

## Sample Prospectus that Advertises a Timber Sale

This publication provides an example of a timber sale prospectus for advertising to potential loggers. When developing your own prospectus, it is a good idea to include all of the elements shown here.

### Wonderful Wisconsin Woodland Inc.

#### STANDING TIMBER FOR SALE

**Sale ID: 2003-001**

Joe and Jane Landowner are offering marked and designated timber for lump sum sale. The land is located in YOUR county, YOUR Township Wisconsin. Described as: PROVIDE LEGAL DESCRIPTION OF LOCATION, Town <XX>North, Range<XX> E/W. **Harvest units comprise SALE SIZE acres, and the volume for harvest is estimated on the attached volume estimates.**

**If you have not worked with Wonderful Wisconsin Woodland, Inc. before, we assure you of our desire to work with you in a fair and professional manner and to help meet your needs as a buyer.**

**General:** The Landowner's property is managed primarily for wildlife habitat. This harvesting of pines and other species is being conducted to improve the oak stand quality and improve wildlife habitat. This will be a good opportunity for a timber operator to showcase high quality work. Harvest units are located throughout the SALE SIZE acre property and are generally easily accessible with excellent logging chance and are marked with flagging (see map). Trees to be harvested are designated with orange paint at 4 1/2 feet above ground and again at the base. Large decking areas are provided. Buyer must agree to harvest ALL designated timber according to specifications regardless of merchantability. Buyers should ensure that their bid for timber reflects all costs required to comply with contract specifications.

**Terms:** Only designated trees/species within marked harvest units are to be harvested. Equipment use will be limited to identified harvest units, woods roads and decking areas. ALL designated timber shall be harvested and slash handled as per contract specs regardless of merchantability. Refer to the attached harvest unit detail attachment for volume estimates and cutting specifications. This attachment and the work specified will become a term of contract. Areas used for access, storing or decking logs are subject of prior approval. A start-up meeting prior to beginning harvest operations is a condition of sale. A standard timber sale contract will be required. We can mail or fax a contract for review if requested.

**Timing:** Harvest will be during dry or frozen ground conditions only. The harvest shall be completed by END DATE. Buyers should state their need for a longer contract if desired. The Seller or their agents reserves the right to extend the contract date and/or to cease all operations due to conditions causing unnecessary site damage.

**Bidding:** This a lump sum sale. A single lump-sum bid for all designated timber is requested. Buyers should satisfy themselves as to the volume and value of timber designated for harvest prior to bidding. Buyers may inspect this timber with notification to Wonderful Wisconsin Woodland prior to bid opening. If buyers desire other terms, they should be indicated on the enclosed bid form. All bids are due by BID DUE DATE. No prepayment is required to bid, but a prepayment of 10% of the total estimated harvest value shall be payable upon award of and as a condition of contract. The owner reserves the right to reject any or all bids.

**Payments:** 100% of the total amount bid is due prior to beginning harvest. The Seller shall be named on a liability insurance certificate, which Buyer shall provide to Seller prior to harvest. Buyer shall also provide proof of workers compensation insurance for all workers on site. Contact Wonderful Wisconsin Woodland consulting with any questions or concerns on this sale.

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