

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY & FIRE PROTECTION

FAIRBANKS AREA
TIMBER SALE PROSPECTUS

ORAL OUTCRY AUCTION
10:00 am AKST, Friday March 6th, 2026

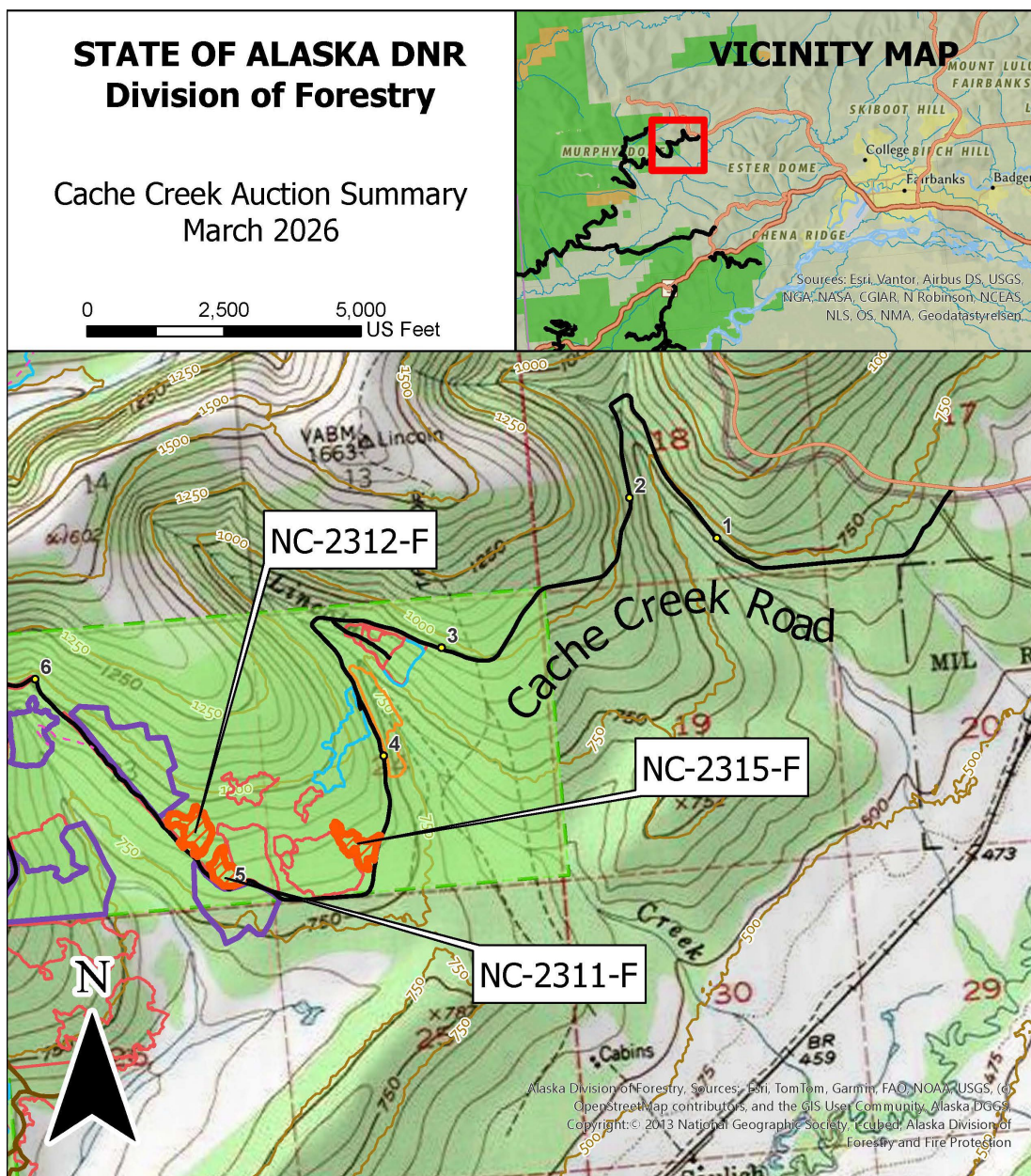
Fairbanks DNR Office
3700 Airport Way, Fairbanks AK 99709



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OVERVIEW – CACHE CREEK AUCTION, MARCH 2026



Sale Number	Sale Name	Product & Species 1	Volume1 (CCF)	Product & Species 2	Volume2 (CCF)	Acres	Perf. Bond	Project Bond	Minimum Bid
NC-2311-F	Rabbit Spruce	Spruce Sawlog	97	Mixed Fuelwood	9	5.0	\$700	\$0	\$3,345.11
NC-2312-F	Moose Spruce	Spruce Sawlog	251	Mixed Fuelwood	17	8.4	\$1,700	\$0	\$8,530.13
NC-2315-F	Raven Mixed	Spruce Sawlog	84	Mixed Fuelwood	40	6.3	\$700	\$0	\$3,540.92

NC-2311-F Rabbit Spruce

DESCRIPTION: a 5-acre one-unit spruce sawlog sale on Tanana Valley State Forest land with all-season access. Boundaries are marked with pink timber harvest boundary flagging.

LOCATION AND ACCESS: The all-season sale is located in the Cache Creek Road area approximately 14 miles northwest of the Fairbanks Forestry Office. The sale is accessed via Cache Creek Road where the cutting unit is positioned roadside on the uphill side at mile 5. The sale is within Section 23, Township 1 North, Range 4 West, Fairbanks Meridian, Alaska.

IMPROVEMENTS: No new road construction is required for this sale, but access spurs may be established into the sale area.

BONDING: Performance bonding for the sale is **\$700.00**, to be returned upon successful completion of the sale to the satisfaction of the Forester-in-Charge.

SPECIES & PRODUCT	ESTIMATED NET VOLUME (CCF)	UNIT PRICE (\$/CCF)	APPRAISED VALUE	EXPIRATION DATE
Spruce Sawlog	97	\$32.63	\$3,165.11	May 31, 2029
Mixed Fuelwood	9	\$20.00	\$180.00	
TOTAL	102	--	\$3,345.11	

STAND TABLES:**Spruce Fuelwood**

Standard Error % = 8.9 Percent Defect = 10

Volume									
	Per Acre Values					Total Values			
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
6	1	0	4	3		5	0	0	0
7	5	1	21	19		27	1	1	1
8	9	3	62	56		43	3	3	3
	15	5	86	78	6	75	4	4	4

White Spruce Sawlog

Standard Error % = 9.2 Percent Defect = 10

Volume									
	Per Acre Values					Total Values			
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
9	6	3	37	33		31	2	2	2
10	4	2	45	40		21	2	2	2
11	8	5	124	112		41	6	6	5
12	8	7	162	146		41	8	7	7
13	12	12	265	238		62	13	12	12
14	10	11	304	274		52	15	14	13
15	6	8	222	200		31	11	10	10
16	8	12	321	289		41	16	14	14
17	6	10	278	251		31	14	12	12
18	2	4	120	108		10	6	5	5
19	2	4	134	120		10	7	6	6
20	-	-	-	-		-	-	-	-
21	2	5	168	151		10	8	7	7
	77	82	2180	1962	53	382	108	97	96

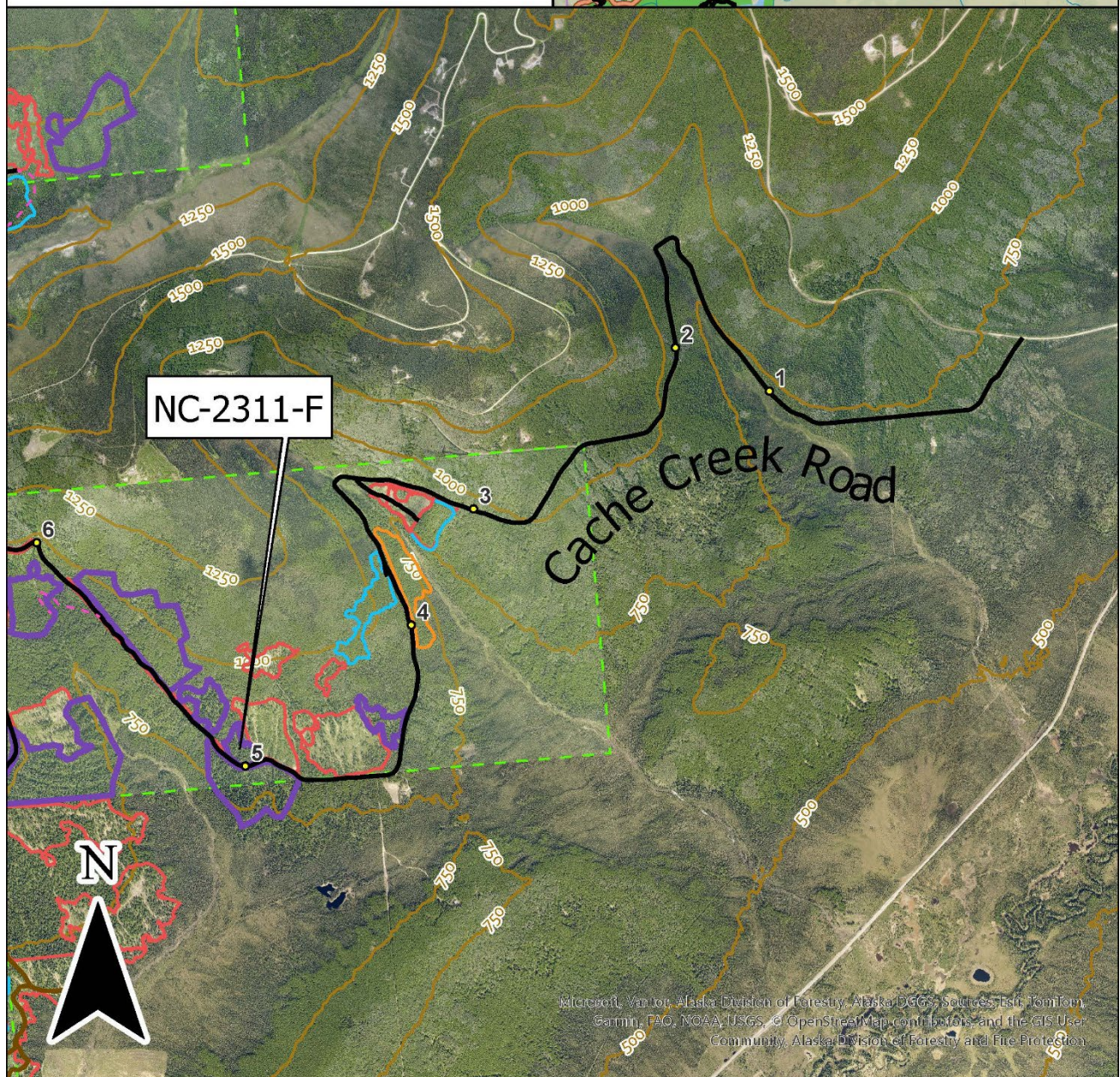
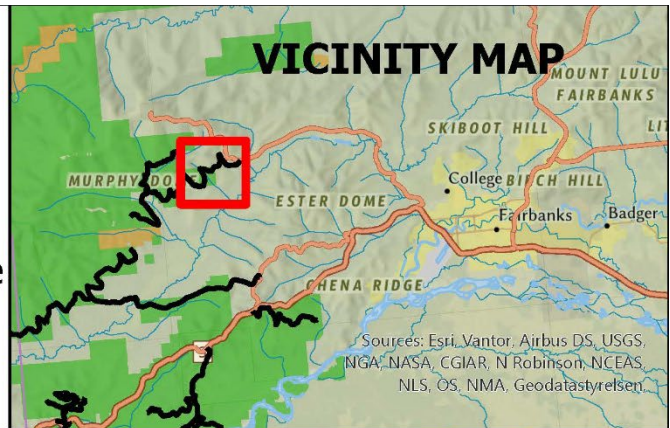
**STATE OF ALASKA DNR
Division of Forestry**

NC-2311-F Rabbit Spruce
5 Acres

Section 23, Township 1 North, Range
4 West, F.M.

0 2,500 5,000
US Feet

VICINITY MAP

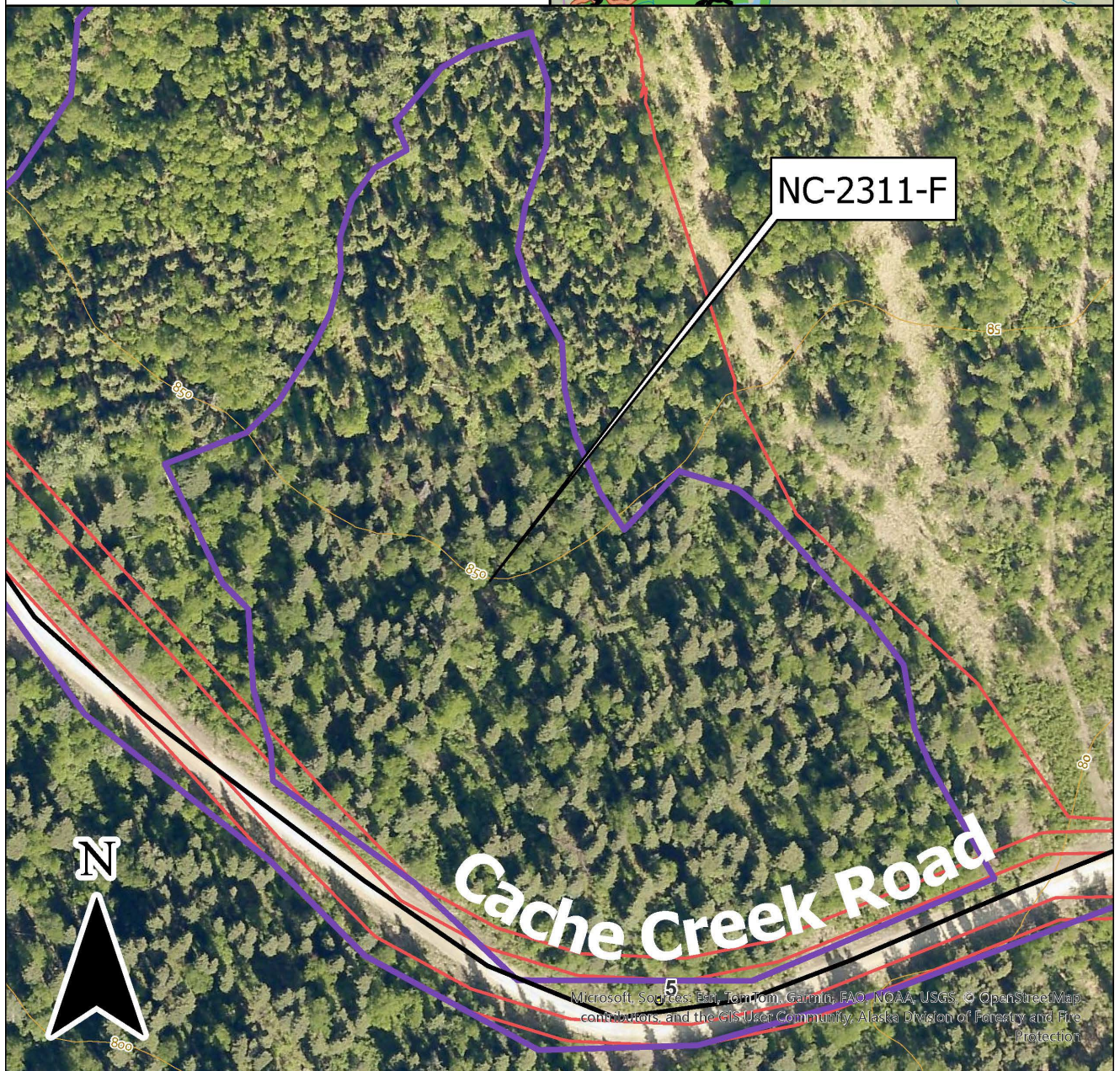
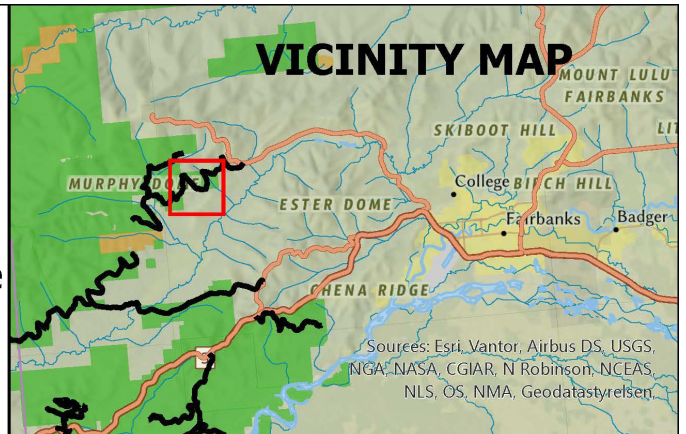


**STATE OF ALASKA DNR
Division of Forestry**

NC-2311-F Rabbit Spruce
5 Acres

Section 23, Township 1 North, Range
4 West, F.M.

0 125 250
US Feet



NC-2312-F Moose Spruce

DESCRIPTION: an 8.4-acre one-unit spruce sawlog sale on Tanana Valley State Forest land with all-season access. Boundaries are marked with pink timber harvest boundary flagging.

LOCATION AND ACCESS: The all-season sale is located in the Cache Creek Road area approximately 15 miles northwest of the Fairbanks Forestry Office. The sale is accessed via Cache Creek Road where the sale is positioned roadside on the uphill side at mile 5.2. The sale is within Section 23, Township 1 North, Range 4 West, Fairbanks Meridian, Alaska.

IMPROVEMENTS: No new road construction is required for this sale, but access spurs may be established into the sale area.

BONDING: Performance bonding for the sale is **\$1,700.00**, to be returned upon successful completion of the sale to the satisfaction of the Forester-in-Charge.

SPECIES & PRODUCT	ESTIMATED NET VOLUME (CCF)	UNIT PRICE (\$/CCF)	APPRAISED VALUE	EXPIRATION DATE
Spruce Sawlog	251	\$32.63	\$8,190.13	May 31, 2029
Spruce Fuelwood	17	\$20.00	\$340.00	
TOTAL	261	--	\$8,530.13	

STAND TABLES:**Spruce Fuelwood**

Standard Error % = 8.9 Percent Defect = 10

Volume									
	Per Acre Values					Total Values			
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
6	1	0	4	4		10	0	0	0
7	4	1	20	18		35	2	2	1
8	14	5	93	84		116	8	7	3
	19	7	117	106	3	162	10	9	3

White Spruce Sawlog

Standard Error % = 9.2 Percent Defect = 10

Volume									
	Per Acre Values					Total Values			
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
9	1	1	7	7		11	1	1	0
10	10	5	123	110		85	10	9	4
11	6	4	99	89		53	8	7	3
12	3	2	47	42		21	4	4	1
13	14	13	351	316		117	29	27	10
14	8	8	234	211		64	20	18	7
15	8	9	284	255		64	24	21	8
16	4	5	167	150		32	14	13	5
17	13	20	611	550		107	51	46	18
18	6	11	337	303		53	28	25	10
19	1	2	78	70		11	7	6	2
20	4	8	262	236		32	22	20	8
21	3	6	197	178		21	17	15	6
22	3	7	233	210		21	20	18	7
23	1	4	129	116		11	11	10	4
24	0	0	0	0		0	0	0	0
25	1	4	160	144		11	13	12	5
	85	109	3318	2986	45	715	279	251	97

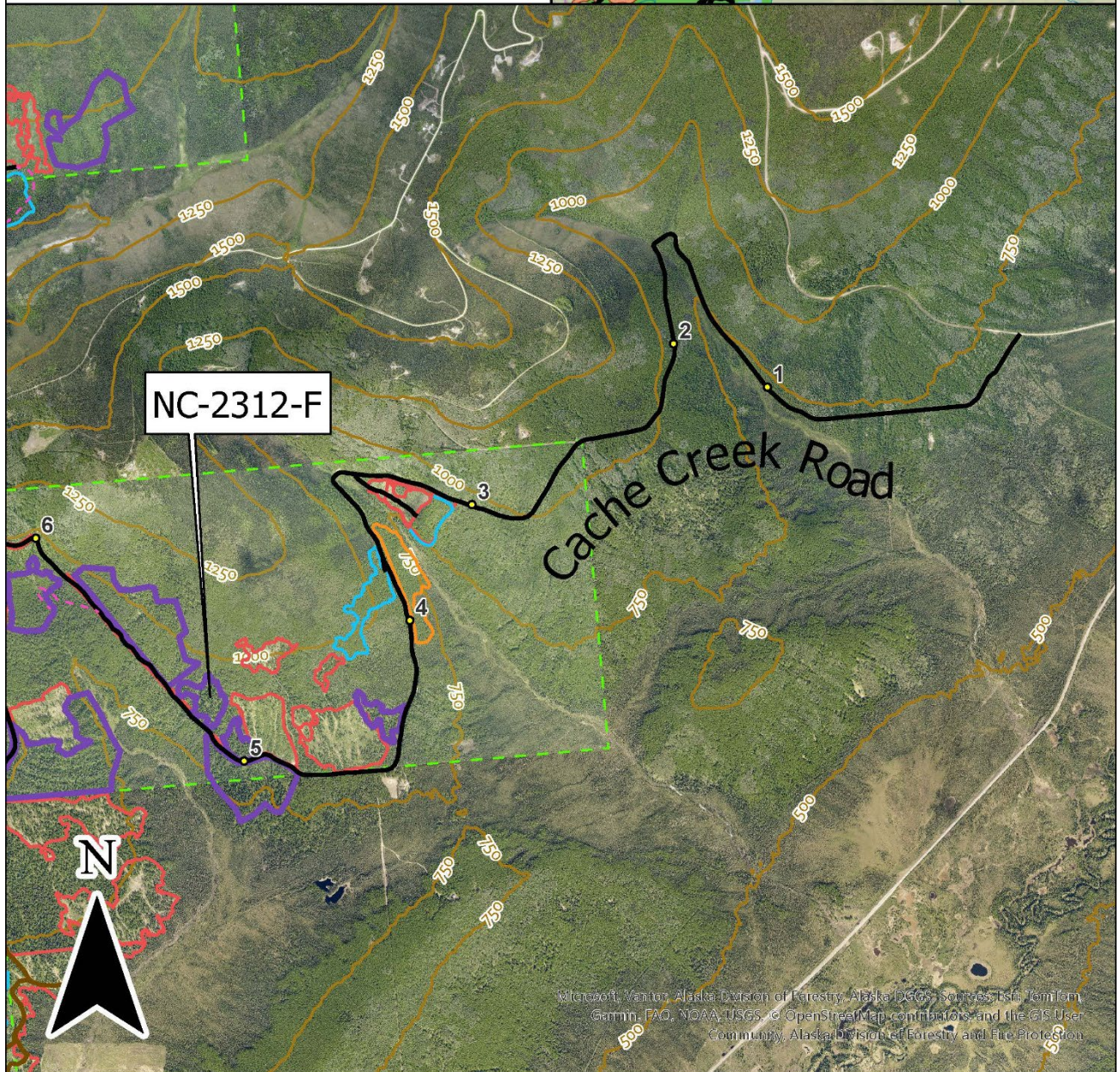
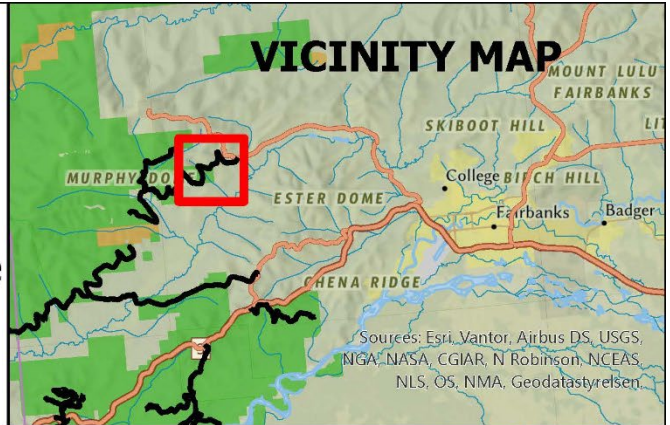
**STATE OF ALASKA DNR
Division of Forestry**

NC-2312-F Moose Spruce
8.4 Acres

Section 23, Township 1 North, Range
4 West, F.M.

0 2,500 5,000
US Feet

VICINITY MAP



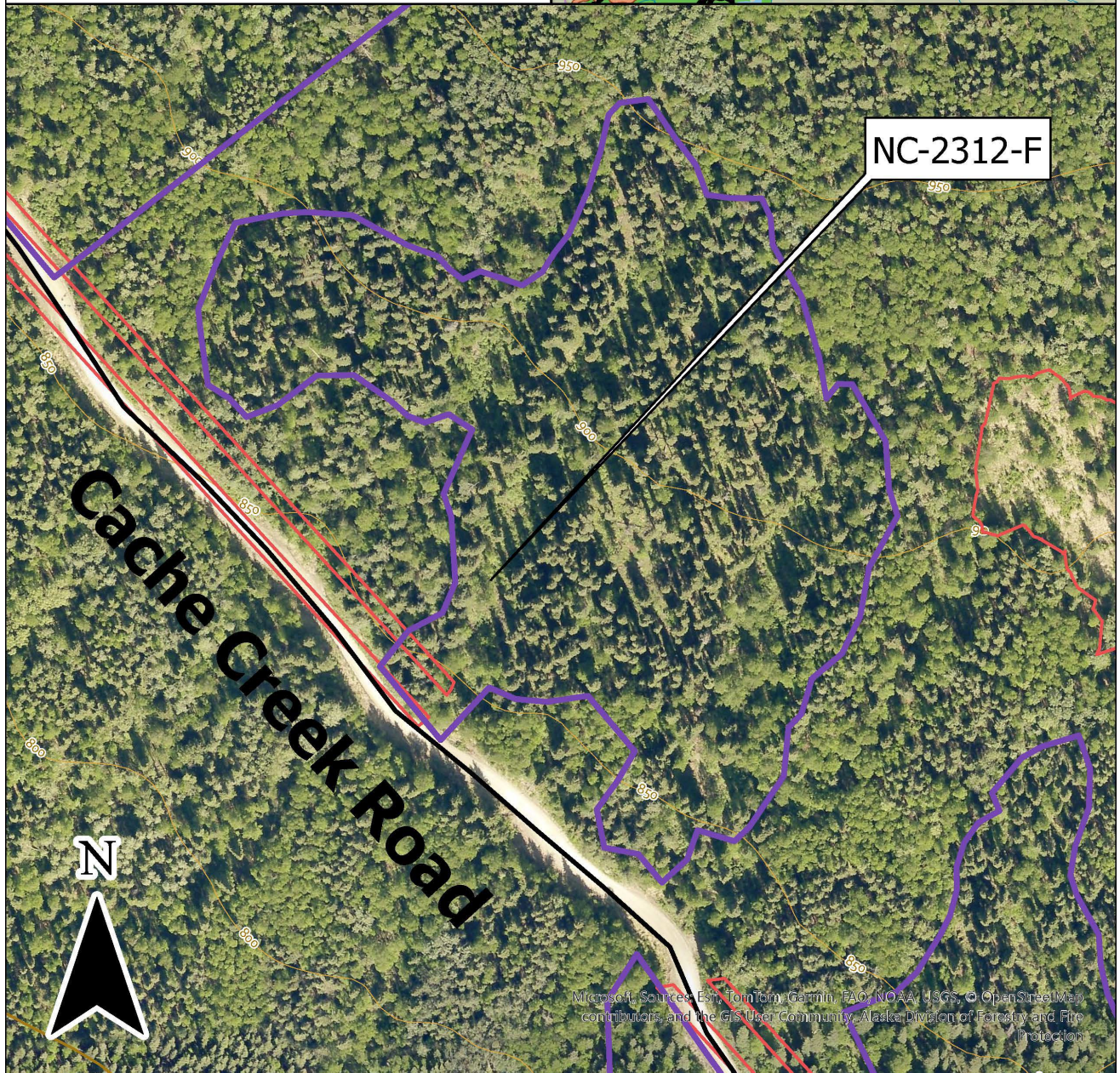
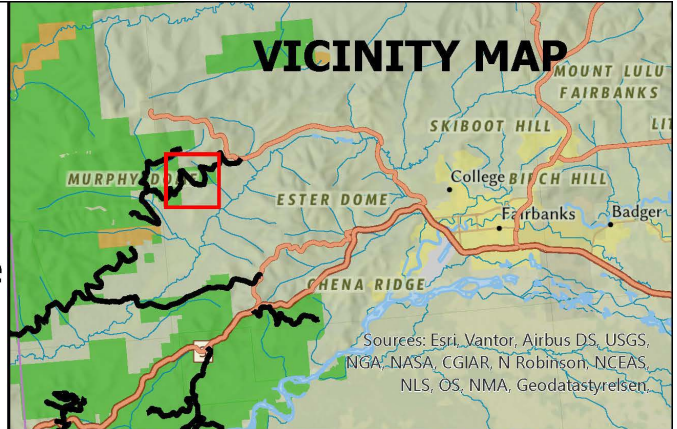
**STATE OF ALASKA DNR
Division of Forestry**

NC-2312-F Moose Spruce
8.4 Acres

Section 23, Township 1 North, Range
4 West, F.M.

0 250 500
US Feet

VICINITY MAP



NC-2315-F Raven Mixed

DESCRIPTION: a 6.3-acre one-unit mixed sale on Tanana Valley State Forest land with all-season access. Boundaries are marked with pink timber harvest boundary flagging.

LOCATION AND ACCESS: The all-season sale is located in the Cache Creek Road area approximately 14 miles northwest of the Fairbanks Forestry Office. The sale is accessed via Cache Creek Road where the sale is positioned roadside on the uphill side at mile 4.5. This sale must be accessed via the closed sale directly to the west of the cutting unit. The sale is within Section 24, Township 1 North, Range 4 West, Fairbanks Meridian, Alaska.

IMPROVEMENTS: No new road construction is required for this sale, but access spurs may be established into the sale area from the closed sale directly to the west of the cutting unit.

BONDING: Performance bonding for the sale is **\$700.00**, to be returned upon successful completion of the sale to the satisfaction of the Forester-in-Charge.

SPECIES & PRODUCT	ESTIMATED NET VOLUME (CCF)	UNIT PRICE (\$/CCF)	APPRAISED VALUE	EXPIRATION DATE
Spruce Sawlog	84	\$32.63	\$2,740.92	May 31, 2029
Mixed Fuelwood	40	\$20.00	\$800.00	
TOTAL	124	--	\$3,540.92	

STAND TABLES:

Spruce Fuelwood

Standard Error % = 6 Percent Defect = 10

Volume									
Per Acre Values					Total Values				
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
6	13	2	33	30		85	2	2	2
7	5	2	29	27		33	2	2	1
8	11	4	85	77		72	5	5	4
	30	8	148	133	2	189	9	8	7

Birch Fuelwood

Standard Error % = 10.3 Percent Defect = 20

Volume									
	Per Acre Values					Total Values			
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
6	20	4	61	49		124	4	3	2
7	5	1	21	17		31	1	1	1
8	10	3	73	59		62	5	4	3
9	7	3	68	55		41	4	3	3
10	5	3	69	56		31	4	4	3
11	7	4	89	71		41	6	5	4
12	5	4	82	66		31	5	4	3
13	7	6	125	100		41	8	6	5
14	2	2	38	30		10	2	2	2
	65	30	627	502	13	414	40	32	26

White Spruce Sawlog

Standard Error % = 8.4 Percent Defect = 10

Volume									
	Per Acre Values					Total Values			
DBH	Trees	Basal	Gross CF	Net CF	Tree Net CF	Trees	Gross CCF	Net CCF	Percent
9	10	4	66	59		62	4	4	3
10	10	5	118	106		62	7	7	5
11	7	2	45	40		41	3	3	2
12	8	5	143	128		48	9	8	7
13	12	11	290	261		76	18	17	13
14	5	7	216	195		35	14	12	10
15	5	10	291	262		35	18	17	13
16	3	7	205	184		21	13	12	9
17	0	0	0	0		0	0	0	0
18	0	0	0	0		0	0	0	0
19	1	3	102	92		7	6	6	5
	61	54	1476	1328	24	387	94	84	68

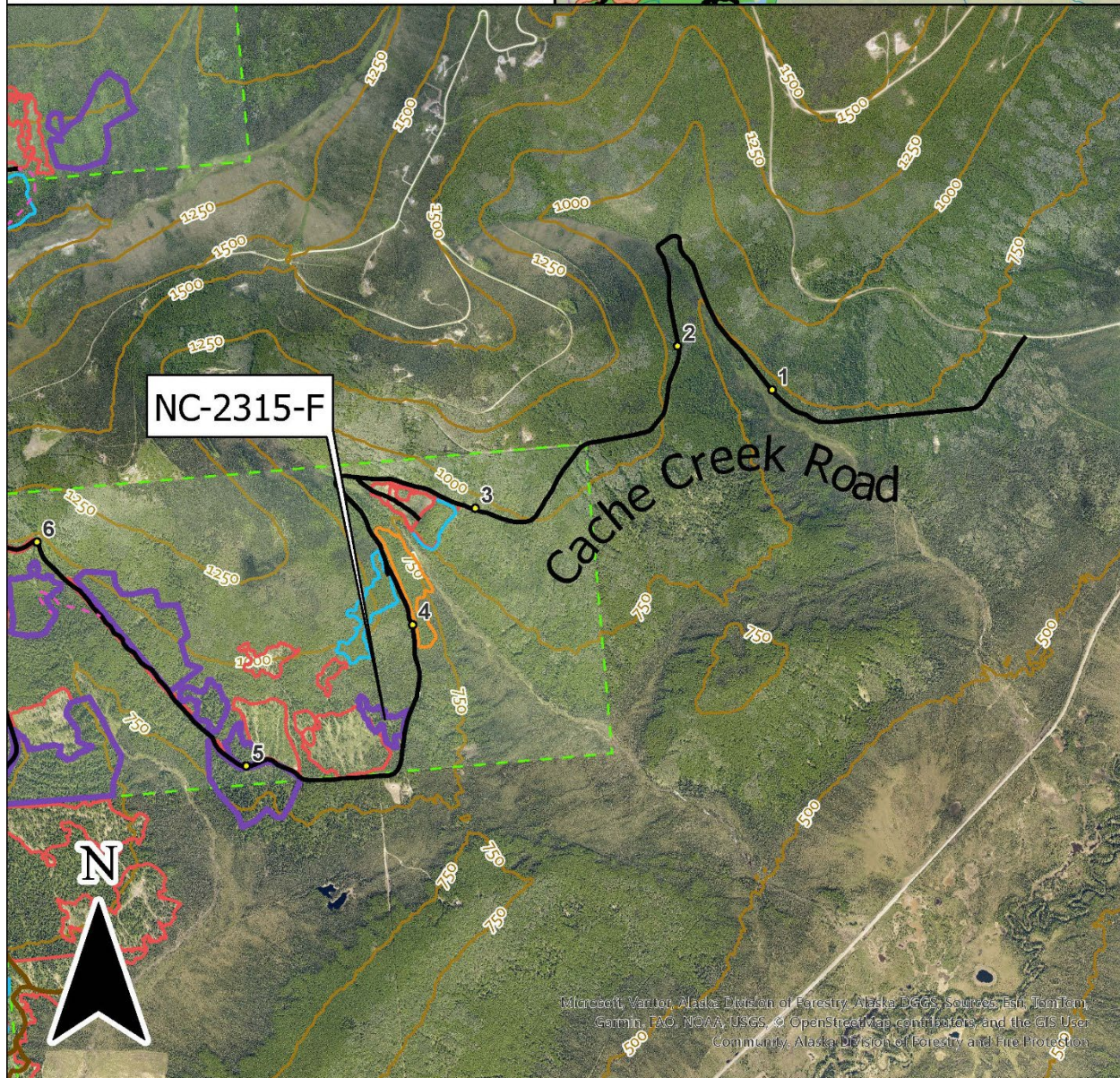
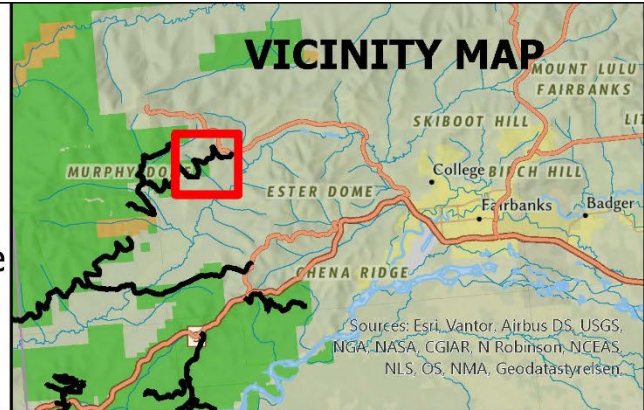
**STATE OF ALASKA DNR
Division of Forestry**

NC-2315-F Raven Mixed
6.3 Acres

Section 24, Township 1 North, Range
4 West, F.M.

0 2,500 5,000
US Feet

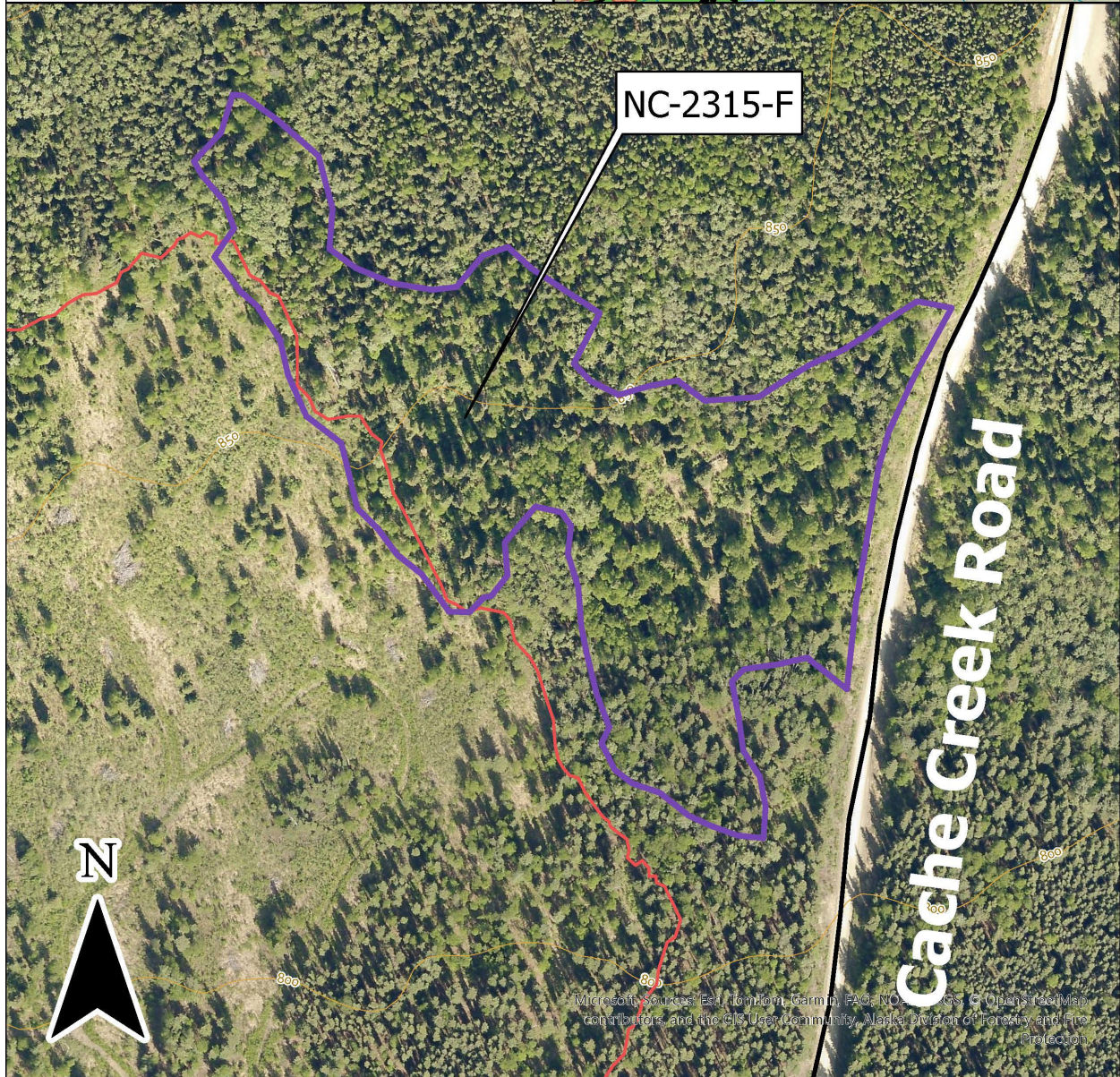
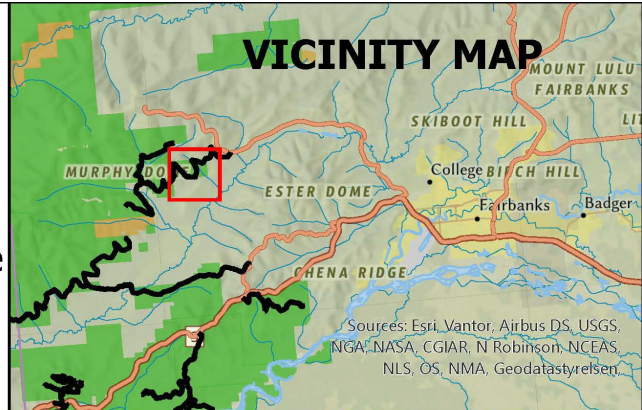
VICINITY MAP

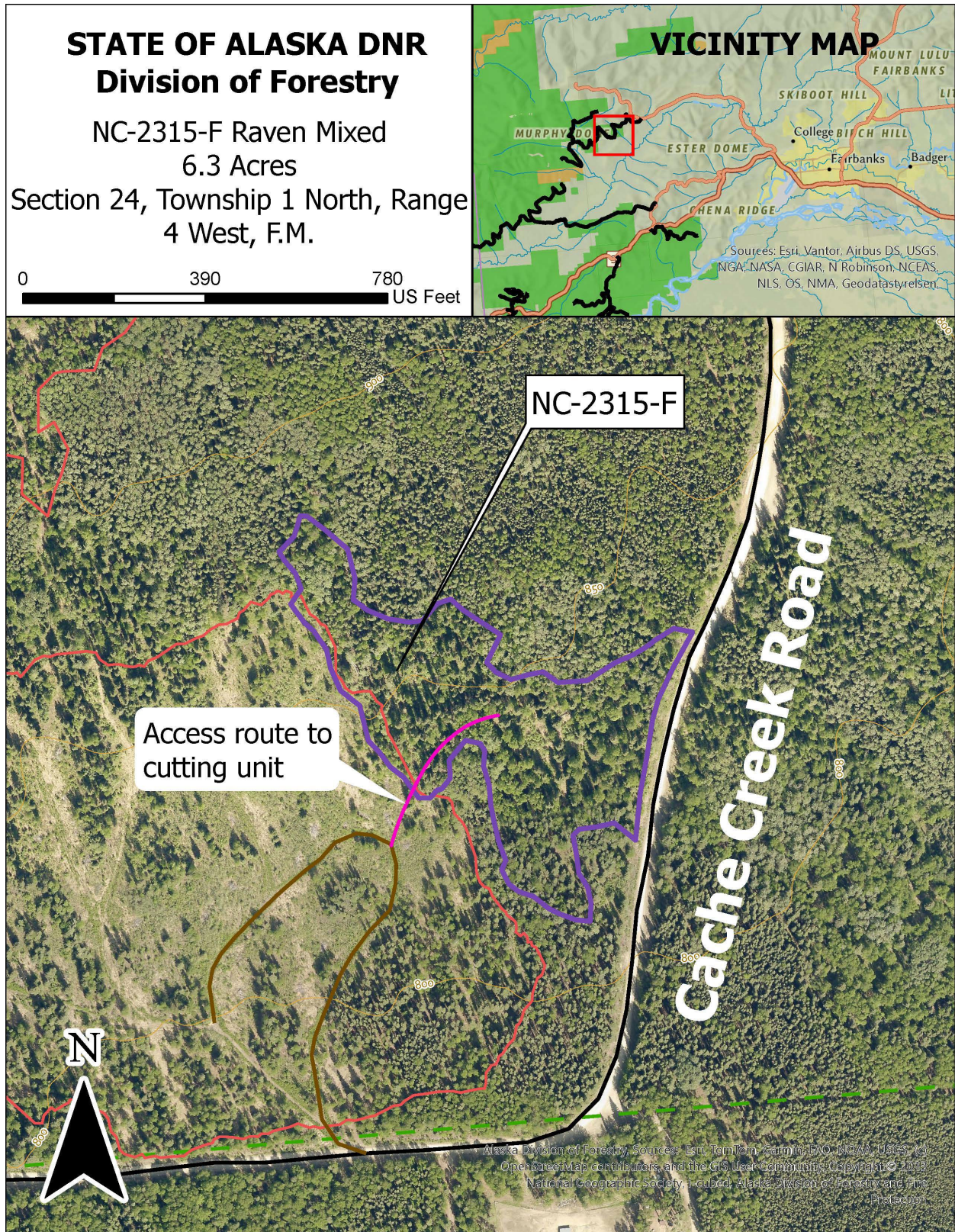


**STATE OF ALASKA DNR
Division of Forestry**

NC-2315-F Raven Mixed
6.3 Acres
Section 24, Township 1 North, Range
4 West, F.M.

0 250 500
US Feet





GENERAL SALE INFORMATION

METHOD OF CRUISING:

Sales were cruised by Division of Forestry personnel using a sample-tree cruising method. Birch fuelwood volumes were calculated to a 4-inch top utilizing U.S. Forest Service Research Note NOR-6, published May 6, 1964 by R.A. Gregory and P.M. Haack. White spruce sawlog volumes were calculated to a 6-inch top using volume tables created by Malone, T., et al. (2013). Western Journal of Applied Forestry 28(2): 71-77.

The State of Alaska neither expressly nor implicitly warrants its estimate of quantity or quality, or marketability of the timber sold. Prospective bidders should make their own estimates of timber volume and quality. The State of Alaska neither expressly nor implicitly warrants its improvements estimates. Estimates are used only to establish minimum bid. Each PURCHASER is required to estimate their own costs and bid accordingly.

Defects were estimated based on visible indicators and experienced averages in the area.

PRIMARY MANUFACTURE:

Primary manufacture of timber in Alaska is NOT required.

METHOD OF PAYMENT:

These are "lump-sum" sales. The PURCHASER shall pay the full contract price for the sales, or any payment unit of the sales, before any timber may be cut or removed from the sales. Stumpage payments are non-refundable.

Upon written request, DFFP will **negotiate splitting stumpage payment into equal units**; the agreed-upon number of payment units shall factor both sale acreage and total value into the fewest administratively viable divisions.

AUTHORITY:

The cutting and removal of timber shall be carried out under the authority of the Alaska Statutes, Title 38, Public Lands, Chapter 05, Alaska Land Act, Article 4, entitled "Disposal of Timber and Materials," and Title 11, Alaska Administrative Code, Chapter 71, Articles 1-5 inclusive, referred to as the "Timber and Material Sales" Regulations.

SALE PROCEDURES and BID DEPOSIT REQUIREMENTS:

1. All timber sales will be sold by public oral outcry auction. The auction will begin at **10:00am AKST Friday, March 6th, 2025, in the Fairbanks DNR Office**, 3700 Airport Way, Fairbanks Alaska, and will start promptly.
2. To qualify for bidding all bidders must submit to the selling agent (Forester-in-charge):
 - a. Each bidder must submit to the selling agent a copy of a current, valid Alaska Business License in the name of the bidder,

(or)
 - b. If bidding as an agent for an individual, a partnership, corporation, or other legally established firm, the agent must present a power-of-attorney or other notarized

authorization creating such agency to the selling agent. An agent may represent only one principal during each auction and may not also participate in his own behalf.

- c. The apparent successful bidder may be required to furnish a sworn financial statement showing ability to fulfill the terms of the contract.
3. Any individual or firm bidding on State timber must be licensed to do business in the State of Alaska. The business license must be kept current during the life of the contract. Award of a timber sale may be withheld if the apparent high bidder fails to submit a copy of a current business license.
4. Bid procedure:
 - a. Pre-auction announcements and description of bid procedure. Eligible bidders must submit a copy of their current business license.
 - b. Bid order for the sales will start with the lowest NC Number and proceed consecutively **(specifically, NC-2311-F, NC-2312-F, NC-2315-F)**.
 - c. Start of bidding. Bid deposits will constitute an opening bid. Interested bidders provide 1) a bid deposit equaling or exceeding 10% of the minimum bid price, and 2) a completed bid form with the qualifying bid (available at the auction).

Bid deposits must be cash, certified check, cashier's check or money order. Personal checks are NOT acceptable as opening bid deposits.
 - d. During the oral auction the initial bid increase will be rounded up to the closest \$100 or \$50 increment above the total appraisal price of the sale depending on appraised value. For Sale units appraised at greater than \$15,000, each successive minimum bid increase will be \$100. For Sale units appraised under \$15,000, each successive minimum bid increase will be \$50.
 - e. One minute is allowed between bids.
 - f. Bid deposits will be accepted for the next sale. Before each sale is auctioned, a description of some of the highlights of that particular sale will be covered. Time is allowed before each sale for interested parties to put in their bid deposits. Each sale must have at least the minimum bid on each species/product.
5. The State reserves the right to reject any and all bids. A bid will be rejected if it contains a condition or qualification on, or a material alteration of, the terms specified.
6. Sales for which no bids are received may be offered over the counter without re-advertisement.
7. All of the successful bidder's deposits will be credited to the total amount due to the State of Alaska for stumpage or bonds.

8. The deposits furnished by the unsuccessful bidders shall be returned immediately to the unsuccessful bidders. The deposits furnished by the high bidder whose bid was declared acceptable shall be retained as liquidated damages if the high bidder does not execute the contracts and furnish satisfactory bonds within thirty (30) days of receipt of the contract for execution.
 - a. a deposit of cash, certified check, money order, cashier's check or any combination of these in favor of the Department of Natural Resources, equal to ten percent (10%) of the minimum bid. The PURCHASER may apply the bid deposit to the timber sale bond. If the high bidder fails to execute the contract within the allotted 30 days, the bid deposit will revert to the State of Alaska.

RESERVATIONS:

The State of Alaska reserves the right to waive technical defects in this prospectus and reject any and all high bids. The State of Alaska reserves the right to award the timber for the amount of the next high bid to the next high bidder if the director considers the highest bidder unqualified to fulfill the requirements of the contract or if the contract is not executed by the highest bidder. The State of Alaska also reserves the right to waive any informality in the bids received whenever the waiver is in the best interest of the State of Alaska.

GENERAL:

Further information, including copies of this prospectus, bid forms, sample contracts, copies of sale appraisal, etc. may be obtained from the Fairbanks-Delta Area Office, Division of Forestry, 3700 Airport Way, Fairbanks, Alaska 99709-4613, or at the Delta Forestry Office, Mile 267 Richardson Highway, Delta Junction AK 99737, or contact Andrew Allaby at 907-451-2603 / andrew.allaby@alaska.gov.