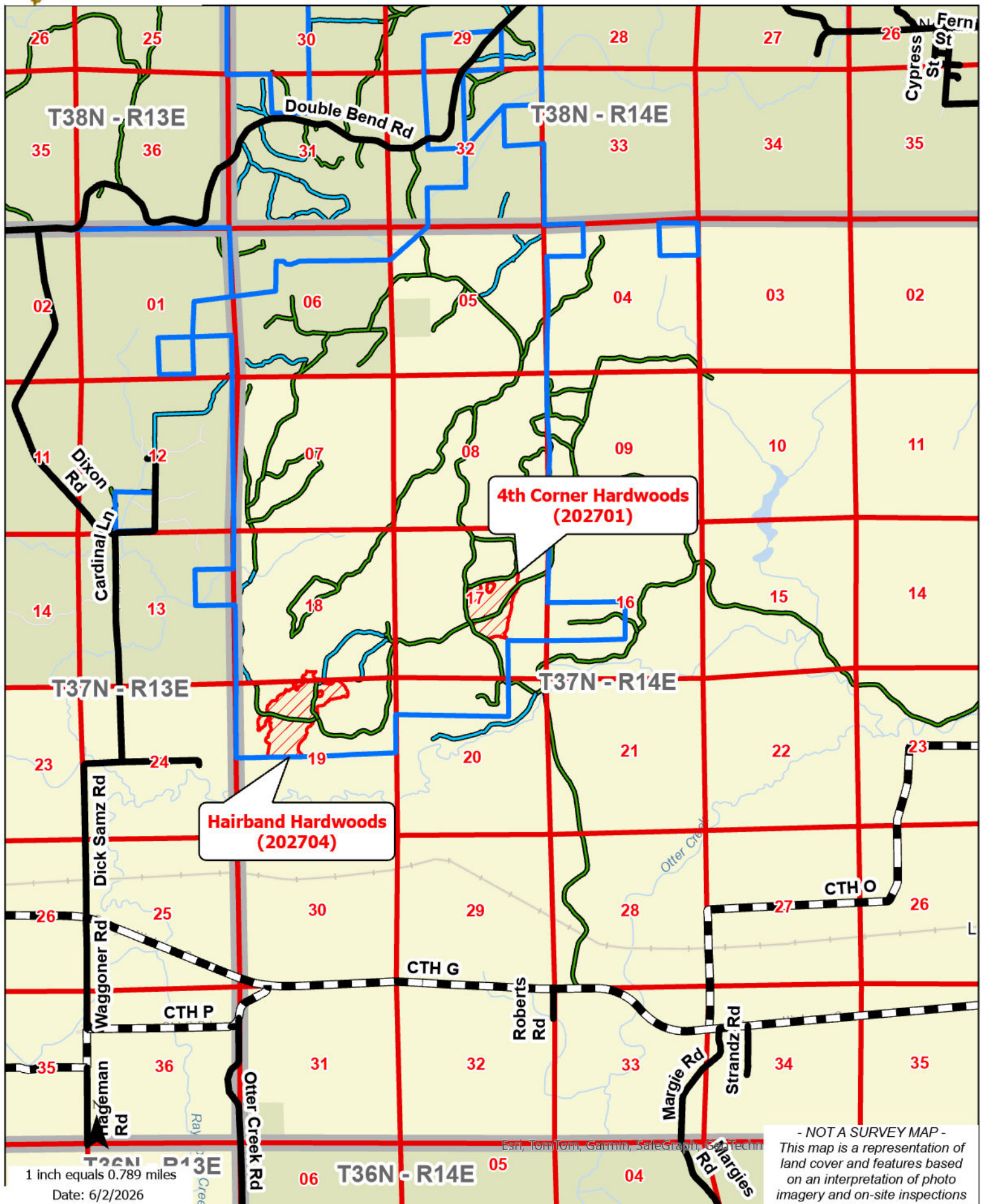
Address: _____ Printed Name: _____

City, State, Zip: _____ Date: _____

Phone: _____ E-Mail: _____

4th Corner Hardwoods - (202701)

Sale Administrator:
Zachary Buchanan



- NOT A SURVEY MAP -
This map is a representation of
land cover and features based
on an interpretation of photo
imagery and on-site inspections

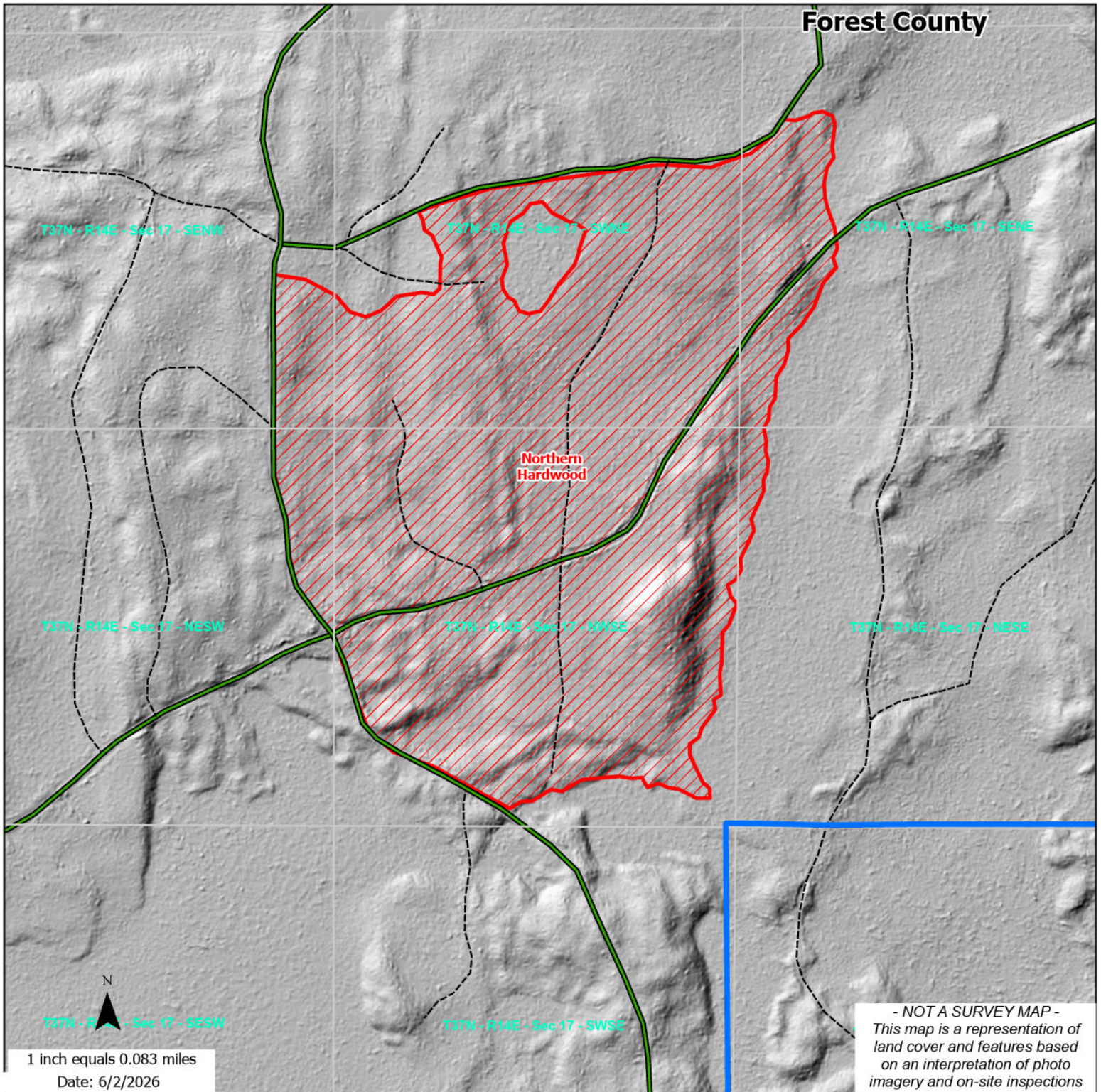
ESRI, TomTom, Garmin, SafeGraph, GeoTechn

4th Corner Hardwoods - (202701)

Sale Administrator:
Zachary Buchanan



Acres	Primary Type	Commercial Treatment	Cutting Requirement
62.1	Northern Hardwood	Marked Thinning from Above	Remove all trees marked with orange paint. Remove all ironwood, aspen, and fir.



Forest County

**Northern
Hardwood**

N

1 inch equals 0.083 miles
Date: 6/2/2026

- NOT A SURVEY MAP -
This map is a representation of
land cover and features based
on an interpretation of photo
imagery and on-site inspections

General Timber Sale Conditions

- 1) Timber Sale contracts will generally be issued for a 24-to-30-month period (two full cutting seasons).
- 2) A first contract extension may be granted at no charge if the Purchaser can show just cause for an extension. However, a second extension on the same timber sale shall require a penalty that is equal to 10% of the estimated sale value, if granted by the Seller.

If an extension is not granted, the Purchaser shall be in breach of contract and will be assessed a penalty of 50% of the performance bond and removed from the timber sale.

- 3) Large treetops may be left on site to protect regeneration from extreme weather and from excessive deer browse. Lopping of large tops is generally not required.

Bidding Eligibility

A purchaser must be in good standing with the BCPL to be eligible to bid on BCPL timber sales. They should not have any current payment or performance issues or be currently banned from bidding.

Instructions for Bidding

All bids **must** be submitted on a BCPL "Timber Sale Bid" form – either paper copy or electronically on the BCPL website.

The Performance Guarantee can be in the form of a check, an Irrevocable Letter of Credit, or Surety Bond. Do not send your 25% Performance Guarantee with the bid form. **A 25% deposit is only required from the highest (winning) bidder within 30 days of the bid opening.**

List your **Bid Per Unit Volume** and multiply by the **Estimated Volume** to determine the **Bid Value on Estimated Volume**. Add Total Bid Value column to determine the **TOTAL BID AMOUNT**.

All bids for each Species/Product must be greater than or equal to the **Minimum Bid**. Any bid that is less than the minimum shall be disqualified. Even "Lump Sum" bids must be itemized with a Species/Product price.

Be sure to date, sign and include your address, phone number(s) and email.

Bids must be submitted in sealed envelopes and clearly marked "**TIMBER BID - Sale # _____**" on the outside back of envelope. Bids for more than one sale must be submitted in separate envelopes with the sale number clearly marked on the outside back of each sealed envelope.

BCPL prefers that you utilize our SAFE, SECURE, and CONVENIENT electronic method to submit your Bid. Please navigate to the link listed below. Enter your Bidding "PIN" number which you received in our notification email (or call us to get your number). Once you enter your PIN, please review your contact information, make changes if needed, then follow the prompts to enter and submit your Bid. You will receive an email confirmation that your Bid was successfully received.

<https://wi.accessgov.com/bcpl-external/Forms/Page/bidforms/timberbidform>

BCPL reserves the right to reject any or all bids for any and all reasons.

If the successful bidder fails to sign the contract or provide the 25% Performance Guarantee within 30 days of the bid opening date, the bidder will forfeit the contract and may be disqualified from bidding on future BCPL timber sales.

Upon completion of the sale, the performance bond may either be refunded or withheld in total or in part as liquidated damage according to the conditions of the contract. Cash performance bonds may be applied toward final stumpage payment if all conditions of the contract have been successfully completed.

Additional bidding information can be obtained from the BCPL Lake Tomahawk Office, 7271 Main Street., P.O. Box 277, Lake Tomahawk, WI 54539, phone (715) 277-3366, or E-mail: Kevin.Burns@wisconsin.gov or Joe.Malinowski@wisconsin.gov or Zachary.Buchanan@wisconsin.gov

Bids will be opened publicly on the date specified at the address above.

Mill Scale Sales

Scaling of all cut products will occur at the product buyer's delivery location (Mill Scale), unless otherwise specified by BCPL. Promptly after scaling has taken place, copies of all scale reports or a summary of scaled products shall be sent to the BCPL Lake Tomahawk Office. This scale shall form the basis for stumpage payment.

All Scaled Sales shall require the completion of a Load/Trip ticket for each truckload of wood that is removed from the sale area. Load/Trip ticket books will be provided by BCPL, along with the locked box for depositing the completed tickets (white copy).

BCPL reserves the right to restrict transport of harvested products and require that any or all categories of cut products to be scaled on the sale area by Seller prior to shipment.

All forest products designated by the Purchaser to be hauled to Purchaser's own consolidation or re-sale yard shall be scaled and marked by BCPL staff prior to removal from the sale area. Any such scaled products must also be documented on a corresponding load/trip ticket when removed from the sale area. This ticket should clearly indicate the forest products were "BCPL SCALED" to ensure that the volume is not double counted.

All wood harvested and removed from the sale area must be accounted for and payment made.

Lump Sum Sales

Lump Sum timber sales will be invoiced in four equal installments of 25% of total sale value.

The first installment (25%) is due within 30 days of bid opening.

The second installment is due 6 months after the bid opening (approximately the next BCPL bid opening). The third installment is due 12 months after the bid opening, and the final installment is due 18 months after the bid opening.

Should harvesting operations start before the sale is paid in full, the sale will be invoiced commensurate with logging progress as calculated by acreage completed. Ex: if 25% has been paid, the next payment of 25% will be when 50% of the sale area has been cut (50% of the sale area cut and 50% of the sale paid for).

BCPL reserves the right to restrict the transport of harvested products and require that any cut products not designated for harvest or products added to the contract via a contract amendment to be scaled on the sale area by Seller prior to shipment. Purchaser has agreed to a Lump Sum payment plan for all designated products, regardless of the volume harvested. Lump Sum sales do not require a load/trip ticket for each truckload of wood that is removed from the sale area.

Utilization

All trees designated for cutting must be cut to a minimum top diameter of 4 inches for pulpwood, 6 inches for softwood sawlogs and 10 inches for hardwood sawlogs.

All trees greater than 5 inches DBH which are marked or designated for cutting will be cut whether merchantable or not. Trees less than 5 inches DBH may be required by specific contract condition to be cut, otherwise they are optional trees to cut.

All salvageable wood bulldozed out during road construction must be utilized.

If scaled by BCPL staff, all logs with a small-end diameter of 6 inches in softwood and 10 inches in hardwood will be scaled as sawtimber if they meet minimum grading specifications and contain >50% sound wood volume. If the logs were sold as a Grade 2 or better surface quality, then all logs meeting a Grade 3 surface quality will be scaled as pulp or bolts in accordance with the timber sale contract.

Roads Landings and Camps

1. Location of roads, landings, and camps must be approved by BCPL. BCPL will also determine if culverts must be installed when new roads are built or existing roads are reconstructed.
2. Road entrances must be cleaned of all roots, stumps, and downed trees at time of construction and kept neat and in good repair during the contract period.
3. Landings, loading areas, camps and sale roads shall be kept neat, clean, and free of garbage, oil cans, plastic bottles, and miscellaneous trash throughout the contract period.
4. Purchaser must keep public road entrances clean of all mud and logging debris.

Performance Standards

Should a purchaser's harvesting operations or payment performance not meet performance requirements, the following steps may be taken.

For harvesting operation performance:

- 1) Two recorded verbal warnings will be given. Verbal warnings will be recorded in the BCPL timber sale inspection sheet. After verbal warnings, a written warning will be given. Offenses deemed serious enough by the administering forester or there is a history past performance issues, the forester may forgo verbal warnings.

- 2) Should poor performance continue or there is evidence of timber theft, the administering forester can remove the purchaser from the sale and cancel the timber sale due to breach, which may include retention of some or all of the performance bond. The forester may also ban the purchaser from bidding on future BCPL timber sales for up to five years.

For payment performance:

- 1) The purchaser will receive written notification, via email or mail, that they have 15 days, after the due date of the invoice, to make the payment, with the interest penalty. The forester may cease all operations at their discretion at this time, until payment is received.
- 2) If payment with interest has not been received within 30 days of the due date of the original invoice, the forester may cancel the timber sale, and draw any monies owed to the BCPL from the purchaser's performance bond. The purchaser will be banned from bidding on BCPL sales for five years.

A previously banned purchaser bidding BCPL timber sales (after the five year ban) may be subject to one or more of the following once bidding rights have resumed:

- 1) Requirement to pre-pay for stumpage prior to and during harvesting operations.
- 2) Requirement of a cash performance bond.
- 3) Require BCPL scaling of some or all of timber products harvested.
- 4) Two verbal and one written warning for poor harvesting performance before being removed from the timber sale and being banned from bidding on BCPL timber sales permanently.
- 5) Evidence of timber theft may result in being banned from bidding on BCPL timber sales permanently.

Worker's Compensation & Liability Insurance

A certificate of insurance showing proof of "Worker's Compensation Law" compliance is required to be on file with the BCPL prior to the beginning of any work in a contract area. This certificate must cover the entire contract period and all employees working on the sale. The Contractor shall forward a certificate of liability insurance to the BCPL prior to the commencement of any logging operations. Liability insurance coverage must meet the following minimum dollar amounts for the type of insurance listed.

General Liability	Each Occurrence	1,000,000
	Damage to rented premises	100,000
	Med Exp (any one person)	5,000
	Personal & ADV Injury	1,000,000
	General Aggregate	2,000,000
	Products-Comp/OP AGG	2,000,000
Automobile Liability	Combined Single Unit	1,000,000
Workers Compensation And Employer's Liability	Each Accident	100,000
	Disease – EA Employee	100,000
	Disease – Policy Limit	500,000