



New England  
Forestry Consultants, Inc.

**Sherman R. Small**  
Consulting Forester  
P.O. Box 621  
Bethel, Maine 04217  
Phone/Fax (207) 824-6122 E-mail [sherms@megalink.net](mailto:sherms@megalink.net)

July 19, 2022

## **TOWN OF BETHEL BINGHAM LOT TIMBER SALE PROSPECTUS**

**SHOWING:** On **Thursday, July 28, 2022 at 9:00 AM**, an area of selectively marked, standing timber will be shown by Sherman R. Small. Only one showing of the timber will be made, however a prospective buyer may request a private showing at another time by paying for the Forester's time and travel (office to office).

**MEETING LOCATION:** **Junction North Road and Daisy Bryant Road, Bethel, Maine**, Two miles west of the junction of Route 2 & North Road.

**PROPERTY OF:** Town of Bethel (Bingham Lot)  
Newry, Maine (Tax Map R-12, Lot 6)

**BID DEADLINE:** **Thursday, August 11, 2022, 3:00 PM**

**SCALE:** Board foot volume estimates are based on International ¼ Inch Rule, Tree Scale.  
Spruce & Fir sawlogs to a 6-inch top diameter  
Hardwood sawlogs to a 10-inch top diameter

**SALE VOLUME:** The Forester's estimate of volume of timber marked to be harvested is:

2,500 cords, logs and pulpwood combined

**NO WARRANTY OF VOLUME IS MADE.  
EACH BIDDER MUST DETERMINE HIS OWN ESTIMATE.**

**TOTAL FOREST AREA TO BE HARVESTED:** Planned 250+/- acres for the winter of 2022 - 2023. All timber to be harvested will be pre-marked or designated.

**AVERAGE NET VOLUME:** 10 cords per acre, logs and pulpwood combined.

**LOGGING CHANCE:** Good, many heavily stocked stands of mature timber, areas of immature timber will be avoided, frozen ground required.

## CONDITIONS OF SALE:

### Special Note on the Access Truck Road Preparation –

Landings will be located along a 0.75 mile portion of truck road a distance of approximately 2 miles from the Daisy Bryant Road. The first 0.75 miles of access road is in good condition and should only require minor grading. The last 2.0 miles of truck road are along old roads that have not been used for many years. Opening the road will require brushing out the road edges, removing stumps along the road, ditching and re-shaping the road, and installing culverts as determined by the Forester. Two bridges will be required on the truck road. One bridge is a replacement of an existing bridge. The second bridge is new construction. Concrete waste blocks will be used for abutments. Three landings will be constructed at locations determined by the Forester.

**The Town of Bethel will purchase the culverts and deliver them to a designated location on the truck road into the property.**

The value the Purchaser places on the roadwork will be part of the bidding process. The cost shown on the bid sheet will be withheld from stumpage payments until the cost is recovered by the Purchaser. The volumes cut each week will still be reported and scale slips submitted to the Forester even if no payment is due.

The roadwork will be completed during September prior to October 1, 2022 to prepare for the 2022 – 2023 winter harvest. Once the access road is prepared for use the continued maintenance of the road throughout the timber harvest, including winter plowing, is the sole responsibility of the bidder as an operational cost. Closeout work will be required once the ground has dried out in May or June, 2023

1. The Seller, without penalty to the Purchaser, may suspend harvest and removal operations if the Forester determines that unreasonable damage to access roads, log yards, and skid roads is resulting from use of these areas.
2. Only marked trees shall be cut and removed. Merchantable trees not otherwise designated, if unnecessarily destroyed, shall be paid for at the rate of \$500.00/MBF.
3. All trees shall be utilized in their tops to the lowest possible diameter for commercially salable material. Stumps shall be cut no higher than the top of the root swell, except in the case of butt rot or iron in the wood, and shall be cut so as to leave the Forester's paint marks plainly visible on the stumps. In the case of butt rot or iron in the wood, the affected portion shall be cut and left in the woods at the discretion of the Forester.
4. The Purchaser shall either remove or leave on the ground all trees that are broken, damaged, uprooted, or leaning as a result of the Purchaser's activities in the building of roads or the cutting of marked timber.

5. Slash disposal shall be in full compliance with State of Maine law.
6. The Seller reserves the right to restrict the size and type of timber harvesting and/or skidding equipment, and the manner in which it is operated, if the Forester determines that unreasonable damage is being caused by either.
7. All facilities erected and/or used by the Purchaser during the operation must be removed, and all lanching and service areas must be cleaned up within the time limit of the agreement.
8. The courses of all roads used shall be pre-approved by the Forester.
9. At the completion of logging, all roads used shall be left in proper repair to the satisfaction of the Forester.
10. The Purchaser will be required to maintain **Workers Compensation Insurance**, and the Purchaser will be required to maintain **Public Liability Insurance** not less than \$1,000,000.00 and to name the Town of Bethel as an additional insured.
11. The timber will be landed and processed in three landings adjacent to the truck road on the property.
12. Chipping of topwood after logs and pulpwood have been removed is optional.
13. All operations must be completed by **March 15, 2023**.
14. Payment for the timber shall be made as follows: **Payments for timber shall be received on or before the TENTH business day following the last day of the calendar week during which the timber was removed.**
15. The sale agreement shall be prepared by New England Forestry Consultants, Inc. and must be signed within 7 days of notice of acceptance of the bid to the Purchaser by the Forester.

BIDDING PROCEDURE: Use the attached bid form.

Bidding shall be on a **per ton and MBF** basis for marked trees. No warrantee of volume is made or implied by New England Forestry Consultants, Inc., its Forester, or the Seller. Each bidder must determine his own best estimate and bid accordingly.

A check for **\$1,000 as a performance deposit**, made out to New England Forestry Consultants, Inc., must be included with the bid. Unsuccessful bidders will have their checks returned.

All bids must be received by **New England Forestry Consultants, Inc., c/o Mr. Sherman R. Small**, at **P.O. Box 621, Bethel, ME 04217**, no later than **3:00 PM – Thursday – August 11, 2022**. No bids will be accepted later than that time.

Envelopes must be marked “**BID ON TOWN OF BETHEL TIMBER**”.

It is suggested that bids be sent by certified mail. Bids may be hand delivered.

Email bids will be accepted. Bids should be emailed to [sherms@megalink.net](mailto:sherms@megalink.net) with “**BID ON TOWN OF BETHEL TIMBER**” in the subject line. A bid deposit check should be mailed to New England Forestry Consultants, Inc. at the address shown above so the bid deposit is received by the bid due date. Emailed bids will be printed and placed in a sealed envelope when received by the forester.

Bids will be opened immediately after closing time. Bidders may be present at the Bethel Town Office for the opening. No information will be given out by telephone. Bid will be awarded by the Board of Selectmen at their scheduled meeting of August 15, 2022.

PERFORMANCE DEPOSIT: The successful bidder will be required to make a **Performance Deposit of \$1,000.00** to New England Forestry Consultants, Inc. Upon completion of the sale and full compliance with the terms of the agreement, this deposit will be returned to the Purchaser.

This Performance Deposit is made in lieu of a performance bond; no fee is added.

RESERVATION: The New England Forestry Consultants, Inc., as agents for the Seller, reserves the right to reject any or all bids.

New England Forestry Consultants, Inc.

BY: Sherman R. Small  
Consulting Forester

# Winter 2022-2023 BID FORM (Page 1 of 2)

The undersigned submits the following **STUMPAGE BID** for the timber offered for sale on the property of the Town of Bethel located in Newry, Maine.  
(Tax Map R-12 - Lot 6), (thousand board feet = MBF)

**Hardwood veneer stumpage:**

\$ \_\_\_\_\_ per MBF Red Oak

\$ \_\_\_\_\_ per MBF Sugar Maple

\$ \_\_\_\_\_ per MBF Yellow Birch

\$ \_\_\_\_\_ per MBF White Birch

\$ \_\_\_\_\_ per MBF White Ash

\$ \_\_\_\_\_ per MBF Poplar

**Hardwood sawlog stumpage:**

\$ \_\_\_\_\_ per MBF Red Oak

\$ \_\_\_\_\_ per MBF Sugar Maple

\$ \_\_\_\_\_ per MBF Yellow Birch

\$ \_\_\_\_\_ per MBF White Birch

\$ \_\_\_\_\_ per MBF White Ash

\$ \_\_\_\_\_ per MBF Red Maple

\$ \_\_\_\_\_ per MBF Poplar

**Hardwood pallet log stumpage:**

\$ \_\_\_\_\_ per MBF Red Oak

\$ \_\_\_\_\_ per MBF Sugar Maple

\$ \_\_\_\_\_ per MBF Hardwood Tie or Mat log

\$ \_\_\_\_\_ per MBF other hardwood species pallet log\*

\*Town of Bethel is not to receive less than pulpwood stumpage rates. When a particular delivered log rate yields less than the pulpwood rate to the Town of Bethel, the bidder must pay the pulpwood rate.

**Softwood sawlogs stumpage:**

Spruce/Fir sawlogs \$ \_\_\_\_\_ per MBF

# Winter 2022-2023 BID FORM (Page 2 of 2)

**Pulpwood stumpage:**

Mixed hardwood pulpwood \$\_\_\_\_\_ per ton

Spruce/Fir pulpwood \$\_\_\_\_\_ per ton

Biomass chips\* \$\_\_\_\_\_ per ton Check here if not chipping tops \_\_\_\_

\*(Topwood only, no commercial specification pulpwood or logs to be chipped)

Cost of Roadwork: \$\_\_\_\_\_

If this bid is accepted, the undersigned agrees that the \$1000 will be held as a performance deposit, and to execute a contract of sale within 7 days of acceptance of the bid.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Witness: \_\_\_\_\_

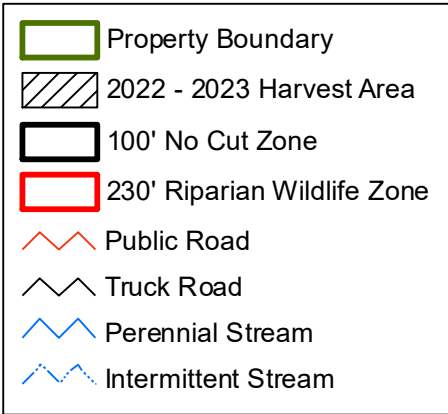
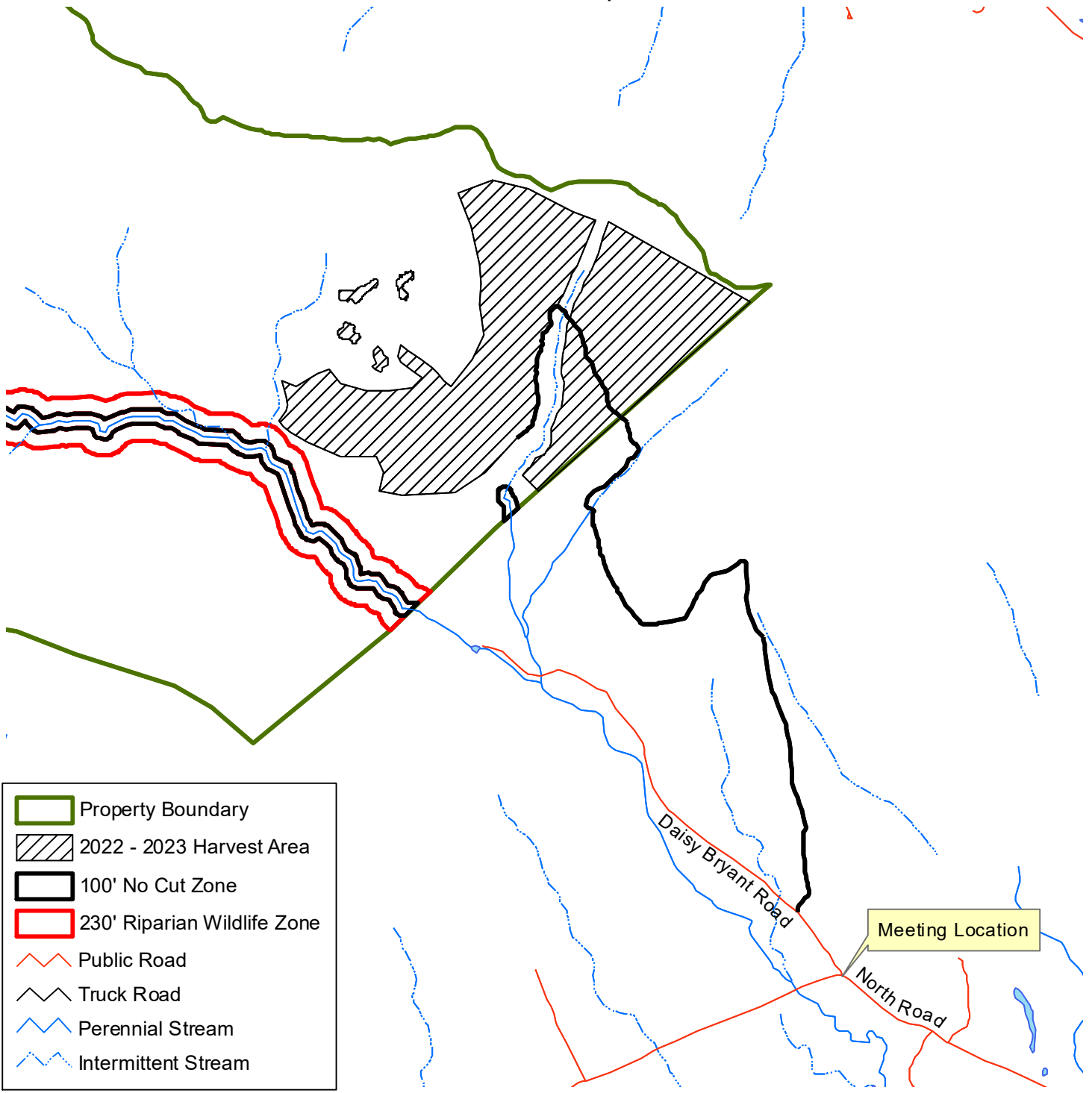
Bidder Name & Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\* BIDDER – DO NOT WRITE BELOW THIS LINE \*\*\*\*\*

New England Forestry Consultants, Inc., acting as an agent for the timber owners hereby  
\_\_\_\_\_ rejects \_\_\_\_\_ accepts the above bid.

NEFCo Forester: \_\_\_\_\_  
Sherman R. Small

Town of Bethel  
Bingham Forest  
Newry, Maine  
Harvest Map



Prepared by:  
New England Forestry Consultants, Inc  
Sherman R. Small, Consulting Forester  
Maine License # LF655  
July 19, 2022

Sketch map for management and planning purposes only, NOT A LEGAL SURVEY  
Data obtained from Maine Office of GIS & New England Forestry Consultants, Inc.