WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES
DAVE UPTHEGROVE | COMMISSIONER OF PUBLIC LANDS

NOTICE OF LEASING OF STATE LANDS FOR SPECIALIZED FOREST PRODUCTS

(SEALED BIDS BY QUALIFIED BIDDERS ONLY)

A sealed bid auction will be held on September 2, 2026, at the Pacific Cascade Region Office. All bidders must submit a bidder's packet, following the procedures listed below, no later than **10:00a.m.** on the date of auction. The Department will not be responsible for lost mail or late delivery. Bidder's packets will be opened at **10:00a.m.** on the day of auction to verify that the required items have been included. The State will review and evaluate the packets at that time and notify any bidders who do not qualify. At **1:00p.m.** on September 2, 2026, the State will announce the apparent high bidder for each lease via email. Lease documents will be mailed to the apparent high bidders for signature by September 4, 2026. Unsuccessful bids will be mailed out via certified mail no later than September 3, 2026.

BIDS FOR <u>EACH</u> LEASE APPLICATION NUMBER MUST BE PLACED IN INDIVIDUAL SEALED ENVELOPES AND MARKED AS FOLLOWS:

Sealed Bid

Date
Lease Application Number/Name

Mail or deliver to:
Department of Natural Resources
Pacific Cascade Region
Product Sales Office
601 Bond Road
Castle Rock, WA 98611

DESCRIPTION OF LAND

Lease Number/Name	Section(s)	Township	Range	Acres	Type of Lease	Minimum Bid	Annual Rent	Lease Term
35-110758 Toutle Ridge Bough Lease 2026	1, 3, 4, 11, 12, 13 5, 6, 7, 8, 9, 10, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 27, 28, 30 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 30, 32, 33, 34, 35 36	9 North 9 North 9 North 10 North	2 East 3 East 4 East 2 East	5,279	Rent Bough	- $0.08/lb	$20,000.00 (~$3.75/Acre) -	5 Years 5 Years

Annual Rent:	$20,000.00 Annual Rent (fixed cost)
Volume Estimate:	1,000,000 lbs Pacific silver fir, noble fir, grand fir, Douglas-fir, lodgepole pine, white pine boughs
Minimum Estimated Total Bid Value:	$180,000.00 [(5 years x annual rent) + (estimated volume x minimum bid $0.08/lb)]

Bough Lease Sealed Bid Auction starting at 10:00a.m. on September 2, 2026, at the Pacific Cascade Region Office of the Department of Natural Resources: 601 Bond Road, Castle Rock, WA.

1. **Annual Rent:**
The annual rent as shown in this Notice of Leasing is fixed.

Permitted Use/Payment		Annual Amount Due	Due Date
Rent – Toutle Ridge Bough Lease Year 1	Fixed	$20,000.00	September 2, 2026
Rent – Toutle Ridge Bough Lease Year 2	Fixed	$20,000.00	July 1, 2027
Rent – Toutle Ridge Bough Lease Year 3	Fixed	$20,000.00	July 1, 2028
Rent – Toutle Ridge Bough Lease Year 4	Fixed	$20,000.00	July 1, 2029
Rent – Toutle Ridge Bough Lease Year 5	Fixed	$20,000.00	July 1, 2030

2. **Payment Type: Special Forest Product Removals**
In addition to annual rent, removals are scale sale. All products removed will be paid for by the pound. Payment Security and Performance Security must be furnished within 10 days of the confirmation date**.**

3. **Authorized Products:**
Authorized Specialized Forest Products are limited to noble fir, Pacific silver fir, grand fir, western white pine, lodgepole pine and Douglas-fir boughs.

4. **Bidder's Qualification Form:**
The following items and information must be provided on the attached Bidder's Qualification Form:

A. **General Information**: Name, address, and telephone number of the bidder and any other individual to be contacted for further information. **Give the name(s) to use on the official lease document.**

B. **Bidder's Statement:** A statement of the bidder's ability to carry out the proposed operation, including payment of rent and obtaining qualifying insurance.

C. **Brush, Bough or Christmas Tree (Non-Plantation) Lease:** A qualified person for a special forest products lease is someone who has two (2) years of work experience in harvesting, and knowledge of handling and marketing of special forest products. References attesting to this experience are required unless the interested person has established their qualification as the holder of a previous State special forest products lease.

Each item outlined in Section (3) of this notice **must** be completed on the bidder's qualification form or the bidder may not be eligible to bid for the lease.

5. **Auction Procedure and Award of Lease:**
A. At the time and place specified herein, qualified bids will be opened and recorded.

A BIDDER'S PACKET SHALL CONSIST OF:

1. **A completed and signed Bidder's Qualification Form. *THIS IS REQUIRED EVEN IF YOU ARE A CURRENT LESSEE.**

2. **A completed Specialized Forest Products Sealed Bid Form.**

3. **A company, certified, or cashier's check or money order in the amount of your total first years rent amount.**

4. **The deposit submitted by the successful bidder will be applied as payment for the first year's rent.**

5. **All bids must be in the bid box at the specified auction location by 10:00a.m. on September 2, 2026.**

B. Subject to payment of all monies due at the time of the auction, including verification of the bidder's qualifications and approval by the Commissioner of Public Lands, the high bidder will be awarded the lease.

In the event the high bidder is not awarded the lease, the lease will be awarded to the second highest bidder.

C. Upon determining the successful bidder, said bidder shall on the day of auction be required to deposit the check, certified check, or money order payable to the Department of Natural Resources in the amount of the first year's total rent amount, $20,000.

D. A lease in substantially the same form as the proposed draft lease, based on the bid at the public auction and the proposals in the bidder's packet, will be submitted to the successful bidder for signature.

If the lease is not signed and returned within 30 days of the offered lease, any rights to the lease and the prepaid rent, tax and fees and bid deposit, if any, shall be forfeited to the State as fixed, agreed, liquidated damages, but not as a penalty.

E. The State reserves the right to waive any irregularity in any proposal, to reject any and all bids, and to re-advertise or re-offer this lease. **PLEASE NOTE-THERE WILL NOT BE ANY RE-OFFERS OR ADDITIONAL AUCTIONS IN 2026.**

The above-described lands will be leased, subject to all terms, conditions, and reservations of the statutes, now provided for the leasing of lands under the jurisdiction of the Department of Natural Resources. Draft Leases and other information may be obtained by contacting Pacific Cascade Region Product Sales Office at 360-577-2025 or by email at becky.vondracek@dnr.wa.gov (include 'Bough Lease Application #35-110758 in the subject line). It is recommended that interested parties review the Draft Lease prior to bidding.

To preview any of the lease areas, please contact Jacob Harvey at (360)703-4896. Prospective bidders are urged to consider the access, bough quality and fly-out opportunities by reviewing the sale area. Sale area may contain areas not well defined by natural or man-made features such as roads or flagged lines. It is the responsibility of the successful bidder to harvest within the sale area.

Gates must remain closed and locked at all times while previewing lease areas. Behind locked gates, vehicular access *may* be available upon request.

Executed on behalf of the Commissioner of Public Lands the 3rd day of August, 20 26 .

Scott Sargent

Scott Sargent, Pacific Cascade Region Manager
For DAVE UPTHEGROVE, Commissioner