

Frequently Asked Questions (FAQs) - Leases

1) Does Weyerhaeuser have property available for lease?

All available properties are listed on our website. There is a “Leases” link on our webpage that will allow you to view everything we have available. Most of our properties are posted to the website May through late August. A few properties may become available later in the year. If a property you are interested in is not listed on our website, then it is not available to lease for the current lease year. To be notified by email of when new leases come available on our website, please click the “Leases” link on our webpage and then click the link at the top right of the available listings to fill out the sign up form.

2) Do I need to make appointment or let you know I will be visiting the property? Can someone show me the property?

You may visit the property at your convenience. You do NOT need prior permission or an appointment to visit the property. Due to the large number of properties we manage, we are not able to meet every prospective lessee on the property for a personal tour. Most of our properties will have locked gates and you will need to access the property on foot. Alternatively, at your sole discretion, you may elect to use an All-Terrain Vehicle (ATV) to survey the property – subject to the following restrictions and obligations:

- You must operate the ATV only on established roads and trails
- You must operate the ATV only during daylight hours
- You assume all risk of injury or death associated with operation of the ATV

3) Can you tell me if a specific property is available? Or, I noticed a property that was once on your website has been removed, is it still available?

If a property you are interested in is not currently posted on our website, then it is not available for lease at this time. Please continue to check our website or click the link at the top right of the listings to sign up to be notified of future opportunities. Similarly, if a property that was once advertised on our website has been removed, this means that someone has requested it and it is no longer available. A successful request will immediately remove the property from the website. If the requestor does not pay for the lease within the 7 business day payment window, it will be reposted to the website as available again.

4) How do I lease property from Weyerhaeuser?

All leases must be obtained through the online request process on our website. Click on the “View Details” button listed on each lease for additional property details, map views, and location information to visit the property for your own evaluation before requesting the lease. After determining that you want to lease the property, please return to the website and click the “Lease Now” button. Our website will walk you through the lease request process. You will have 30 minutes to complete the request process once you click on the LEASE NOW button. If you do not complete the request within 30 minutes, the lease will automatically reset to “available” status on our website.

5) What are the Forest Type, Harvest Units, and Potential Land Sale map layers?

Note: The Forest Type, Harvest Unit and Potential Land Sale map layers are currently unavailable for leases in our Northwest region (Oregon and Washington).

The Forest Type layer contains the different cover types of trees grown on the property. Some properties will have a mix of hardwood and pine cover types, while others only have a single cover type.

The Harvest Units layer is designed to display any planned harvest during the calendar year. The shading in the Harvest Units layer represents the area that is to be harvested. A “final” harvest is a removal of all timber in a given area. A “thin” harvest type is a select removal of a portion of the trees in a given area. **Please note that harvest can occur at any time of the year including deer season, and we cannot provide information on a specific date that the activity will take place**

The Potential Land Sale layer is designed to indicate the area that is currently on the market for sale or scheduled to be put on the market for sale during the calendar year. When this happens, the property could be impacted by on-the-ground sales activities including, but not limited to, listing signs, new locks on the gate, visits by real estate brokers and potential buyers. Generally, most properties do not sell during the same year they are placed on the market but the possibility does exist. If you are leasing a property and it sells, you will be given a pro-rated refund of your lease fees per the terms of your contract. You will also receive priority status in selecting a new lease next year when we post available leases.

6) I see a lease that I want and I am ready to request it but the website says it is not available until a later date. Why can't I get the lease now?

When properties are first advertised on our website, there is approximately a one-week preview period for priority lessees who were displaced by a previous land sale. These lessees have the first right to request. This preview period also allows all prospective lessees suitable time to inspect properties and decide if they want to enter into a lease agreement. We cannot lease the property until the date posted. The website will display the earliest date and time the property will be made available for public request.

7) If I am successful in obtaining a lease with Weyerhaeuser, how long do I have to pay the lease?

Once you request a lease, you will be contacted via e-mail within 2-3 business days with information on how to view, accept and pay for your lease contract through your online account. Your completed lease contract and payment must be received within 7 days of contract creation. We recommend accepting and paying for your lease electronically through your online account, but if you choose to mail your payment in, we strongly recommend you select overnight or next day mail service to ensure timely arrival.

8) What forms of payment do you accept?

For your convenience, Weyerhaeuser offers a secure and easy-to-use online payment system. Payment can be made electronically through your Weyerhaeuser online account by electronic funds transfer (EFT) from your checking or savings account or by credit card. You will need to know your bank account number, routing number and name on account to complete the EFT payment. We also accept mail-in payments in the form of cashier's check or money order ONLY – no personal or corporate checks will be accepted.

9) I submitted an Online EFT Payment and the website states up to 3 business days for processing, will my payment arrive in-time (before deadline)?

As long as you have successfully submitted your online payment by the end of the day listed on the contract as the last day to receive payment, we will not cancel your agreement. Your payment will register as “PAID” in our system and on your online account. If there is any issue, we will follow-up with you.

10) I will be mailing in payment. Do I need to mail in a copy of the signed contract?

As long as you have accepted the lease contract online, you do not need to mail a signed copy of the contract. Simply print off your invoice to mail with payment and reference your lease number on your payment.

11) Can a person request multiple leases?

Yes. People interested to lease multiple properties can request multiple available leases. However, if payment is not received for all requested properties, you may not be allowed to submit future requests through our website. Please only request properties that you are sure you will lease.

12) Can I lease just part of a Weyerhaeuser property?

In general, property that is posted as an available lease is already in the smallest allowable configuration.

13) Was the property leased last year or last hunting season? Do you know why last leaseholder gave up property or have prior leaseholder contact info?

Almost all properties listed on the website were included in an active lease prior to posting on the website. We do not record the reason the previous leaseholder refused a new lease term. Due to our privacy policy, we cannot provide you with past leaseholder contact information.

14) Can I sublease?

No. Subleasing, commercial hunting or selling of hunting rights is not allowed and will result in cancellation of the lease.

15) Does our hunting group need liability insurance if we lease land from Weyerhaeuser?

Weyerhaeuser maintains a liability insurance policy that covers both Weyerhaeuser and the lessee. The cost of this policy is included in the lease fee. However, you are free to purchase additional insurance coverage should you so desire.

16) How can I identify the property once I'm on the ground looking for it?

Weyerhaeuser generally uses paint to identify outside boundary property lines. Please review and print the different Map Layers displayed in the "View Details" section for each lease. Under the different map layer views is a "Directions" button that will link to Google Maps™ for driving directions to the property.

17) What happens if I get a lease and you sell the property?

If you are leasing a property and it sells, the lease will terminate and you will receive a pro-rated refund of your lease fees per the terms of your lease contract. You will also receive priority status for selecting a new lease next year when we post available leases. Priority Status means you will be given a chance to preview and lease available properties before the general public is allowed to lease them.

18) Can you tell me if this lease will be harvested?

Available properties that are listed on a schedule to be harvested by the end of the current year will be shaded in the Harvest Units map layer view on our website. To turn on the Harvest Units map layer view, click on the available lease of interest, then click the "View Details" button for that lease and slide the Harvest Units toggle bar to the right to turn on the layer map view. The harvest area will be shaded and the legend will state the type of harvest planned. There are two harvest types; FINAL or THINNING. A FINAL harvest means that the property will be clearcut, with complete removal of the trees in the area shaded on the map. A thinning means that the area shaded will experience a select cut and removal of trees to help improve visibility and hunting.

19) Will Weyerhaeuser harvest timber during hunting season?

If an available lease is advertised with Harvest Units shown in the layer map, please be aware that this harvest could take place at any time during the current year; including deer season. It is possible that Weyerhaeuser may harvest timber or conduct other forest management activities (site preparation, tree planting, spraying) on your lease during hunting seasons. Weyerhaeuser property is a working forest and, from time to time, ongoing forest management activities may impact your hunting. Each spring, we send out harvest notifications to all clubs that have harvest activities scheduled for the current year. The schedules do not contain specific harvest dates. We are unable to tell you in advance exactly when the harvest will occur, but provide you these notices so you can expect a harvest during the current year at some point.

20) If I obtain a lease with Weyerhaeuser, who do I contact if I have a question?

If you acquire a lease, you will receive a new lessee package that contains all the information you will need on who to call if you have a question. Weyerhaeuser has a dedicated leasing staff that consists of Lease Administrators, Lease Managers, and Area Foresters. Each club should designate a club contact. That contact person will serve as a communication link between your hunting club and Weyerhaeuser.

21) What will Weyerhaeuser allow/not allow our club to do on the lease property?

We would advise you to view a sample contract under the “Resources” link of our website for a complete listing of the terms and conditions in our contract. The contract has a good overview of the types of activities that are not allowed.

Examples of prohibited activities include (but not limited to) the following:

- Driving spikes, screws, metal objects or metal nails (aluminum nails are permitted) into any trees or timber
- Use of cables, chains, or wire to block roads.
- Damage to roads, road edges, or water bars
- Engaging in commercial hunting
- Subleasing
- Placing deer stands on any improved road right-of-way that would impede the maintenance of said right-of-way
- Setting fires other than campfires at designated camp sites
- Discharging firearms across or within fifty (50) yards from the edge of any public road or LESSOR Restricted Road, or within three hundred (300) yards of any active harvesting, silvicultural or road maintenance operations.
- Target shooting, skeet shooting, exploding targets, paintball or airsoft guns.
- Releasing wild hogs or any other living wildlife species on the Premises at any time
- EVEN IF street legal-- No motorcycles, or snowmobiles-- not even on a trailer or in the back of a truck.
- Removing forest products from the Lease Area with the exception of items outlined in the Lease Language.
- Rock-hounding, digging, gold panning, or removal of any rocks or minerals.
- Disturbing any cultural artifacts.
- Using fireworks or explosive devices
- Using unauthorized drugs or controlled substances.

22) How much will my hunting lease increase next year?

Lease prices will be reviewed annually to make sure Weyerhaeuser’s prices are competitive with the market. All of our lessees receive price information for the next leasing cycle around February of each year.

23) Is a lease for the entire year, or for just the hunting season?

Most leases contain a 12-month term and the Lessee receives the first opportunity to renew the lease the following year. Occasionally leases are available with both shorter and longer terms. You will need to browse the website to see exactly what’s available. The lease term will be visible in the “Property Info” field for each lease.

24) Can I lease for just the “season” or a shorter term than what is listed on the website?

No. Our lease terms are designed to match specific market and program constraints and are not negotiable.

25) Is the lease renewable?

Yes, leaseholders are generally offered the first opportunity to re-lease the property for the next term. Weyerhaeuser has lessees that have leased land continuously for decades.

26) Can we plant food plots?

The food plots are managed differently depending on the lease location region. Food plots are prohibited on leases located in the Northwest region (Oregon and Washington).

For leases located in the South region, we encourage clubs to use logging decks, power line or pipe line right-of-ways and abandoned fire breaks for food plots. We do not allow planting of the road beds or road shoulders. Prior permission is not necessary for these no-fee food plot areas, but we don’t guarantee protection of those acres. Alternatively, we offer the option to enroll acres in our food plot program to protect them from forest management activities that would occur throughout the term of the lease. A minimum of 3 acres is required for enrollment in the program and fees range from \$120/acre to \$160/acre depending on whether the site has been harvested or there is an existing tree plantation. Areas that you wish to enroll in the food plot program will need to receive prior approval from your lease manager before starting any preparations for food plots. A Food Plot Request Form as well as complete details on the program can be found by clicking the “Resources” link of our webpage and selecting the “Food Plot Program” link under Leases.

27) Do you have any leases with an existing campsite or power established?

Available lease properties that have existing campsites will have a green triangle depicting the campsite location listed on the map. We will allow lessees to re-establish camp in this area after a campsite form has been submitted and approved. If the existing area is not desirable, another area may be requested. Properties containing pre-existing power/utility options will list this feature in the "Property description/details". Please visit the property to make sure it is suitable for your camping needs. There are no existing campsites or structures allowed on our Northwest properties.

28) Can I establish a new campsite?

Yes, Weyerhaeuser has a comprehensive campsite program. Camping programs are managed differently depending on the lease location region.

Leases located in the Northwest region (Oregon and Washington) allow for dispersed camping within the lease area and campfires are only permitted outside of designated State fire seasons.

Leases located in the South region allow camping for a fee with prior written authorization from the area lease manager. For complete details on our camping program in the South region and to submit a Campsite Request Form click on the "Resources" link of our webpage and selecting the "Campsite Program" link under Leases.

29) Can I cut firewood on my lease areas?

Lessees are allowed to remove 2 cords of firewood from the lease property. Only remove what has already fallen.

30) The property I'm interested in has abandoned personal possessions or trash from dumping. Who is responsible for this? Do I have to do the clean-up or will I get charged for campers left on property?

You are not responsible for any removing any possessions left on the property. These will likely be removed before your lease term begins. If there are any problems with items on the property after your lease term has begun, your assigned lease administrator will work with you to resolve any issues you have with items left on the property. You will receive that contact information in your new Lessee Welcome Kit.

31) A lease is advertised as "bow-hunting" only on the website. Is that year-round?

Yes. The restriction to "bow-hunting" only is for the full duration of the lease term. The lease is most likely in close proximity to a residential area or a mining/project area frequented by visitors. Some areas within the lease boundaries may also be identified as non-motorized access only.

32) Are we allowed to post the land?

Yes, you may post your lease. Only aluminum nails may be used to secure posted signs to trees. Please follow all state requirements regarding posting property.

33) What kinds of deer stands are allowed?

Ladder stands, lock-on, climbing, and tripod or other freestanding stands are allowed. No nails or other objects may be driven into any tree for any reason.

34) Can we put gates on our lease?

Yes, we encourage clubs to install and lock gates to minimize traffic from public roads. Metal cattle or bar gates are allowed. Use of cables, chains, or wire is not permitted anywhere on Weyerhaeuser property to restrict access. Gates should be a minimum of 16 feet wide and should be placed at least 100 feet from road intersections or curves to allow equipment/log trucks to turn off the road and pass easily thru the gate. This information is also laid out in the New Lessee Welcome Guide under the "Resources" section of our website. All gates and locations must be approved by Weyerhaeuser prior to installation.

35) Do you need a key/combo to the lock our club puts on the gate?

No. Weyerhaeuser will maintain our own lock on the gate. Make sure that the Weyerhaeuser lock stays "in the loop" when installing your lock. You will need to contact the local forester if this cannot be done. All locks belonging to a club must be painted "blaze" orange. When feasible, locate your lock as far away as possible from the Weyerhaeuser lock on the chain which secures the gate. This will minimize the likelihood that one party bypasses the other party's lock.

Similarly, Weyerhaeuser does not provide keys to our locks. We ask that you maintain your own lock on the gate by completing the installation process noted above.

36) Can we use our ATVs?

Active Lessees are permitted to use ATVs, but abusive ATV driving which damages roads or timber plantations is not allowed and can result in lease cancellation. Snowmobiles and motorcycles are not allowed on the Northwest region (Oregon and Washington) lease properties.

37) Can we cut shooting lanes?

No commercial trees can be cut to establish shooting lanes or for any other reason. You can cut hardwood brush that is in pine stands but not hardwood brush in hardwood stands. If you are in doubt as to whether the plants in question are commercial trees or brush, we ask that you do not cut.

38) What do I do about trespassing, dumping, or other problems?

Trespassing and Dumping: Lessees have the responsibility to notify the county sheriff, department of fish and wildlife and/or law enforcement if trespassing or dumping occurs. You should also send an email to Weyerhaeuser so that we can cooperate with law enforcement. It is important to get a vehicle description and license plate # if a motorized vehicle is involved, or a picture or other identifying information if it is a non-motorized trespass. Make certain that the Lease Area is posted. Weyerhaeuser will work with you to limit trespassing and dumping, but we can't guarantee that it will not occur.

Boundary encroachment and disputes: Notify the Weyerhaeuser representative with a description of the problem and location.

Drug-related activity: Vacate the area if you are concerned for your safety and notify law enforcement.

39) I am a member of a club that leases land from Weyerhaeuser but I am not the official club contact. Can I get a user account to log in to the Web site?

Click on the "Login" link in the upper right hand corner of our webpage. On the Login screen click on the "register as a new user" link to establish a password to your user account. If the system does not recognize your email address, then please contact the official club contact for the lease and request your email to be added to the lease membership list. Only members with email addresses already listed in the lease membership list will be able to create an account to view online lease information.