



TIMBER SALE BIDDING PROSPECTUS

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

Sale Name:	Helen Creek Hardwoods			Sale Number:	TS-202615
Sale Type:	Hardwood Overstory Removal			Operability:	Dry Summer
Contract Type:	<u>Lump Sum</u> with payment plan			Acreage:	63.0
Contract Start Date:	July 11, 2025	End Date:	December 31, 2027	Length:	30 months
Sale Administrator:	Kevin Burns	715-360-7438	Kevin.Burns@wisconsin.gov		
Location:	10 miles west of Land O' Lakes on County Highway B				
Legal Description:	<u>County</u>	<u>Town-Range</u>	<u>Section</u>	<u>Quarter-Quarter</u>	
	Vilas	T43N - R09E	29	NWNW, NENW, SWNE, NWSE	

Cutting Requirements by Harvest Unit:

Red Pine Clearcut with Natural Regeneration 10.4 Acres

Remove all red pine and other merchantable species. Retain and protect pre-merch and saplings to the extent practical.

Northern Hardwood Overstory Removal 52.6 Acres

Remove all hardwood trees. Retain all hemlock, cedar, and white pine. Also retain all yellow birch less than 12" DBH. Protect regeneration.

Operability Constraints:

- 1) Dry summer logging opportunity, but operations within wet pockets is prohibited unless frozen.
- 2) A re-constructed driveway access from County B will be completed by the Vilas County Highway Department before cutting begins.
- 3) Fence line on the south side of sale area must be protected from damage and all trees within 60 feet of the fence must be cut.

Volume Estimate & Minimum Bid Value:

Species	Product	Estimated Volume	Volume Units	Minimum Bid/Unit	Total Value by Species/Product
Maple, Sugar	Woodsrun Logs	70	MBF	\$300.00	\$21,000.00
Mixed Hardwood	Woodsrun Logs	20	MBF	\$180.00	\$3,600.00
Mixed Hardwood	Pulp & Bolts	2,160	Tons	\$8.00	\$17,280.00
Pine, Red*	Pulp & Bolts	1,058	Tons	\$22.00	\$23,276.00
Mixed Softwood	Pulp & Bolts	96	Tons	\$2.50	\$240.00

Volume Estimate on per Acre Basis: 1,400 bdft and 22 cords per acre

Total: \$65,396.00

* Red pine clearcut is average 14-16" DBH with some utility poles.

**BID OPENING - Friday, July 11th 2025 at 10:01 am**

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Sale Name: Helen Creek Hardwoods**Sale Number: TS-202615****Sale Objectives:**

Hardwood Release: Salvage mature overstory hardwoods to release advance regeneration.

Red Pine Clearcut: Salvage mature 14-16" red pine to release advanced aspen and hardwood regeneration.

Access & Terrain:

Access to all sale areas from County Highway B. Woods roads in good shape with minimal clearing. Wetter patches on main east/west woods road can be skidded around to the south - trucking shouldn't be needed this far back.

Other Sale Requirements and Conditions:**Lump Sum Payment Plan:** 25% down within 30 days of the bid opening, 25% due at 6 months, 25% due at 12 months, and final 25% due 18 months after contract signing. Should harvesting start prior to the sale being paid in full, sale will be invoiced based on harvesting operations progress. See General Timber Sale Conditions for full details.**Mixed Hardwood Saw Log Volume (MBF) by Species:**

DBH	Hard Maple	Yellow Birch	Basswood	Red Maple				Total
14" +	70.2	11.2	6.6	1.6				89.6

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 #:** **TS-202615** 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 11th 2025 at 10:01 am

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

Sale Name: Helen Creek Hardwoods

Sale Number: TS-202615

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
Maple, Sugar	Woodsrun Logs	70	MBF	\$300.00		
Mixed Hardwood	Woodsrun Logs	20	MBF	\$180.00		
Mixed Hardwood	Pulp & Bolts	2,160	Tons	\$8.00		
Pine, Red	Pulp & Bolts	1,058	Tons	\$22.00		
Mixed Softwood	Pulp & Bolts	96	Tons	\$2.50		
Contract Type: <i>Lump Sum with payment plan</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: _____

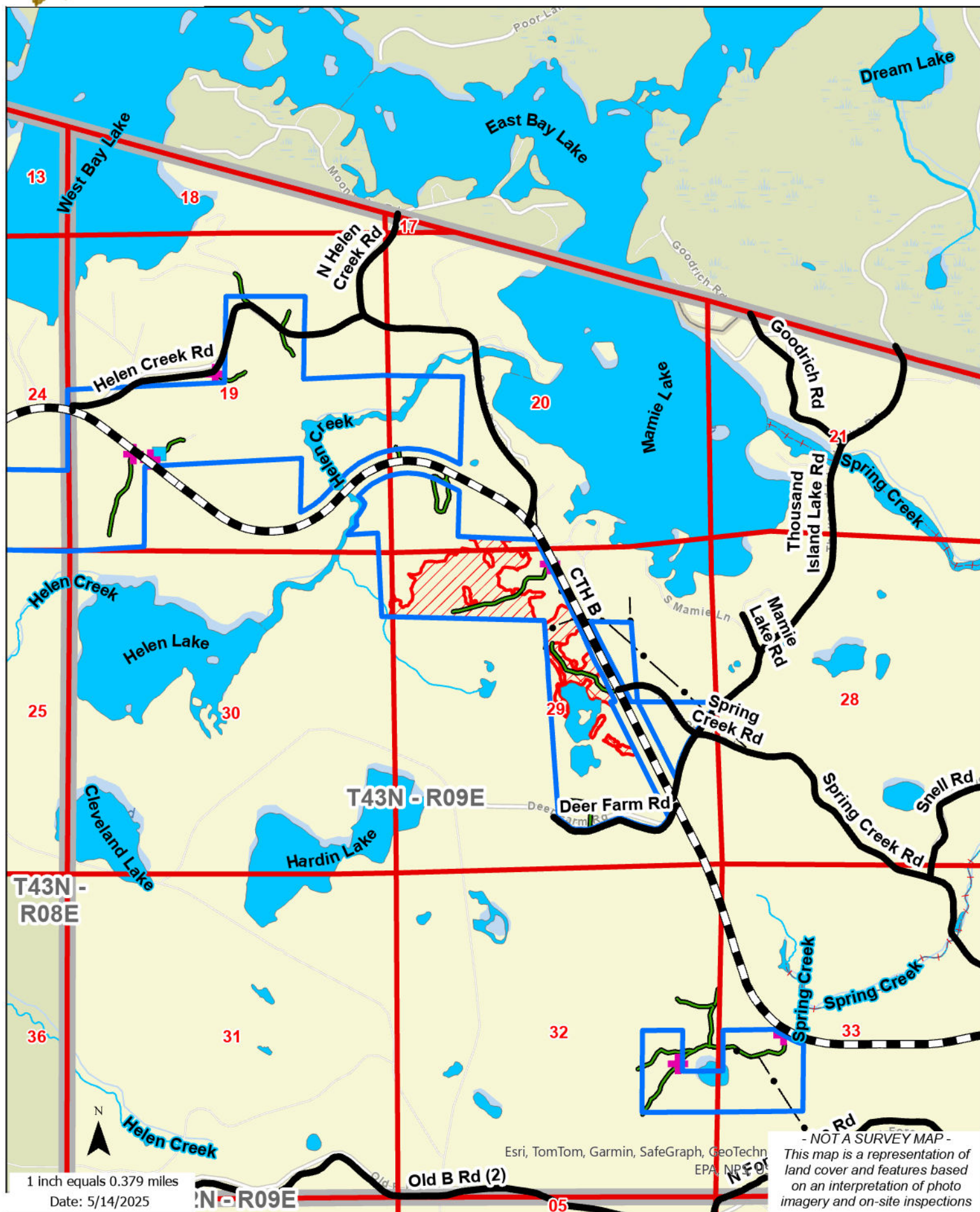
Phone: _____

E-Mail: _____

Helen Creek Hardwoods - (202615)

Timber Sale Locator Map

Sale Administrator:
Kevin Burns

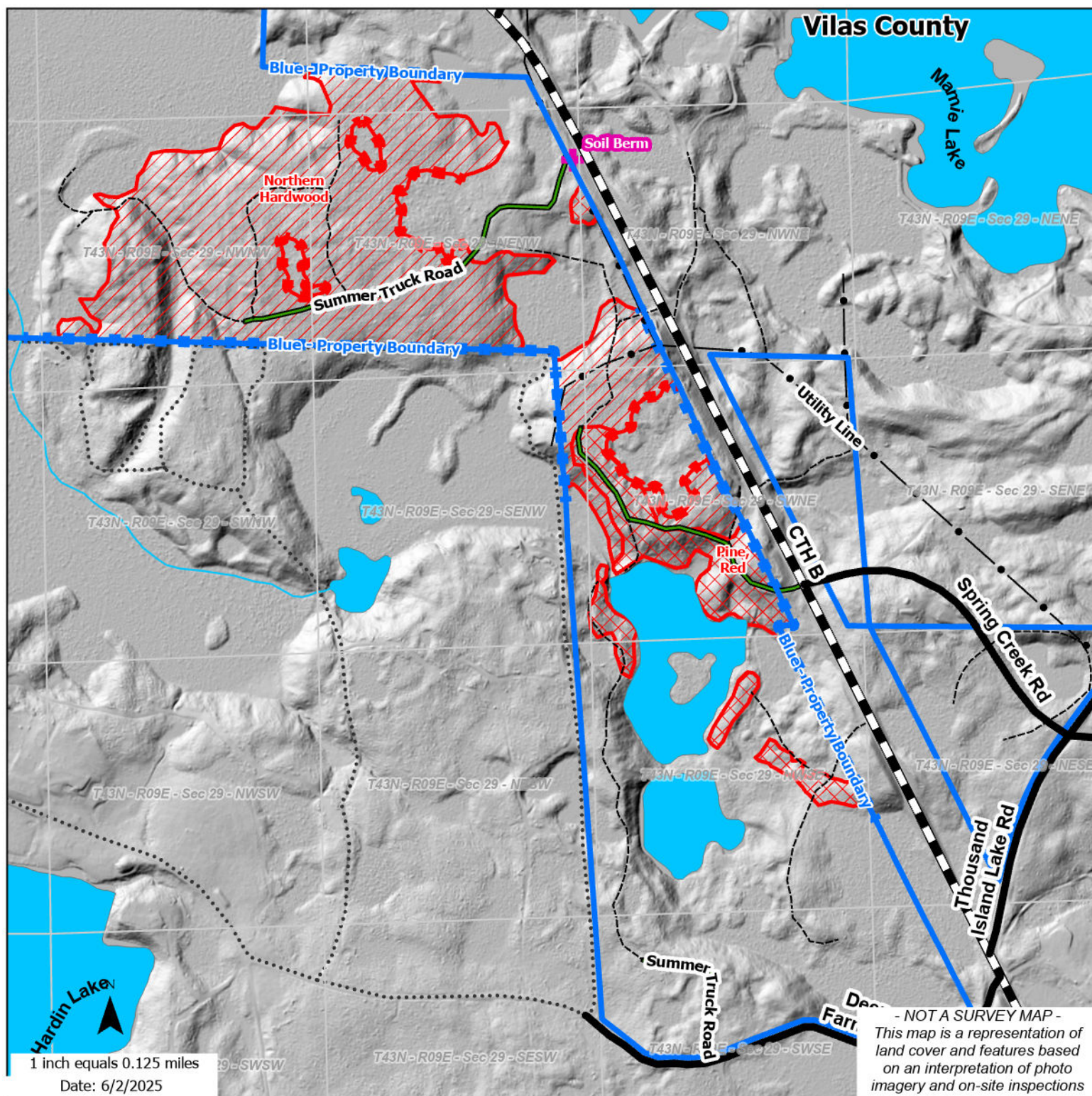


Helen Creek Hardwoods - (202615)

Timber Sale Close-Up Map

Sale Administrator:
Kevin Burns

Acres	Primary Type	Commercial Treatment	Cutting Requirement
10.4	Pine, Red	Clearcut - Natural Regeneration	Remove all Red Pine and other merchantable species, retain and protect pre-merch and saplings to the extent practical.
52.6	Northern Hardwood	Overstory Removal	Remove all hardwood trees. Retain all hemlock, cedar, and white pine. Also Retain yellow Birch less than 12" DBH. Protect all pre-merch and saplings to the extent practical.



General Timber Sale Conditions

- 1) Timber Sale contracts will generally be issued for a 24-to-30-month period (two full cutting seasons).
- 2) Contract extensions may be granted if the Purchaser can show just cause for an extension. An extension, possibly subject to a 10% stumpage increase, may be granted for a one-year period.
- 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.

Instructions for Bidding

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

Your 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 has also created a SAFE, SECURE, and CONVENIENT electronic way for you to fill out and submit your **Bid Form**. Please navigate to the advertised link. 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.

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. Seller is not obligated to return the payment or any portion of the payment if Purchaser fails to remove all timber products authorized for removal or if the estimate of timber available for harvest is higher or lower than the actual volumes 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.

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