



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7495**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on December 12, 2024.**

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

CONTACT NAME: Matthew Edison

PHONE NUMBER: (906) 291-0095

PROSPECTUS NOTE: 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:

Grand Traverse County Special (61-034-24) / T25N, R11W, SEC. 26, W1/2SW.

T25N, R11W, SEC. 27, E1/2SE.

T25N, R11W, SEC. 34, NENE,NWSE.

T25N, R11W, SEC. 35, NENE,S1/2NE.

T25N, R11W, SEC. 36, NWNW.

Grand Traverse County, Advertised Price \$53,808.75, 87.4 Acres, Aspen, Hardwood.

## TIMBER SALE INFORMATION

### Grand Traverse County Special (61-034-24)

T25N, R11W, SEC. 26; T25N, R11W, SEC. 27; T25N, R11W, SEC. 34; T25N, R11W, SEC. 35; T25N, R11W, SEC. 36.

Grand Traverse County (Advertised Price \$53,808.75)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Beech	10.5 MBF	\$ 145.00 / MBF
Black Cherry	10.6 MBF	\$ 134.00 / MBF
Mixed Aspen	122.7 MBF	\$ 113.00 / MBF
Red Maple	17.8 MBF	\$ 107.00 / MBF
Sugar Maple	13.5 MBF	\$ 279.00 / MBF
Pulpwood		
Balsam Fir	8 Cords	\$ 24.05 / Cord
Mixed Aspen	1,244 Cords	\$ 18.35 / Cord
Mixed Hardwood	440 Cords	\$ 17.90 / Cord
Red Pine	3 Cords	\$ 44.75 / Cord
White Pine	14 Cords	\$ 21.40 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 13.62 percent. There are an estimated 2,120 cords on this timber sale, plus or minus 289 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 \$2,690.44 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:

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	50.3%
02	20.1%
03	7.0%
04	16.1%
05	6.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2027.

### **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
167,511	2,120	13.62%	1,832	2,409

**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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
24	8,452	107	60.09%	43	171
76	97,190	1,230	19.32%	993	1,468
82	27,519	348	26.72%	255	441
140	34,350	435	30.14%	304	566
<b>TOTAL:</b>	<b>167,511</b>	<b>2,120</b>		<b>1,594</b>	<b>2,647</b>

**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
24	5.8	5	5.8
76	39.2	1	39.2
82	13.2	2	13.2
140	29.2	3	8.9
		4	20.3
<b>TOTAL:</b>	<b>87.4</b>		<b>87.4</b>

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
1	Beech	Sawtimber	1.9	MBF	39.2	\$27,113.25	
	Black Cherry		1.2	MBF			
	Mixed Aspen		61.1	MBF			
	<i>B. T. Aspen</i>		61.1	<i>MBF</i>			
	Mixed Aspen	Pulpwood	1,019	Cords			
	<i>B. T. Aspen</i>		1,019	<i>Cords</i>			
	Mixed Hardwood		60	Cords			
	<i>Beech</i>		2	<i>Cords</i>			
	<i>Black Cherry</i>		15	<i>Cords</i>			
<i>Red Maple</i>	43		<i>Cords</i>				
2	Black Cherry	Sawtimber	3.6	MBF	13.2	\$10,789.65	
	Mixed Aspen		55.9	MBF			
	<i>Quaking Aspen</i>		55.9	<i>MBF</i>			
	Red Maple	Pulpwood	1.8	MBF			
	Balsam Fir		8	Cords			
	Mixed Aspen		177	Cords			
	<i>Quaking Aspen</i>		177	<i>Cords</i>			
	Mixed Hardwood		14	Cords			
	<i>Black Cherry</i>		12	<i>Cords</i>			
	<i>Red Maple</i>		2	<i>Cords</i>			
	White Pine		5	Cords			
	<i>White Pine</i>		1.7	<i>MBF</i>			
	<i>White Pine</i>		2	<i>Cords</i>			
3	Beech	Sawtimber	2.6	MBF	8.9	\$3,769.25	
	Black Cherry		1.8	MBF			
	Red Maple		4.9	MBF			
	Sugar Maple		2.7	MBF			
	Mixed Aspen		Pulpwood	3			Cords
	<i>Quaking Aspen</i>			3			<i>Cords</i>
	Mixed Hardwood			98			Cords
	<i>Beech</i>			7			<i>Cords</i>
	<i>Black Cherry</i>			5			<i>Cords</i>
	<i>Ironwood</i>			1			<i>Cords</i>
	<i>Red Maple</i>			20			<i>Cords</i>
	<i>Sugar Maple</i>			65			<i>Cords</i>
	White Pine			3			Cords
	<i>White Pine</i>			3			<i>Cords</i>
4	Beech	Sawtimber	6.0	MBF	20.3	\$8,653.65	
	Black Cherry		4.0	MBF			
	Red Maple		11.1	MBF			
	Sugar Maple		6.3	MBF			
	Mixed Aspen		Pulpwood	7			Cords
	<i>Quaking Aspen</i>			7			<i>Cords</i>
	Mixed Hardwood			226			Cords
	<i>Beech</i>			16			<i>Cords</i>
	<i>Black Cherry</i>			13			<i>Cords</i>
	<i>Ironwood</i>			3			<i>Cords</i>
	<i>Red Maple</i>			46			<i>Cords</i>
	<i>Sugar Maple</i>			148			<i>Cords</i>
	White Pine			6			Cords
	<i>White Pine</i>			6			<i>Cords</i>
	5		Mixed Aspen	Sawtimber			5.7
<i>B. T. Aspen</i>		5.7	<i>MBF</i>				
Sugar Maple		Pulpwood	4.5	MBF			
Mixed Aspen			38	Cords			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>B. T. Aspen</i>	<i>Pulpwood</i>	38	<i>Cords</i>		
	Mixed Hardwood		42	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		26	<i>Cords</i>		
	<i>Sugar Maple</i>		12	<i>Cords</i>		
	Red Pine		3	Cords		
TOTAL:			175.1	MBF		
TOTAL:			1,709	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Grand Traverse County Special

Sale Number: 61-034-24 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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. 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) 1, 2 and 5, cut all trees that are two (2) inches or more at DBH, except do not cut hemlock, cedar, or any trees marked with green paint. In addition, within Payment Unit 1, do not cut any conifers.

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

Within Payment Unit(s) 3 and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all ironwood, beech, and aspen are designated for cutting regardless of merchantability. Furthermore, do not cut any green marked trees.

#### 2.2 - Utilization

##### 2.2.6 - Roundwood operation required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 3-4. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

### 4 - Transportation

#### 4.1 - Construction

##### 4.1.12 - No new roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Skid trails only will be allowed.

#### 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

##### 5.2.3 - Operating Restrictions

##### 5.2.3.3 - Bark slippage restriction (3/09)

Within Payment Unit(s) 3 & 4, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

### 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 timber access 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.

Sale Number  
**61-034-24**

Date  
**08/16/2024**

Forest Management Unit	County	Mapped By: Ventimiglia
Traverse City Mgt Unit	Grand Traverse	Cruised By: Ventimiglia/ Hurin

Scale	Page	Of
1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
25N	11W	Sec. 26 W1/2SW; Sec. 27 E1/2SE; Sec. 34 NENE,NWSE; Sec. 35 NENE,S1/2NE; Sec. 36 NWNW;

Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black Spruce	X = Non Stocked
F = Spruce/Fir	MC = Mixed Conifer	T = Tamarack	Y = Sand
G = Grass	MD = Mixed Deciduous	Z = Water	
H = Hemlock	N = Marsh		

Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

