



FAMILY-OWNED · SNOHOMISH, WA · SINCE DAY ONE

How To Hire A Land Clearing Company Without Getting Burned.

The homeowner's no-BS guide to forestry mulching, land clearing & brush removal in the Pacific Northwest.

- ◆ **5 Rip-Offs** to watch for — and how to avoid them
- ◆ **6 Myths** about land clearing — busted
- ◆ **10 Questions** to ask before you hire anyone
- ◆ **10 Reasons** homeowners choose Sasquatch
- ◆ **The Sasquatch** Standard Guarantee

A Letter From The Owner

Dear Pacific Northwest Property Owner,

This is Ben Surdi, owner of Sasquatch Land Co. I know your time is valuable, so let me get to the point.

If you own land in Western Washington that's been swallowed by blackberry, scotch broom, scrub trees, or years of overgrowth — you've probably already started getting quotes. And you've probably noticed something strange: **the prices are all over the map.**

One guy with a chainsaw quoted you \$1,200. A landscaping company quoted you \$14,000. Another outfit said they'd "give you a price when they get there." And you're left wondering: *what's the catch? Is the cheap guy a steal or a disaster? Is the expensive guy ripping me off?*

I asked those exact same questions before I ever bought a piece of forestry mulching equipment. I spent years researching the industry, watching homeowners get burned by fly-by-night operators, and learning exactly what separates a great land clearing job from a nightmare you'll be paying to fix for years.

This guide is everything I learned, distilled. By the time you finish reading it, you'll know more about hiring a land clearing company than 95% of homeowners — including the questions that will instantly expose whether a company is legitimate or going to leave you with a wrecked property.

Read it. Use it. And if Sasquatch is the right fit, we'd be honored to help you take your yard back.

Ben Surdi

OWNER · SASQUATCH LAND CO.



WHAT TO WATCH FOR

5 Land Clearing Rip-Offs

Every year, Pacific Northwest property owners lose thousands of dollars to operators who don't know what they're doing — or worse, do know and don't care. Here are the five most common traps.

RIP-OFF

1

THE TOO-GOOD-TO-BE-TRUE PRICE

A guy with a chainsaw and a beat-up truck offers to clear your acre for \$800. He shows up, scalps the property, leaves piles of debris everywhere, and demands cash. Then he disappears.

Real forestry mulching costs real money because it requires **\$200,000+ in equipment**, certified operators, and full insurance.

If it sounds too cheap, your property is the price.

RIP-OFF

2

THE BAIT & SWITCH QUOTE

You're quoted \$3,500 over the phone. The crew arrives, walks the property, and suddenly the price is \$7,800 — "because of stumps we didn't know about." Now you've got equipment on your land and feel cornered into saying yes.

A legitimate operator inspects on-site **before** giving you a firm number, in writing.

Never accept a phone quote as final. Demand on-site inspection.

RIP-OFF

3

THE UNINSURED OPERATOR

An unlicensed, uninsured crew damages your fence, hits your septic, or worse — gets hurt on your property. Guess who's liable? You. Your homeowner's policy may not cover work performed by uninsured contractors.

One bad accident can cost more than the entire job — **and your insurance carrier may drop you.**

Always demand a Certificate of Insurance before any work begins.

RIP-OFF

4

THE "BURN & HAUL" HUSTLE

An old-school crew clear-cuts your property, piles the debris, then bills you separately for hauling, dumping, or burn permits — often doubling the final price. Burning is also **illegal in most Snohomish County areas** without specific permits.

Forestry mulching grinds everything in place. No piles. No hauling. No permits.

If they mention "haul fees" or "burn piles," ask why they aren't mulching.

RIP-OFF #5

5

THE VANISHING CONTRACTOR

Work starts. Then the crew disappears mid-job — "weather," "equipment problems," "another job ran long." Weeks pass. Your property is half-cleared, half-destroyed, and they aren't returning calls. **This happens constantly** with operators running off Craigslist or Facebook Marketplace with no real business behind them.

No website? No reviews? No written contract? — Run.

SEPARATING FACT FROM FICTION

6 Myths About Land Clearing

There's more misinformation out there about land clearing than almost any other home service. Here's what's actually true — and what isn't.

MYTH #1

"FORESTRY MULCHING KILLS MATURE TREES"**FALSE**

Skilled operators preserve mature trees with surgical precision. We mulch the underbrush, invasives, and small scrub around the trees you want to keep. **Your mature firs and cedars stay healthy** — in fact, they thrive once competing brush is removed.

MYTH #2

"YOU NEED A PERMIT FOR EVERYTHING"**FALSE**

Most residential forestry mulching in Snohomish County **does not require land disturbance permits**, because the soil isn't being moved or graded. We just grind vegetation in place. Critical Areas and shoreline buffers are different — a real operator will know the difference.

MYTH #3

"MULCH LEFT BEHIND IS MESSY"**FALSE**

Properly done, the mulch layer is uniform, attractive, and only 2–4 inches thick. It looks like a clean forest floor — not a debris field. **It also suppresses regrowth, retains moisture, and returns nutrients to your soil.** Free landscaping byproduct.

MYTH #4

"BLACKBERRY WILL JUST COME BACK"**PARTIALLY TRUE**

Himalayan blackberry is aggressive — a single clearing won't kill the root system. **But mulching plus a follow-up treatment (or one re-mulch the next season) eliminates it for years.** Compare that to chemical-only treatment, which takes 3–5 seasons.

MYTH #5

"ALL LAND CLEARING COMPANIES ARE THE SAME"**FALSE**

The difference between a guy with a brush hog and a professional forestry mulching operation is the difference between **a half-cleared, rutted disaster** and a property that looks like a state park. Equipment, training, and finish quality vary enormously.

MYTH #6

"I CAN SAVE MONEY BY DIY-ING IT"**FALSE (USUALLY)**

Renting a brush mower costs \$300–\$500/day — and won't touch anything over 2 inches thick. Most homeowners burn a weekend, hurt their back, damage the rental, and still hire a pro. **The cost of doing it twice is more than doing it right.**

YOUR SCREENING CHECKLIST

10 Questions To Ask

Before you hire *anyone*, run them through these ten questions. The right company will answer every one without hesitation. The wrong one will dodge, deflect, or hang up.

1

ARE YOU LICENSED, BONDED & INSURED?

Ask for proof. Real companies email a Certificate of Insurance in minutes.

2

WHAT EQUIPMENT DO YOU USE?

"Forestry mulcher on a tracked carrier" = legitimate. "Skid steer with a brush attachment" = not.

3

WILL YOU INSPECT BEFORE YOU QUOTE?

A real estimate happens on-site. Phone quotes are always wrong, always change.

4

WHAT'S YOUR DIAMETER LIMIT?

Industrial mulchers handle 6–10 inch trees. Anything less is residential-grade.

5

CAN I SEE RECENT LOCAL WORK?

Real before/after photos from Snohomish, Whatcom, Skagit, Chelan — not stock images.

6

HOW DO YOU HANDLE SLOPES?

Steep terrain requires remote-control (RCU) equipment. Most operators can't touch it safely.

7

DO YOU MULCH IN PLACE OR HAUL OFF?

Mulching = no debris, no hauling fees, no permits. Hauling = double the cost.

8

WHAT HAPPENS IF IT RAINS?

PNW weather is real. Pros know when to work and when to wait. Amateurs leave ruts.

9

WHERE ARE YOUR REVIEWS?

Google, Facebook, Yelp — verifiable, third-party, multiple platforms.

10

WILL YOU PUT IT IN WRITING?

A real company hands you a written contract with the scope, the price, the timeline, and what happens if anything changes. If they want a handshake, hand them their hat.

If a company can't answer all 10 questions clearly — **they aren't the right company.** Move on.

WHY HOMEOWNERS CHOOSE US

The Sasquatch Difference

10 reasons property owners across Snohomish, Whatcom, Skagit, and Chelan counties trust us with their land — and refer us to their neighbors.

- 1 Family-owned, locally rooted.** Born and built right here in Snohomish, WA. Your money stays in the community, and the owner answers his own phone.
- 2 Industrial-grade equipment.** Tracked forestry mulchers built for Pacific Northwest terrain — including remote-control units for slopes other companies can't safely access.
- 3 Fully licensed, bonded, and insured.** \$2M general liability and workers' comp on every job. Certificate emailed before we ever set foot on your property.
- 4 Written, on-site quotes.** No surprises, no phone-quote gotchas. Eric walks your property, builds the quote in front of you, and hands you a written proposal.
- 5 One-day completion on most residential jobs.** We arrive at 7 a.m., work continuously, and your property is finished and clean before we leave.
- 6 No burning. No hauling. No permit headaches.** Forestry mulching grinds everything in place, returning nutrients to your soil and eliminating debris.
- 7 The Sasquatch Standard.** Our internal quality benchmark. Every property is finished to a uniform, park-like appearance — or we come back and fix it. No exceptions.
- 8 5-star Google rating.** Real reviews from real Pacific Northwest property owners. Verifiable. No paid testimonials, no stock photos.
- 9 Financing available.** Approved homeowners can break the project into affordable monthly payments — so you don't have to wait years to reclaim your land.
- 10 Real people, real accountability.** Ben, Chad, Eric, Missy — you'll know our names. If anything ever goes sideways, you have a direct line to the people who can fix it.



5-STAR



INSURED



FAST



ECO



LICENSED



LOCAL

OUR PROMISE TO YOU

The Sasquatch Standard.

In writing. Every job. No exceptions.

GUARANTEED

THE SASQUATCH STANDARD GUARANTEE.

When you hire us, your property gets finished to **the Sasquatch Standard** — our internal benchmark for a uniform, park-like finish. Every job. Every time. **If any area of your finished property doesn't meet that standard, we come back and re-mulch it at no charge** — no questions, no fine print, no fight.

It's written into every contract we send. We can offer it because we use the right equipment, we hire the right operators, and we don't leave a job until it's right. The guarantee isn't marketing — it's how we run.

Your free on-site inspection includes a written property plan: the scope, the price, before photos, the equipment we'll use, and the timeline. Yours to keep, whether you hire us or not. No high-pressure sales, no obligations — just the information you need to make a confident decision.

SCHEDULE YOUR FREE INSPECTION

(360) 322-4587Call or text — or schedule online at sasquatchlandco.com

MENTION: THE SASQUATCH GUIDE

Thank you for taking the time to read this guide. We hope it helped you understand what to look for — whether you choose Sasquatch or not. **Either way, take your yard back.**

Ben Surdi

OWNER · SASQUATCH LAND CO.



TAKE YOUR YARD BACK.

Family-owned. Locally rooted. Built for the Pacific Northwest.

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Serving **Snohomish, Whatcom, Skagit & Chelan** counties.

Forestry mulching · Land clearing · Brush hogging · Fence line clearing · Trail cutting ·
Fire-defensible space.