

TIMBER SALE CONTRACT

It is highly recommended to utilize the services of a [professional forester](https://extension.iastate.edu/criteria-professional-consulting-forester-status) when considering selling timber (natural resources extension.iastate.edu/criteria-professional-consulting-forester-status).

The purpose of this timber sale contract template is to educate both sellers and buyers on the critical points to consider when crafting such a contract. A professional forester will assist you in tailoring this template to address needs specific to your property and/or harvest goals.

This contract made and entered into this _____ day of _____, _____ by and between _____ of _____, hereinafter referred to as the seller, and _____ of _____, hereinafter referred to as the buyer.

Whereas: The tract of timber located in _____ Section _____, T _____ N, R _____ W. _____ County, Iowa.

Now Therefore this Agreement Witnesseth:

The Timber Buyer agrees to pay the sum of \$ _____ on or before _____. The remainder of payment, if any, in the sum of \$ _____ must be paid before any trees are cut.

The Seller Further Offers and the Buyer Agrees:

1. To enter upon and allow access to the above described tract for the purpose of cutting and removing therefrom such timber as is included in the terms of this contract.
2. That all said marked logs shall become the property of the buyer.
3. This contract (does) or (does not) include the rights to the residual and/or tops less than ___ inches in diameter remaining after the logs are removed.

The Buyer Further Agrees:

1. That payment must be made in full to seller prior to any trees being cut.
2. That all timber included in this agreement shall remain the property of the seller until paid for in full.
3. To cut only the _____ trees marked with _____ color paint.
4. To make payment for each tree unnecessarily cut or wantonly injured at three times an agreed upon price for that species.
5. To assume liability for damage to fences, crops, cropland, and other property.
6. To travel to and from and work in the timber only when the ground is firm.
7. That the buyer has inspected the area and timber concerned, has estimated to their own satisfaction the quantity, quality, and value of the timber to be removed and accepts the goods with all faults.
8. Unless an extension of time is granted by the seller, this contract shall terminate on (date) _____ after which all logs and trees remaining on the tract revert to the ownership of the seller unless otherwise specified under item 9.
9. Special Provisions: _____

In witness whereof the parties hereto have executed this contract this _____ day of _____, _____ (year).

Signature of Seller

Signature of Buyer

Phone Number of Seller

Phone Number of Buyer

Email of Seller

Email of Buyer

Address

Address

Witness

Witness



Definitions

Professional forester - Professional trained in the management of woodland resources for a range of outcomes that may include timber, wildlife habitat, clean water, recreation, etc.

Logger - A person whose profession is felling timber.

Timber buyer - Person engaged in the business of buying timber from timber growers, for sawing into lumber or processing for resale. Does not include a person who occasionally purchases timber for personal use and not for resale. Iowa timber buyers must be bonded.

Iowa's Bonded Timber Buyer Law - A law which states "a person who engages in business as a timber buyer without filing a bond or surety with the commission (DNR Forestry) is guilty of a serious misdemeanor."

Special provisions - Additional required actions of the buyer, to be added to the contract based on seller desires. These may include post-harvest condition of streams and roadways, restricting harvest during select hunting seasons, location of landings and skid trails, etc.

Lump-sum, sealed-bid timber sale - Timber sale where a single overall payment is made, and multiple buyers provide sealed bids on the designated species and volume offered for sale.

Resources

Find a local professional forester on the [ISU Extension and Outreach Natural Resource Stewardship site](https://naturalresources.extension.iastate.edu/contacts/forestry), naturalresources.extension.iastate.edu/contacts/forestry
[Iowa Bonded Timber Buyer List](https://iowadnr.gov/Portals/idnr/uploads/forestry/BTBLList2019.pdf), iowadnr.gov/Portals/idnr/uploads/forestry/BTBLList2019.pdf

[Timber Sale Basics: Iowa Woodland Steward Toolkit](https://youtu.be/qBJ8VzIV924)
youtu.be/qBJ8VzIV924

[Timber Harvest Video: Roles of Loggers, Timber Buyers, and Forester](https://www.youtube.com/watch?v=JGLsYXegF98), [youtube.com/watch?v=JGLsYXegF98](https://www.youtube.com/watch?v=JGLsYXegF98)

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