

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY & FIRE PROTECTION  
MAT-SU AREA OFFICE

**TIMBER SALE PROSPECTUS**

**Willer Kash Reoffer**  
**Over-The-Counter**

**Original Sealed Bid Auction Date:**

***June 26, 2024, at 2:00 P.M.***

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## INTRODUCTION

This prospectus is intended to furnish sufficient information to enable prospective bidders to decide whether further investigation of the sale is warranted. Should the prospectus be in error or contradict the sample contract, the sample contract governs. Prospective bidders are urged to examine the timber sale in the field and make their own estimates. Quantities and quality of timber in the contract are estimates and not guaranteed. The sale area and sample contract should be reviewed prior to submission of a bid.

The six units were originally offered during the Mat-Su/Southwest Area Forestry auction dated 29 March 2024. None of the units sold as offered and therefore are being repackaged and renamed to be offered as one multi-unit timber sale. The condition and volume of timber in each individual unit remains unchanged from the auction and original prospectus, however, the estimated stumpage has been revised to reflect the change in sale configuration.

## LOCATION AND AREA

The units are located approximately 10 miles east of the city of Willow, Alaska, off Willer-Kash Road in portions of Township 20 North, Range 3 West, Sections 4, 7, 8, 9, 17, 28, 29 Seward Meridian (see Timber Sale Area Maps). These proposed timber sales are designated for harvest and scarification. The timber sale boundaries are shown on the attached Sale Unit Maps and are designated on the ground by the State with pink “timber sale boundary” flagging.

Included herein are the vicinity and sale unit maps. Detailed maps may also be obtained from the **Mat-Su Area Office, Alaska Division of Forestry & Fire Protection, 101 Airport Road, Palmer, AK 99645** or by calling **Stephen Nickel at (907) 761-6301**.

## VOLUME AND DESCRIPTION OF TIMBER

Timber volumes are estimates based on a cruise conducted by Division of Forestry & Fire Protection (DOF) staff using a variable radius plot method with either a 10 BAF or 20 BAF prism. Volumes were calculated for birch and spruce using **U.S. Forest Service Research Note NOR-5**. The sale was designed to be marketable to the local firewood, poletimber and potentially the saw log industry. The condition or operability of the timber is not guaranteed by the State. The State of Alaska neither expressly nor implicitly warrants its quantity estimate, or the quality or marketability of the timber sold. **Estimates are used only to establish minimum bid. Each PURCHASER is required to estimate their own costs and bid accordingly. Defect was estimated based on a visual tree assessment using visible indicators and experienced averages in the area.**

The proposed Willer Kash sale is 170 acres and has an estimated of 2,758 cords (equivalent to 3065 cunits or 3869 thousand board feet(MBF)). The six units are situated on uplands approximately 800 feet above sea level. The terrain is gently sloping to hilly with short pitches (less than 100 feet in length) of 20-40 percent slopes. Harvesting will utilize the modified seed tree system. Except for wildlife snags, all dead spruce, live spruce 5” and larger in diameter at diameter-breast-height (DBH), and all merchantable birch 6” DBH or larger are intended for harvest. Snags for wildlife use, residual birch less than 6 inches (DBH), and all live spruce less than 5 inches DBH will **not** be cut. A **wildlife snag** is a tree equal to or greater than 6 inches DBH that meets one or more of these conditions: it is actively used by wildlife, has one or more cavities, has signs of decay (conks/mushrooms), in decline (many dead branches in the crown), is dying or dead, has structural defects such as longitudinal cracks, and/or is missing a top.

Unmerchantable Populus sp. (aspen and cottonwood) and willow will be cut incidental to the timber harvest to encourage prolific regeneration from root and stump sprouts for moose browse and wildlife habitat. Logs may be left on site where they lay for use as habitat. Furthermore, the logger will be required to leave at least 3 snags per acre for wildlife use as described in the contract. Where feasible, evenly scattered clumps of 3-5 leave trees will be preferred over single trees to reduce the chance of windthrow, provide better protection for the root systems of the remaining trees, provide additional habitat and cover for wildlife, and serve as a seed source for regeneration. Residual leave trees will be protected from damage during harvest operations.

## ACCESS

The sale area is accessed by driving east on Hatcher Pass Road from the Parks Highway in Willow, Alaska at Mile Post 71.2 of the Parks Highway. Travel east on Hatcher Pass Road (also called Willow Fishhook Road) for approximately 6.5 miles to Shirley-Towne Road and turn north. Proceed on Shirley-Towne Road approximately ½ mile to the T intersection in the road which is just across the Willow Creek Bridge on Shirley-Towne Road. Turn east (right) at the T and proceed approximately ½ mile east and north to the Jim Carter Road & the Willer-Kash Road junction at a gravel parking area. Proceed east and north up the Willer-Kash Road for approximately 6.1 miles. State Forestry staff designated the units in the field with pink timber sale boundary flagging. All road improvements and required maintenance along with logging roads or skid trail construction is the responsibility of the purchaser.

The contractor is responsible for maintaining the Willer-Kash Road and all other dirt roads used in connection with this timber sale at all times in as good or better shape as when accessed in order to accommodate other uses of the area and the people that live there. Recreation trails are to remain clear of logging debris and passable throughout the year. Contractors are responsible for any logging road construction, repair, and maintenance including snowplowing if active operations are underway. The purchaser will coordinate traffic control, and timber hauling operations so as to minimize impact on the traveling public, and provide for safety on all roads connecting to the timber sale including the Willer-Kash Road, Jim Carter Road, Shirley-Town Road, Hatcher Pass Road, and the Parks Highway. Any logging or log hauling permits required by the Matanuska-Susitna Borough are the sole responsibility of the successful bidder/contractor.

The sale area is typically available for logging and some hauling activity in all four seasons but will be closed to some logging and all hauling during break up and saturated soil conditions to preserve road surfaces etc. Specifically, the Willer-Kash road system will be closed to log truck and heavy truck hauling on or before April 7<sup>th</sup> each year due to Spring breakup conditions and the risk of road damage. No rutting will be allowed on any of the roads in, to or from the harvest units.

All roads and skid trails will be required to be maintained to the standards of 11 AAC95.285-.335 of the Forest Resources and Practices Regulations. All logging roads, spur roads, and skid trails will be put to bed by the purchaser upon cessation of use that lasts more than 30 days in duration and upon termination in accordance with the Forest Resources and Practices Regulations on road closure (11 AAC 95.320 and .365) and the contract. For winter roads, log truck hauling on logging & spur roads will be allowed when the underlying ground is frozen sufficiently to support equipment. This requires a minimum of 8 inches of snow and 6 inches of frost, or as approved by the DOF in writing.

The Willer-Kash Road system is used frequently by people mushing dogs, riding snowmobiles & ATV's and by hunters/berry pickers. Purchasers will be expected to factor and reasonably accommodate the public into all of their operational activities on the road systems. The purchaser will be contractually required to post signs as necessary to advise other trail users of logging and trucking operations.

## CONTRACT REQUIREMENTS AND STIPULATIONS

**Scarification** to mineral soil will be required over 50% of the upland area in all units. Scarification is the removal of the top grassy brush vegetative mat and root layer, while preserving as much as possible the underlying topsoil. Scarification is usually 6 to 8 inches deep in a grassy forest understory. Scarification is required to be completed within 6-months after harvest or by the time the contract expires. The Scarification Bond will be released back to the contractor after scarification is successfully completed and approved by the State Division of Forestry & Fire Protection. Non-compliance with the scarification requirements of this timber sale will constitute a breach of contract and PURCHASER will be in default. The contractor may forfeit bonds to cover damages suffered by the state in the default of this contract in order to cover the costs of the performance of this requirement to scarify the units of the timber sale. These sales will require the maintenance of access as identified above and in accordance with the contract.

## 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.

## PERIOD OF CONTRACT

All contract obligations shall be completed within **10 years** of contract execution. In order to protect soil productivity and environmental quality, the State reserves the right to temporarily suspend operations. **Logging must begin within 12 months of the signing of the contract or the Purchaser will be in default of the contract and all stumpage and bid deposits are forfeit to the STATE.**

## BONDS

1. Performance Bond. The amount of the performance bond for this sale is **\$2,000** and will be deposited with the State upon execution of this contract.
2. Scarification Bond. **\$10,625**. All units of this timber sale require scarification. A scarification bond will be deposited with the State prior to commencing operations in units to be harvested. The scarification bond will be based on \$125.00/acre. The amount of the scarification bond at a minimum will equal the acreage harvested and unscarified times \$125.00/ acre. The minimum scarification bond is listed in the description of the individual sale units. The purchaser will maintain the bond to reflect the acres to be harvested and not scarified as it changes during the period of this contract.

## SALE PROCEDURES

**This is an Over-The Counter (OTC) SALE.** To qualify purchasers must **not be in breach of any prior timber sale contract**, and must submit a copy of their current **Alaska Business License** and **proof of insurance**.

**The purchase price for the timber is \$3,065.**

## PAYMENT

The Purchaser shall make the stumpage fee payment, performance bond and scarification bond at contract execution date.

## 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.**

## RESERVATIONS

The state reserves the right to waive technical defects in this prospectus and reject any and all high bids. The State reserves the right to award the timber for the amount of the next high bid to the next highest 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 also reserves the right to waive any informality in the bids received whenever the waiver is in the best interests of the State. The State also reserves the right to waive technical defects in this advertisement in the best interest of the State.

## TIMBER HARVEST PERMITS

A Timber Harvest Permit may be required by the Borough for forestry projects larger than 40 acres. Contact the MSB in Palmer at (907) 745-9863 regarding compliance with this ordinance.

## GENERAL

Further information, including copies of this prospectus, bid form and sample contract may be obtained at the following web site, <https://forestry.alaska.gov/timber/matsu> or by writing to Stephen Nickel at the Mat-Su Area Office, Alaska Division of Forestry & Fire Protection, 101 Airport Road, Palmer, AK 99645 or by calling (907) 761-6301. The information and documents may also be picked up in person, by prior telephone arrangement, at the Mat-Su Area Office.

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## TIMBER SALE UNIT DETAILS

All six of the units described below will be sold as a single, **170 acre** timber sale containing an estimated combined volume of **2,758 cords (equivalent to 3,869 MBF or 3,065 cunits)** of paper birch, white spruce and black spruce. A detailed description of units can be found below.

### **Unit 12 and 188**

These two harvest units are a combined 49.5 total acres. Both are comprised of a mixture of sawtimber and poletimber size birch and white spruce. These units are unlogged and the boundaries are flagged with pink "Timber Sale Boundary." White spruce are beetle-killed, average 7" DBH, and average 48 feet tall. The birch are predominately 9-12" DBH and average 66 feet tall. Both units include an island of trees that will remain unharvested to meet Susitna Forestry Guidelines and to retain habitat values. Defect is estimated at 10%.

An ATV trail runs through part of the northern unit that may be used, in part, for access. It is approximately 0.3 miles and will need to be improved and widened. A road will need to be constructed into the southern unit from the northern unit, estimated to be 0.25 miles in length.

### **Unit 57 and 169**

These two units are a combined 52.4-acres. Access to this unit is partially constructed, an ATV trail runs approximately 0.25 miles beyond an old sale unit and will need to be improved to facilitate harvest operations. The remaining .25 miles will need to be constructed to access the units. A road will need to be constructed into unit 169, estimated to be 0.4 miles in length beyond the boundary unit 57. The proposed road layout follows the high ground between the two units.

### **Unit 169**

Unit 169 is 18.4 acres in size and is composed primarily of poletimber birch, with a minor spruce component. Birch range from approximately 8" to 11" DBH and average 53 feet tall, while white spruce range from about 8-9" DBH and average 61 feet tall. Most of the spruce are beetle killed and have varying levels of decay in the lower portion of the stem. This sale unit is situated on an elevated peninsula-like bench above muskeg. There are short pitches (less than 100 feet in length) of 40-50 percent slopes. An important dog mushing trail runs north/south in the western part of the unit that will need to be protected and kept free of debris. Boundaries of the unit are flagged with pink "Timber Sale Boundary." Defect is estimated to be 10% in this unit.

### **Unit 57**

This 34 acre unit is composed primarily of poletimber birch with a minor spruce component. Birch range from approximately 9-11" DBH and average 57 feet tall, while white spruce range from approximately 9-10" DBH and average 65 feet tall. Most of the spruce are beetle killed and have varying levels of decay in the lower portion of the stem. Defect is estimated at 5% in this unit. There are short pitches (less than 100 feet in length) of 40-50 percent slopes, however terrain is generally rolling topography. Boundaries of the unit are flagged with pink "Timber Sale Boundary." This unit includes an island of trees that will remain unharvested to meet Susitna Forestry Guidelines and to retain habitat values.

### **Units 174 and 175**

These two units, 31 and 37 acres respectively, are comprised mainly of paper birch and white spruce poletimber. Birch are generally between 9" and 12" DBH, and spruce 7"-10" DBH. Both species average approximately 50 feet tall. There is an estimated 15% defect in unit 174 and 10% defect in unit 175. Most of the spruce in both units are beetle killed.

Boundaries of the unit are flagged with pink "Timber Sale Boundary." Both units include an island of trees that will remain unharvested to meet Susitna Forestry Guidelines and to retain habitat values. An ATV trail runs east-west in unit 174 that may be used, in part, to access the units. It is approximately 0.1 miles to the unit boundary from the Willer Kash Road and will need to be improved and widened for access. A road will need to be constructed into unit 175, estimated to be 0.25 miles in length.

## Appendices

Table of Estimated Volume

Maps

Sale Area

Units 12 and 188

Units 57 and 169

Units 174 and 175

Sample Contract



### Table of Estimated Volume

							Paper Birch			White Spruce			Black Spruce			
	Unit		Miles of New Primary Winter Road	Miles of new Primary Summer Road	Miles of new spur, trails and landings	Apprx rd length to sale boundary (ft)	Cunits of birch	MBF of birch	Cords of Birch	MBF White Spruce	Cords White Spruce	Cunits White Spruce	MBF Black Spruce	Cords of Black Spruce	Cunits Black Spruce	
Unit Name	Designation	Unit Acres														
Willer Kash Reoffer	12	25.5			0.3	900	663	799	597	51	20	22	0	0	0	
Willer Kash Reoffer	188	24.1			0.25	890	304	366	273	48	19	21	27	10	11	
Willer Kash Reoffer	169	18.4		0.4		1050	147	177	132	28	11	12	0	0	0	
Willer Kash Reoffer	57	34		0.5		1860	816	983	734	61	24	26	0	0	0	
Willer Kash Reoffer	174	31.6		0.1		550	594	716	535	85	33	37	0	0	0	
Willer Kash Reoffer	175	37.2		0.25		350	383	462	345	67	26	29	0	0	0	
Acres Total		170.8	Subtotal Volume				2907	3503	2616	340	132	146	27	10	11	
Total Sale Volume by Volume Unit																
							Cords	2758								
							Cunits	3065								
							MBF	3869								



## Sale Area/Unit Maps













