



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN**

TIMBER SALE PROSPECTUS #6973

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on December 20, 2021.**

LOCATION: **TRAVERSE CITY MGMT UNIT, 2122 M 37 SOUTH, TRAVERSE CITY, MI 49685.**

CONTACT NAME: David Lemmien

PHONE NUMBER: (231) 922-6040

PROSPECTUS NOTE: Effective immediately: all bid openings for the Traverse City Management (Kalkaska Field Office and Traverse City Field Office) will be held at the Traverse City Field Office regardless of sale location within the unit. All payments will now be handled through the Traverse City Field Office. The Kalkaska Field Office will no longer accept payments or hard paper copies of timber sale bids. Payments for all contracts, use permits, bonds, etc. should be sent to the Traverse City Field Office.

The bidder is advised to inspect the sale area and review the location, estimated volumes, operating costs and contract terms of proposed sales. Please be aware that some landowners may request 60 days or more notice for access across their land.

Notice is hereby given that bids will be received by the Unit Manager, TRAVERSE CITY MANAGEMENT UNIT, for certain timber on the following described lands:

Hart Lake Hardwood (61-060-21) / T27N, R13W, SEC. 1, NENW, N1/2NE.

T28N, R13W, SEC. 36, SWNW, SW, W1/2SE.

Leelanau County, Advertised Price \$79,032.65, 110.4 Acres, Aspen, Hardwood.

SALE NOTE: All units of volume listed for this sale were estimated using the Inventory Manager computer program and the new Michigan taper model.

TIMBER SALE INFORMATION

Hart Lake Hardwood (61-060-21)

T27N, R13W, SEC. 1; T28N, R13W, SEC. 36.

Leelanau County (Advertised Price \$79,032.65)

SALE NOTE: All units of volume listed for this sale were estimated using the Inventory Manager computer program and the new Michigan taper model.

A timber sale contract for this lump sum, sealed bid timber sale will be awarded to the responsible bidder offering the highest sealed bid price. All units of volume listed below were estimated using the Inventory Manager computer program and the new Michigan taper model. Bids must be at or above the following advertised price for each product and species:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	119.3 MBF	\$ 90.00 / MBF
Basswood	36.6 MBF	\$ 89.00 / MBF
Beech	150.5 MBF	\$ 77.00 / MBF
Black Cherry	19.7 MBF	\$ 147.00 / MBF
Red Maple	143.2 MBF	\$ 128.00 / MBF
Red Oak	46.5 MBF	\$ 119.00 / MBF
Sugar Maple	38.4 MBF	\$ 210.00 / MBF
White Pine	4.6 MBF	\$ 34.00 / MBF
Pulpwood		
B. T. Aspen	435 Cords	\$ 12.80 / Cord
Basswood	38 Cords	\$ 12.30 / Cord
Mixed Hardwood	823 Cords	\$ 13.30 / Cord
Red Oak	107 Cords	\$ 13.65 / Cord
White Pine	2 Cords	\$ 14.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 5.86 percent. There are an estimated 2,606 cords on this timber sale, plus or minus 153 cords at the 95% confidence level. The estimated units are final and not subject to adjustment. Prospective bidders are urged to examine this timber and to make their own estimates of quantity and quality.

BOND AND PAYMENT SCHEDULE:

1. A bond in the amount of \$3,951.63 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
2. Cutting in any sale or unit without the required advance payment would be considered a trespass.
3. Total payment must be paid in advance or according to the following schedule:
 - (a) Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
 - (b) The 10% down payment will be credited towards the first unit cut.
 - (c) Payment for each of the following units must be made before cutting begins in that unit:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	21.2%
02	10.4%
03	31.5%
04	10.6%
05	18.2%
06	8.1%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2023.

SALE STATISTICS

Volumes were calculated in cubic feet using the Michigan taper model. Cubic foot volume includes all wood inside bark for the product indicated. For display purposes, cubic feet were converted to cords and MBF using a simple conversion factor, e.g. 79 cubic feet per cord and 185 cubic feet per MBF. The cubic foot volumes are precise; the cords and MBF volumes are not. Cubic foot volume cannot be directly converted to cords or boards with precision.

SALE VOLUMES

The total estimated sale volume may not equal the sum of the species/products due to the nature of statistical calculations associated with double sampling methodology.

VOLUME			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
205,856	2,606	5.86%	2,453	2,758

VDU VOLUMES

A VDU is a Volume Determination Unit. Volumes and their associated statistics are calculated at the VDU level and summarized to the sale level. There is often a one to one relationship between a VDU and a Payment Unit, but not always, depending on the cruise design. Refer to the VDU TO PAYMENT UNIT table.

	VOLUME			RANGE IN CORDS	
VDU	TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
62	58,033	735	11.45%	651	819
68	37,669	477	10.91%	425	529
69	55,258	699	11.09%	622	777
73	33,452	423	16.90%	352	495
93	14,824	188	13.87%	162	214
TOTAL:	199,236	2,522		2,211	2,833

VDU TO PAYMENT UNIT

When a VDU is associated with more than one Payment Unit (PU), the VDU volumes are assigned to the PU based on acres of the VDU within the PU.

VDU	VDU ACRES	PU	PU ACRES
62	39.8	3	39.8
68	14.7	4	14.7
69	32.8	1	22.0
		2	10.8
73	12.3	5	12.3
93	10.8	6	10.8
TOTAL:	110.4		110.4

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	15.0	MBF	22.0	\$16,735.10
	Basswood		5.6	MBF		
	Beech		9.7	MBF		
	Black Cherry		7.6	MBF		
	Red Maple		41.1	MBF		
	Red Oak		11.7	MBF		
	Sugar Maple		14.1	MBF		
	B. T. Aspen	Pulpwood	23	Cords		
	Basswood		3	Cords		
	Mixed Hardwood		217	Cords		
	<i>Beech</i>		23	<i>Cords</i>		
	<i>Black Cherry</i>		12	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		73	<i>Cords</i>		
	<i>Sugar Maple</i>		107	<i>Cords</i>		
	Red Oak		14	Cords		
2	B. T. Aspen	Sawtimber	7.3	MBF	10.8	\$8,238.05
	Basswood		2.7	MBF		
	Beech		4.7	MBF		
	Black Cherry		3.7	MBF		
	Red Maple		20.2	MBF		
	Red Oak		5.8	MBF		
	Sugar Maple		6.9	MBF		
	B. T. Aspen	Pulpwood	12	Cords		
	Basswood		2	Cords		
	Mixed Hardwood		108	Cords		
	<i>Beech</i>		12	<i>Cords</i>		
	<i>Black Cherry</i>		6	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		36	<i>Cords</i>		
	<i>Sugar Maple</i>		53	<i>Cords</i>		
	Red Oak		7	Cords		
3	Basswood	Sawtimber	16.2	MBF	39.8	\$24,865.00
	Beech		101.2	MBF		
	Black Cherry		8.4	MBF		
	Red Maple		58.0	MBF		
	Red Oak		6.2	MBF		
	Sugar Maple		8.4	MBF		
	Basswood	Pulpwood	28	Cords		
	Mixed Hardwood		302	Cords		
	<i>American Elm</i>	<i>Sawtimber</i>	1.0	<i>MBF</i>		
	<i>American Elm</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Beech</i>		136	<i>Cords</i>		
	<i>Black Cherry</i>		8	<i>Cords</i>		
	<i>Red Maple</i>		85	<i>Cords</i>		
	<i>Sugar Maple</i>		69	<i>Cords</i>		
	Red Oak		8	Cords		
4	Red Oak	Sawtimber	22.8	MBF	14.7	\$8,375.05
	White Pine		4.6	MBF		
	B. T. Aspen	Pulpwood	293	Cords		
	Mixed Hardwood		59	Cords		
	<i>Red Maple</i>		50	<i>Cords</i>		
	<i>Sugar Maple</i>		9	<i>Cords</i>		
	Red Oak		69	Cords		
	White Pine		2	Cords		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5	B. T. Aspen	Sawtimber	97.0	MBF	12.3	\$14,405.55
	Red Maple		17.8	MBF		
	Sugar Maple	4.7	MBF			
	B. T. Aspen	Pulpwood	107	Cords		
	Mixed Hardwood		69	Cords		
	Red Maple		38	Cords		
	Sugar Maple		31	Cords		
	Red Oak		9	Cords		
6	Basswood	Sawtimber	12.1	MBF	10.8	\$6,413.90
	Beech		34.9	MBF		
	Red Maple	Pulpwood	6.1	MBF		
	Sugar Maple		4.3	MBF		
	Basswood		5	Cords		
	Mixed Hardwood		68	Cords		
	Beech		49	Cords		
	Red Maple		9	Cords		
	Sugar Maple		10	Cords		
	TOTAL:			558.8		
TOTAL:			1,405	Cords		

Sale Specific Conditions & Requirements

Sale Name: Hart Lake Hardwood

Sale Number: 61-060-21 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted boundaries (9/19)

The sale boundary and Payment Unit boundaries are marked and identified by blue, red, and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state land are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut unit(s) with unmerchantable trees (6/14)

Within Payment Unit(s) 4, cut all trees that are two (2) inches or more at DBH, except for any trees marked with green paint.

2.1.3 - Cut tree marked unit(s) (12/08)

Within Payment Unit(s) 1-3, and 6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, within Payment Units 3 and 6, cut all beech greater than two inches (2") at DBH unless marked with green paint; and within Payment Units 1 and 2, cut all aspen greater than two inches (2") at DBH unless marked with green paint.

2.1.7 - Leave tree marked unit(s) (6/14)

Within Payment Unit(s) 5, cut all trees that are two (2) inches or more at DBH, except for any pine or oak trees greater than ten inches (10") at DBH, and any trees marked with green paint above and below stump height.

2.2 - Utilization

2.2.4 - Skidding length (2/14)

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Units 1-3, and 6.

4 - Transportation

4.1 - Construction

4.1.3 - Slash and earthen piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale.

4.1.7 - Road closure (10/11)

All new roads built into the sale must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the sale administrator for specific details of design and placement.

4.2 - Maintenance

4.2.5 - Two wheel drive condition (2/04)

All existing trail roads on and adjacent to the sale area must be passable by two-wheel drive traffic for the duration of the sale.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash height (12/08)

No slash or tree tops may exceed 24 inches in height.

5.2.3 - Operating Restrictions

5.2.3.4 - Oak wilt restriction, no exceptions (1/18)

Within all Payment Units, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.4 - Dead and Down Creation

5.2.4.1 - Dead and down creation, marked trees (10/13)

All trees marked with an orange "X" must be felled and left on site for wildlife. These trees have been taken off the timber tally.

5.2.38 - No decking against live trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.4 - Soil Protection

5.4.3 - Erosion control (12/08)

Skid trails or haul roads may require erosion control structures or berms per direction of the Unit Manager or his/her representative.

5.4.6 - Wet area protection (5/10)

No harvesting operations, including skidding and felling, are to take place within 50 feet of Shorter Lake, at the south end of Payment Unit 5. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

5.8 - Protection of Endangered Species

5.8.3 - Red shoulder hawk or goshawk (2/16)

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.1 - Road posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Lake Ann and Davis Lake Roads prior to beginning operations. The road must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic. Signs must be removed when harvest operations are suspended or completed. The Purchaser will provide these signs.

TIMBER SALE MAP

This information provided by authority of Part 525, 1994 PA 451, as amended.

Forest Management Unit		County	Mapped By	Date	Page	of
Traverse City		Leelanau / Benzie	Tim Webb	9/21/2021	1	1
			Cruised By Webb, Cotant, contractor			
Township	Range	Section(s) and Subdivision(s)		Scale		
28N / 27N	13W / 13W	Sec. 36: SWNW,SW.W1/2SE / Sec. 1: NENW,N1/2NE		1:15,840		

Cover Type				Density	
A = Aspen	H = Hemlock	N = Marsh	U = Upland Brush	0 = Non Stocked	5 = Pole Timber Medium
B = Paper Birch	J = Jack Pine	O = Oak	UM = Upland Mixed	1 = Seedling Sapling Poor	6 = Pole Timber Well
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh	2 = Seedling Sapling Medium	7 = Saw Timber Poor
D = Treed Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seedling Sapling Well	8 = Saw Timber Medium
E = Swamp Hardwoods	M = Mpl. Ech. Birch	R = Red Pine	X = Non Stocked	4 = Pole Timber Poor	9 = Saw Timber Well
F = Spruce Fir	MC = Mixed Conifer	S = Black Spruce	Z = Water		
G = Cress	MD = Mixed Deciduous	T = Tamarack			

PU	Acres	PU	Acres
1	22.0	4	14.7
2	10.8	5	12.3
3	39.8	6	10.8

Hart Lake Hardwood

Compartment 2






110.4 acres

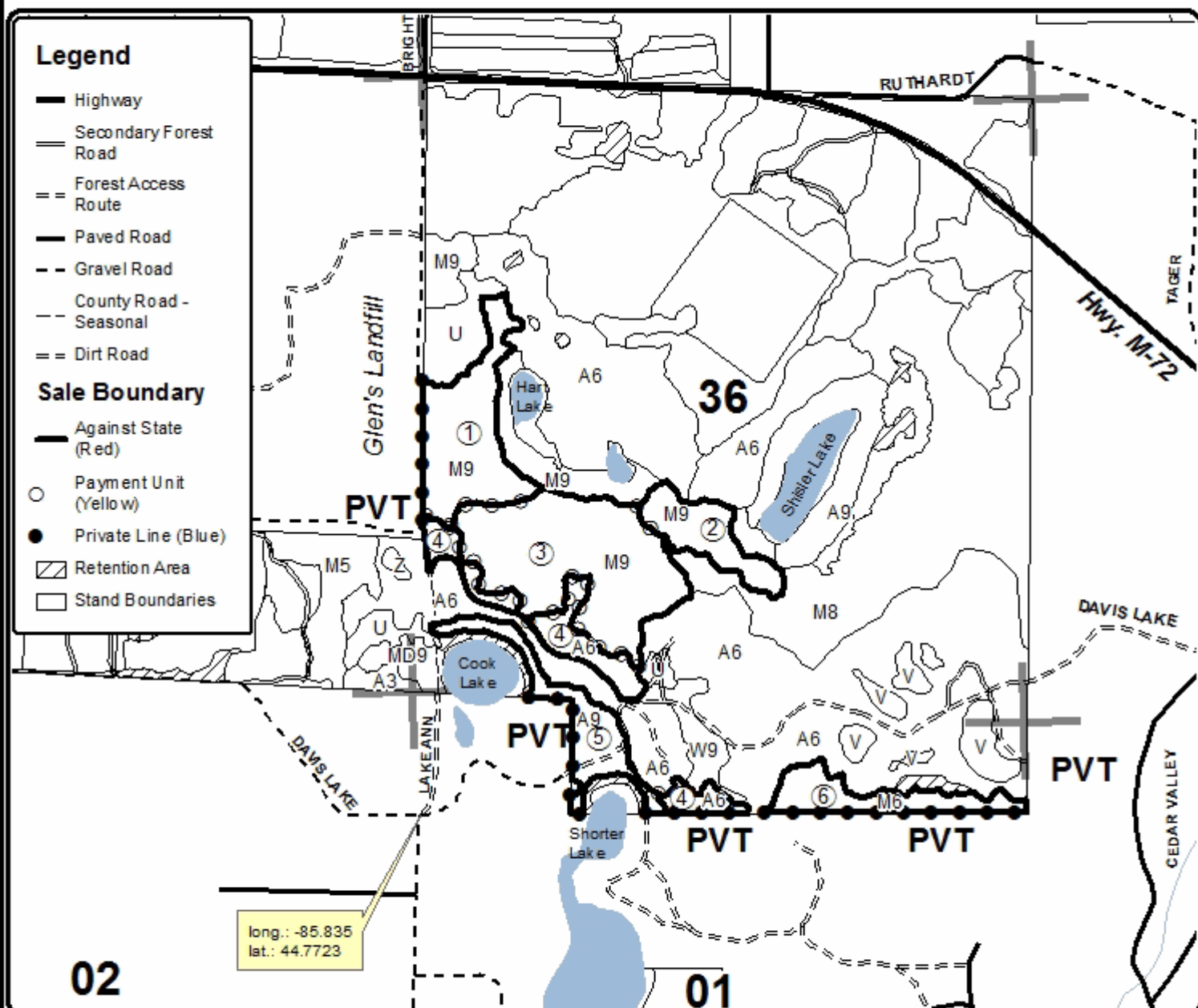


Legend

- Highway
 == Secondary Forest Road
 == Forest Access Route
 — Paved Road
 - - Gravel Road
 - - County Road - Seasonal
 == Dirt Road

Sale Boundary

-  Against State (Red)
-  Payment Unit (Yellow)
-  Private Line (Blue)
-  Retention Area
-  Stand Boundaries



long.: -85.835
lat.: 44.7723

02

01

