

NORTHWEST OREGON DISTRICT		TIMBER SALE NOTICE SCALE SALE EUGENE MASTER UNIT SBA Sale		PARCEL NO.: 1	
SIUSLAW FIELD OFFICE				SALE DATE: February 27, 2025	
Contract No.: ORN03-TS-2025.0370		Hemlock Hill			
Lane County, Oregon: O&C: Oral Auction				Bid Deposit Required: \$71,100.00	
All timber designated for cutting on		W1/2SW1/4, SE1/4SW1/4, Section 35, T. 15 S., R. 8 W; Lots 3 and 4, E1/2SW1/4, W1/2SE1/4, SE1/4SE1/4, Section 7; T. 16 S., R. 7 W; Lots 1-2, 7-10, and 15-16, Section 3, T. 16 S., R. 8 W., Will. Mer.			
Estimated Volume 32' Log (MBF)	Species	Estimated Volume 16' Log (MBF)	Appraised Price Per MBF	Estimated Volume Times Appraised Price	
4,433	Douglas-fir	5,179	\$ 122.10	\$ 632,355.90	
1,393	Western hemlock	1,695	\$ 46.30*	\$ 78,478.50	
1	Western redcedar	2	\$ 53.00*	\$ 106.00	
5,827	TOTALS	6,876		\$ 710,940.40	
Clean Chips	Douglas-fir		<u>PerTon</u> \$ 5.00	\$ 5.00	
	GRAND TOTAL			\$ 710,945.40	
*=10% of Pond Value					

APPRAISED PRICES are calculated by determining market value through the analytical appraisal method. The minimum bid increment will be \$0.10 per MBF or multiples thereof.

LOG EXPORT RESTRICTIONS: All timber offered for sale hereunder is restricted from export from the United States in the form of unprocessed timber and is prohibited from being used as a substitute for exported private timber.

NOTE: The volume for this timber sale has been calculated using 16 foot eastside Scribner rules, and the 32 foot log volumes are estimates derived from the 16 foot volumes.

CRUISE INFORMATION: Volume for all Douglas-fir and western hemlock in the Partial Harvest Areas was variable plot cruised. Plot data is then used to calculate v-bar and basal area per acre using the National Cruise Processing Program. The basal area was determined with a Relaskop using a 20 BAF. This sale contains a total of 216 plots. 160 sample trees were randomly selected on these plots to determine v-bar.

Douglas-fir and western hemlock in the right-of-ways have been cruised using the 3P system to select sample trees. The sample trees have been cruised and the volume computed using the National Cruise Processing Program for estimating volume in 16-foot lengths and the volume expanded to a total right-of-way volume. Western redcedar was 100% cruised in the right-of-ways.

A map showing the location and description of these sample trees is available at the Northwest Oregon District, Springfield Interagency Office.

With respect to merchantable Douglas-fir (sample) trees: The average tree is 14.8" DBHOB; the average log contains 55bd. ft.; the total gross merchantable volume is approximately 5,330 MBF; and 97% recovery is expected.

CUTTING AREA: Three (3) areas totaling approximately 235 acres must be partial harvested and approximately 8 acres of right-of-way must be clear cut.

ACCESS: Access to the sale is provided by:

1. A public road;
2. BLM existing roads;
3. BLM roads to be constructed;
4. State of Oregon roads used under a State of Oregon/BLM Cooperative Agreement;
5. U.S. Forest Service (USFS) roads used under the interagency Right-of-Way and Road Use Agreement between the USFS and BLM.
6. Roads covered by a Right-of-Way and Road Use Agreement E-340 between Weyerhaeuser Timber Holdings, Inc. and the United States. In the construction, renovation, improvement and use of private roads, the Purchaser shall enter into a license agreement with Weyerhaeuser Timber Holdings, Inc. The license agreement shall be delivered to Weyerhaeuser Timber Holdings, Inc. for execution at least 15 days prior to any use of company roads. See the Prospectus for full terms and conditions of use.

ROAD MAINTENANCE: The Purchaser shall pay BLM a road maintenance fee of \$15,216.58 and a rockwear fee of \$24,053.70. The Purchaser shall pay the State of Oregon a rockwear fee of \$584.80. The Purchaser shall pay Weyerhaeuser Timber Holdings a rockwear fee \$3,087.09

*See Exhibit D map for specification of road maintenance responsibility. Only the map page of Exhibit D is included in the Prospectus. Refer to the contract file for the full Exhibit D.

In addition to the quantities shown below, 500 cubic yards (truck measure) of maintenance rock and surface protection rock is required. Additional rocking may be required for wet weather haul and will be at the Purchaser's expense.

ROAD CONSTRUCTION:				
Spurs: A, B, C, D, E, F, G, H, I, J, K, L, M & N and Road Nos.: 16-8-2.5 Seg. B & -12.1 Seg. C				
Length: 66+16 Stations				
Class: SN-14				
Special Requirements in Road Construction: Operations limited to periods of dry weather. Special Operating Area Restrictions apply.				
ROAD RENOVATION:				
Road Nos.: 15-8-34, -35.3, 16-7-6, 16-8-1, -2.5 Seg. A, -12.1 Seg. A				
Length: 674+25 Sta / 12.77 miles				
Class: SN-14 / SN-16 / SN-20				
Special Requirements in Road Renovation: Operations may be limited to periods of dry weather. Special Operating Area Restrictions apply. The in-stream work window is between July 1 and September 15 (both days inclusive).				
ROAD IMPROVEMENT:				
Road Nos.: 16-7-7.1, -7.5, -18, 16-8-3 Segs. A1 & A3, -12.1 Seg. B				
Length: 179.09 Stations				
Class: SN-14 / SN-16				
Special Requirements in Road Improvement: Operations limited to periods of dry weather. Special Operating Area Restrictions apply. The in-stream work window is between July 1 and September 15 (both days inclusive).				
Culverts				
<u>Diameter:</u>	<u>Length:</u>	<u>Number:</u>		
18"	448	15		
24"	30	1		
36"	66	1		
Suggested Rock Source: Commercial, Not Vicinity				
Estimated Rock Quantities (CY truck measure)				
<u>3/4" minus</u>	<u>1-1/2" minus</u>	<u>3" minus</u>	<u>6" minus</u>	
545	545	10,418	4,867	
Total Estimated Exhibit C Road Costs (construction, renovation, and improvement): \$773,476.71				

DURATION OF CONTRACT: Duration of the contract will be 36 months for cutting and removal of timber.

SPECIAL PROVISIONS: The contract will contain special provisions regarding road construction, road renovation, road improvement, road maintenance, logging methods, prevention of erosion, falling of snags, creation of snags, falling of all trees designated for cutting, logging residue reduction, and submission of a written logging plan specifying spur road locations, landing locations, logging methods, and logging schedule.

Under Sec. 26 of the timber sale contract, ground based logging will be prohibited during periods of high soil moisture. This will normally limit ground based logging to July, August and September.

It is estimated that approximately 1,031 MBF of additional timber, such as corridor and guyline trees, may be removed under the contract, but it is not included in the advertised sale volume, nor is it included in the timber sale appraisal.

OTHER SPECIAL REQUIREMENTS:

- Upon completion of yarding, select and girdle 2,500 trees (847 high girdle and 1,653 low girdle) as described in Exhibit W. 500 low girdle snags may be operationally created. Within the Snag Thin Areas and Partial Harvest Areas requiring Snag Created Openings shown on Exhibit W, down orange painted reserve trees resulting from the ice storm and subsequent snowstorm of 2024 may be credited toward the number of low girdle trees required in Exhibit W. Storm damaged trees meeting the specifications for high girdle described in Exhibit W may be credited to the high girdle requirement with approval of the Authorized Officer. The Purchaser shall be responsible for marking, tallying and submitting snag creation totals for consideration.
- No yarding or hauling shall be conducted on natural surfaced roads during periods of wet weather as determined by the Authorized Officer.
- Yarding shall be done with a carriage equipped skyline capable of yarding 1,200 feet slope distance in the Partial Harvest Areas on slopes greater than 35%.
- Limbs and tops shall remain attached to the tree and be yarded to the landing.
- With the exception of hauling, daily operations within the Special Operating Area shall not be permitted from April 1 through August 5 of each year, both days inclusive; and shall not begin until 2 hours after sunrise and shall cease 2 hours prior to sunset from August 6 through September 15 of each year, both days inclusive.
- In the Special Holding Areas, obtain approval from the Authorized Officer prior to attaching logging equipment to any tree.
- Trees 40" or greater diameter are reserved. Trees 40" DBH or greater which are felled shall be retained on site.
- Seven (7) trees marked with yellow paint shall not be felled or damaged during logging operations.
- Two (2) trees marked with a band of orange paint and/or a yellow metal seed tree tag are reserved for the tree improvement program.
- Rock all roads and spurs, except Spur A, for wet weather haul.
- Stream crossing culvert additions, replacements and/or removals shall be completed within the "in stream work window", July 1 - September 15 (both days inclusive).
- Improvement and construction of Road No. 16-8-12.1 Segs. B-C includes removal of approximately 18 MBF of timber. The Purchaser shall purchase the right-of-way timber at the contract price in accordance with the specifications of the Oregon Department of Forestry, the owner of the right-of-way timber
- Renovation of Road No. 16-8-2.5 Seg. B includes removal of approximately 1.1 MBF of Weyerhaeuser Timber Holdings Inc. (WTHI) timber. The Purchaser shall purchase the right-of-way timber at the contract price in accordance with the specifications of WTHI, the owner of the right-of-way timber.
- If the Purchaser elects to not rock Road Nos. 16-7-7.1 and 16-6-18 for wet season haul, they will be required to place a 3" lift of 1.5" minus crushed rock where the roads are stream adjacent and as described in Exhibit C. Changes will result in an adjustment to the purchase price
- Pink painted trees on Road No. 16-8-12.1 are to be left on site.
- Clean equipment prior to arrival on BLM-managed lands.
- Upon completion of hauling, all decommissioning shall be completed during the dry season and as directed by the Authorized Officer. Decommissioning measures may include:
 - Decompact and/or block skid trails and natural surfaced roads with decompaction equipment, such as a track mounted excavator with a thumb.
 - Construct drainage dips, waterbars, and/or lead-off ditches.
 - Block at entry points using earthen barricades as directed by the Authorized Officer.
- Sec. 44(e) contains explicit instruction on requirements for equipment and personnel involved in pile burning.

Buyout Securities: The Purchaser **will not** have the option of making a buyout security deposit in lieu of performing the slash disposal requirements of this contract.

NARRATIVE DESCRIPTION OF HOW TO GET TO THE TIMBER SALE AREA: Access to the sale is through a locked gate over private roads. Prospective bidders may obtain a key from the Northwest Oregon District's Springfield Interagency Office and proceed to the sale area. Any other persons interested in visiting the timber sale site should first contact Joseph Lynch at (541) 683-6739.

To access Partial Harvest Areas 1 and 3: From Blachly, proceed west on Highway 36 for approximately 1.8 miles. Turn northwest onto County Road No. 3658 (Swamp Creek Road) and continuing onto Road No. 16-7-6. Travel approximately 5.2 miles and follow the signs to the Timber Sale Area.

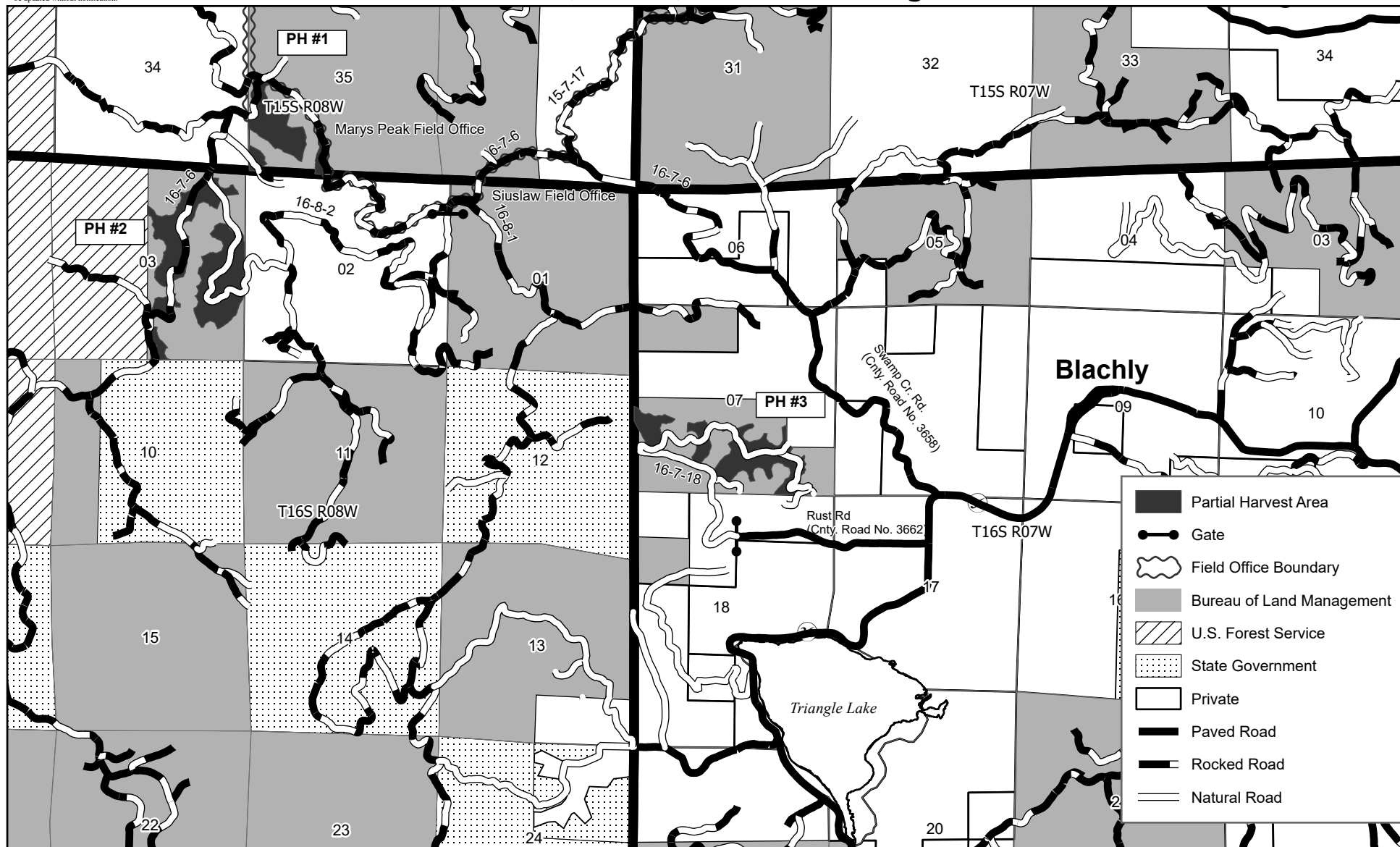
To access Partial Harvest Area 2: From Blachly, proceed west on Highway 36 for approximately 2 miles. Turn west onto County Road No. 3662 (Rust Road) and travel approximately 1 mile. Proceed through the gate onto Road No. 16-7-18. Follow the signs to the Timber Sale Area. Note: the current condition of the road is not suitable for wet weather travel.



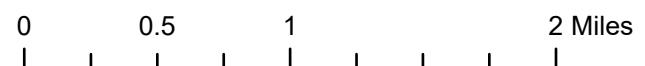
Timber Sale Location Map Hemlock Hill

T. 15 S., R. 8 W., Sec. 35, T. 16 S., R. 7 W., Sec. 7;
T. 16 S., R. 8 W., Sec. 3, Northwest Oregon District

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.



- Partial Harvest Area
- Gate
- Field Office Boundary
- Bureau of Land Management
- U.S. Forest Service
- State Government
- Private
- Paved Road
- Rocked Road
- Natural Road



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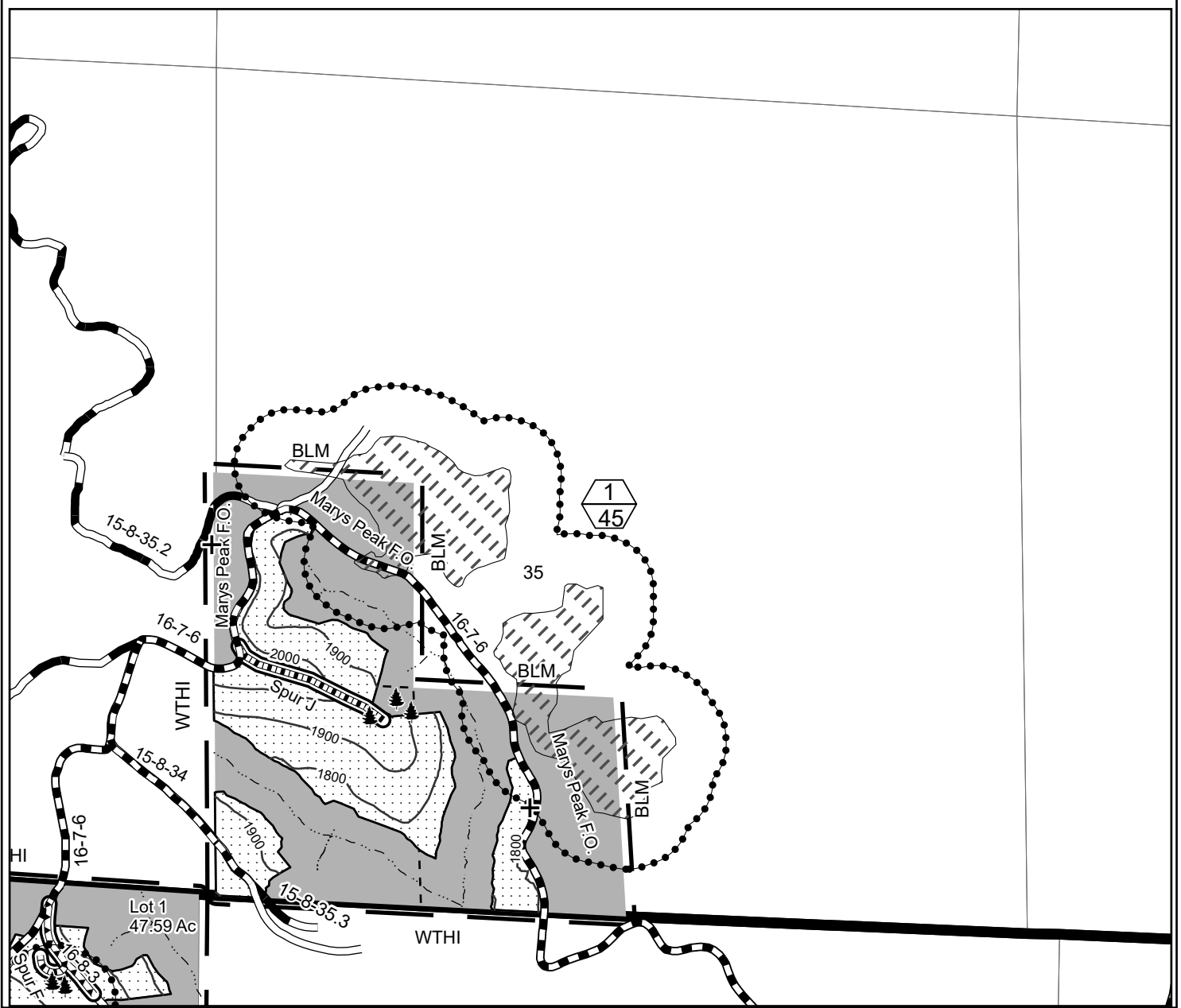
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Bureau of Land Management**

Exhibit A
Sheet 1 of 3



**Hemlock Hill Timber Sale Contract No. ORN03-TS-2025.0370
T. 15 S., R. 8 W., Sec. 35, Northwest Oregon District**



- | | | | |
|--|--|--|--|
| | Boundary - Cutting Area (Blazed, Painted & Posted) | | Stream |
| | Contract Area | | Construction |
| | Partial Harvest Area | | Improvement |
| | Reserve Area | | Renovation |
| | Special Holding Area | | Rocked Road |
| | Special Operating Area | | Natural Road |
| | Approximate Location of Special Habitat Tree | | Right-of-Way Area |
| | Approximate Location of Superior Tree | | Partial Harvest Area (Top)/
Partial Harvest Area Acres (Bottom) |

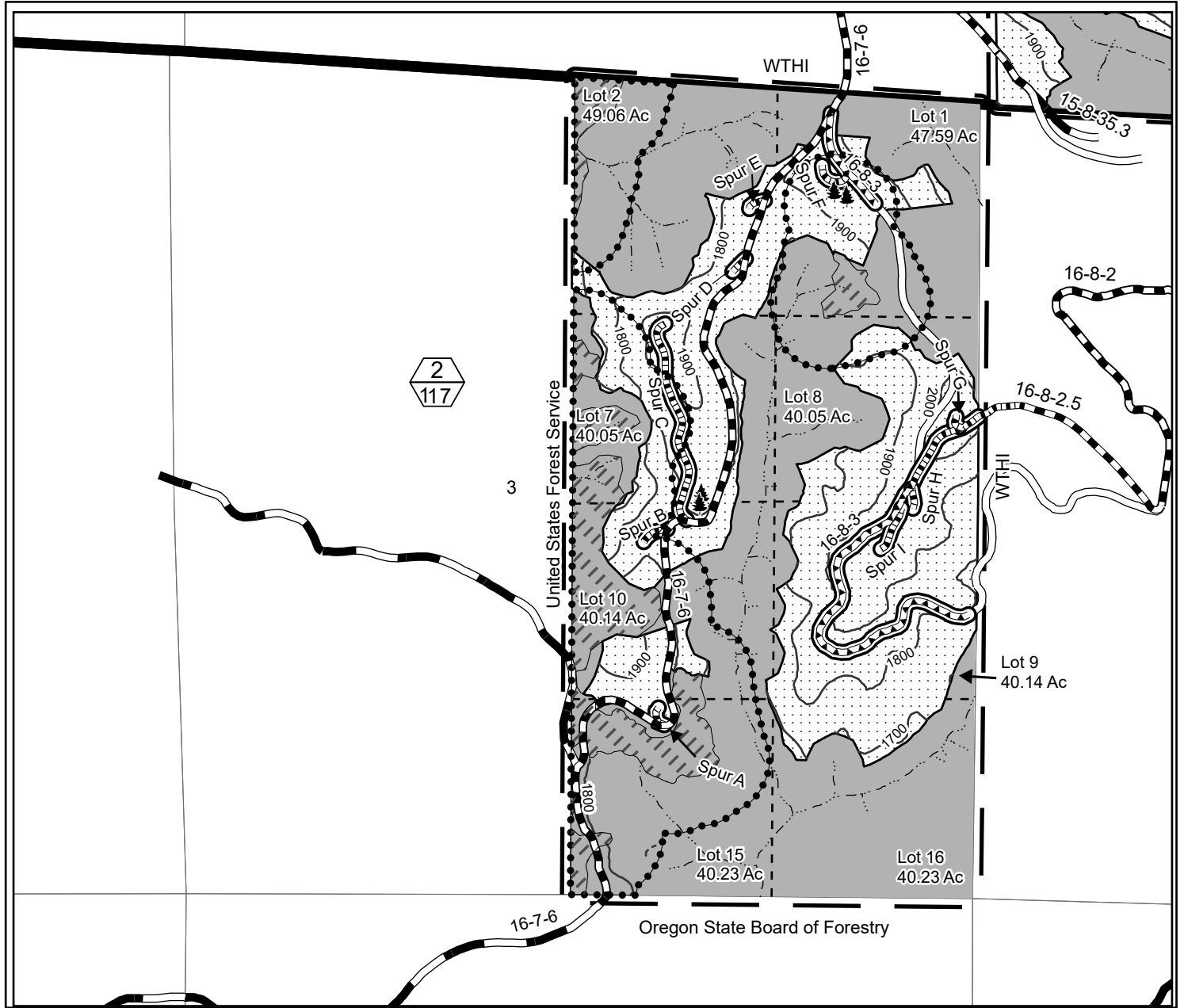
Feet	
Partial Harvest Area 1	45.0
Right of Way Area 1	1.0
Reserve Area	74.1
Contract Area	120.1 A
<hr/>	
Total Partial Harvest Area	235.0
Total Right of Way Area	8.0
Total Reserve Area	505.84
Total Contract Area	748.84 A

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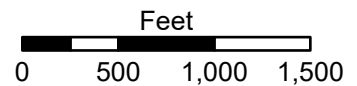
Exhibit A
Sheet 2 of 3

**Hemlock Hill Timber Sale Contract No. ORN03-TS-2025.0370
T. 16 S., R. 8 W., Sec. 3, Northwest Oregon District**



- Boundary - Cutting Area (Blazed, Painted & Posted)
- Contract Area
- Partial Harvest Area
- Reserve Area
- Special Operating Area
- Special Holding Area
- Approximate Location of Special Habitat Tree
- Stream

- Construction
- Improvement
- Renovation
- Rocked Road
- Natural Road
- Right-of-Way Area
- Partial Harvest Area (Top)/ Partial Harvest Area Acres (Bottom)



Partial Harvest Area 2	117.0
Right of Way Area 2	5.0
Reserve Area	215.49
Contract Area	337.49 A

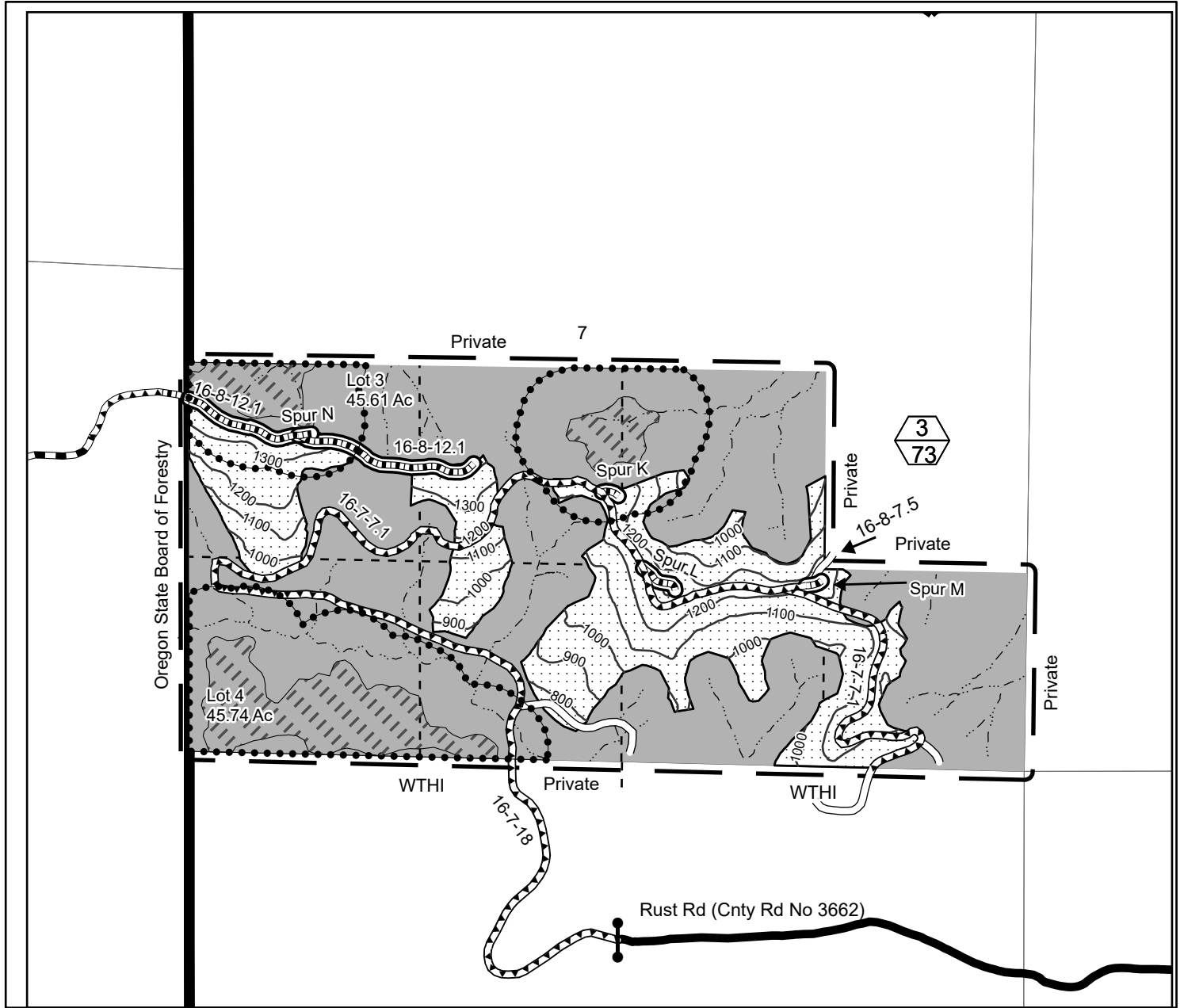
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Exhibit A
Sheet 3 of 3



**Hemlock Hill Timber Sale Contract No. ORN03-TS-2025.0370
T. 16 S., R. 7 W., Sec. 7, Northwest Oregon District**



	Boundary - Cutting Area (Blazed, Painted & Posted)		Construction
	Contract Area		Improvement
	Partial Harvest Area		Renovation
	Reserve Area		Paved Road
	Special Operating Area		Rocked Road
	Special Holding Area		Natural Road
	Gate		Right-of-Way Area
	Stream		Partial Harvest Area (Top)/ Partial Harvest Area Acres (Bottom)

Feet

0 500 1,000 1,500

Partial Harvest Area 3	73.0
Right of Way Area 3	2.0
Reserve Area	216.25
Contract Area	291.25 A