



**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:

Pettengil Pine (61-036-24) / T27N, R14W, SEC. 1 , N1/2NW,SWNW,NE.

Benzie County, Advertised Price \$214,512.60, 127.5 Acres, Jack Pine, Red Pine.

SALE NOTE: A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity. Certain restrictions/specifications may be applicable including time restrictions.

TIMBER SALE INFORMATION

Pettengil Pine (61-036-24)

T27N, R14W, SEC. 1.

Benzie County (Advertised Price \$214,512.60)

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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		
Jack Pine	11.2 MBF	\$ 51.00 / MBF
Red Pine	669.5 MBF	\$ 130.00 / MBF
Pulpwood		
Jack Pine	84 Cords	\$ 18.60 / Cord
Mixed Hardwood	22 Cords	\$ 20.65 / Cord
Red Pine	2,418 Cords	\$ 51.65 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.76 percent. There are an estimated 4, 117 cords on this timber sale, plus or minus 567 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 \$10,725.63 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:

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	22.2%
02	16.1%
03	33.7%
04	9.6%
05	8.6%
06	4.2%
07	3.2%
08	2.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

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
325,224	4,117	13.76%	3,550	4,683

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
2	225,400	2,853	19.06%	2,309	3,397
5	7,901	100	109.61%	0	210
8	83,974	1,063	13.71%	917	1,209
162	7,948	101	35.25%	65	136
TOTAL:	325,224	4,117		3,292	4,951

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
2	64.6	1	20.2
		2	13.6
		3	30.8
5	5.0	2	5.0
8	53.3	4	20.1
		5	17.9
		6	8.7
		7	6.6
162	4.6	8	4.6
TOTAL:	127.5		127.5

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Jack Pine	Sawtimber	0.9	MBF	20.2	\$47,517.70
	Red Pine		203.4	MBF		
	Jack Pine	Pulpwood	6	Cords		
	Mixed Hardwood		5	Cords		
	Basswood		1	Cords		
	Beech		1	Cords		
	Sugar Maple		3	Cords		
	Red Pine		403	Cords		
2	Jack Pine	Sawtimber	9.0	MBF	18.6	\$34,482.00
	Red Pine		140.9	MBF		
	Jack Pine	Pulpwood	63	Cords		
	Mixed Hardwood		11	Cords		
	Basswood		5	Cords		
	Beech		4	Cords		
	Sugar Maple		2	Cords		
	Red Pine		277	Cords		
3	Jack Pine	Sawtimber	1.3	MBF	30.8	\$72,448.35
	Red Pine		310.2	MBF		
	Jack Pine	Pulpwood	9	Cords		
	Mixed Hardwood		6	Cords		
	Basswood		1	Cords		
	Beech		1	Cords		
	Sugar Maple		4	Cords		
	Red Pine		615	Cords		
4	Red Pine	Sawtimber	4.9	MBF	20.1	\$20,662.75
	Jack Pine	Pulpwood	2	Cords		
	Red Pine		387	Cords		
5	Red Pine	Sawtimber	4.4	MBF	17.9	\$18,428.45
	Jack Pine	Pulpwood	2	Cords		
	Red Pine		345	Cords		
6	Red Pine	Sawtimber	2.1	MBF	8.7	\$8,968.80
	Jack Pine	Pulpwood	1	Cords		
	Red Pine		168	Cords		
7	Red Pine	Sawtimber	1.6	MBF	6.6	\$6,786.15
	Jack Pine	Pulpwood	1	Cords		
	Red Pine		127	Cords		
8	Red Pine	Sawtimber	2.0	MBF	4.6	\$5,218.40
	Red Pine	Pulpwood	96	Cords		
TOTAL:			680.7	MBF		
TOTAL:			2,524	Cords		

Sale Specific Conditions & Requirements

Sale Name: Pettengil Pine

Sale Number: 61-036-24 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 red and yellow paint. Exterior sale boundary lines against state 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. Yellow painted trees designating an interior Payment Unit boundary in Payment Units 1, 2, and 3 are only to be cut when all surrounding Payment Units have been paid.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.4 - Designated timber unit(s) (6/17)

Within Payment Unit(s) 1, 2, and 3, all trees are designated for cutting, regardless of merchantability.

2.1.8 - Designated plantation row unit(s) (12/08)

Within Payment Unit(s) 4, 5, 6, and 7, all red pine trees which meet minimum piece specifications in 2.2 Utilization, within designated plantation rows are designated for cutting. Designated plantation rows follow a take two, leave four pattern. Begin with cutting the fifth and sixth row in from the outside of the plantation, then continue by leaving 4 rows, then taking two, etc. Because of the variability of row direction, it shall be the responsibility of the Producer to maintain the "take 2 leave 4" sequence.

2.2 - Utilization

2.2.2 - Chipping required (2/18)

Payment Unit 1, 2, and 3 must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. A chipping exemption can be obtained if proposed operations are determined to be suitable for planting by reforestation staff. This exemption must be granted in writing. The requirement to retain approximately 1/6 to 1/3 of tree-tops and limbs less than four inches in diameter does not apply (G. C. & R. 2.2). This is because the area will be trenched and re-planted.

2.2.3 - Stump heights (4/07)

Stump heights within Payment Units 1, 2, and 3 shall not exceed 6 inches for all trees. This is in order to facilitate planting operations.

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, chipped, utilized or otherwise removed from the sale as agreed by the Sale Administrator.

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. This specification applies to Payment Units 4-8.

5.2.3 - Operating Restrictions

5.2.3.2 - Operating restrictions (9/11)

Within Payment Unit(s) 2 and 4-7, unless changed by written agreement, cutting, skidding, and hauling are not permitted during the period of April 1 to October 31 of each year. This restriction is to avoid conflict with recreational trail (horse trail and adjacent trail camp) users.

5.2.3.6 - Bark beetle restriction (12/08)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two inches in diameter are removed from the sale area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within fifteen days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

5.2.40 - Pathway protection (10/10)

The Shore-to-shore horse trail pathway is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. Skidding across the trail may only occur in locations approved by the Sale Administrator.

5.2.41 - Snowmobile trail protection (9/11)

The Platte River snowmobile trail is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow covered base must be left on the trail. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline.

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.

5.4.4 - Slope protection (9/19)

Skid trails and roads on slopes shall be water barred with slash, stumps, as soon as use is complete to prevent erosion. This should be closely monitored in Payment Units 3-5 in particular.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.2 - Snowmobile trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Platte River snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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.

6.2.3 - Recreational trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Shore-to-Shore horse trail prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. Signs must be removed when harvest operations are suspended or completed. The Purchaser will provide these signs.

8 - Performance and Settlement

8.3 - Uncompleted or Terminated Contracts

8.3.1 - Completion of contract, chipping (1/16)

In addition to cutting, all chipping must be completed by the contract expiration date. If chipping has not been completed, an extension fee or damages may be charged per General Condition & Requirement 7.2 and 8.3.

**TIMBER SALE MAP**

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

Sale Number
61-036-24Date
09/30/2024

Forest Management Unit

County

Mapped By: Craig Allen

Scale

Page

Of

Traverse City Mgt Unit

Benzie

Cruised By: Craig Allen

1:10,000

1

1

Township

Range

Section(s) and

27N

14W

Subdivision(s) Sec. 1 N1/2NW,SWNW,NE;

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

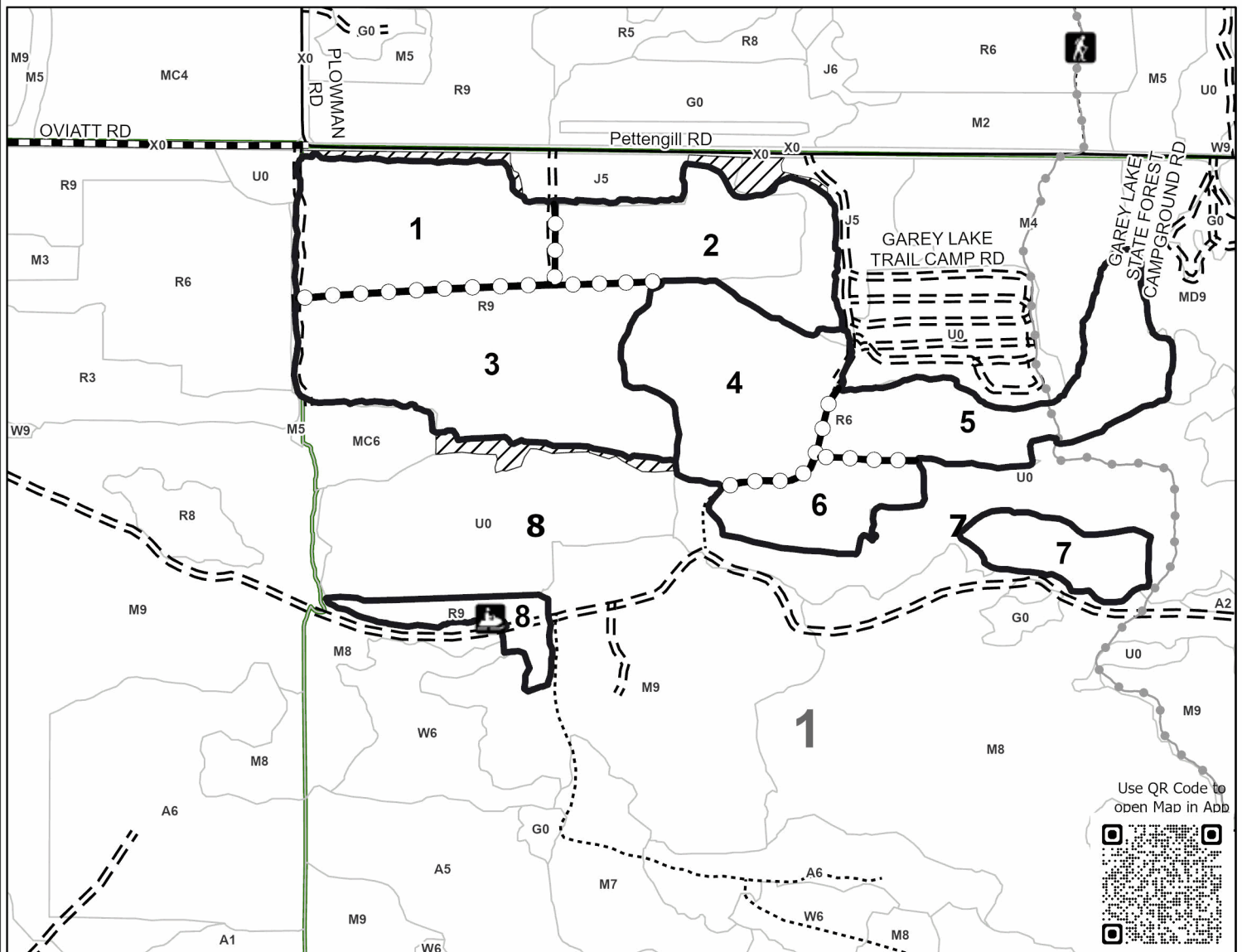
PU #	Acres	PU #	Acres
1	20.2	5	17.9
2	18.6	6	8.7
3	30.8	7	6.6
4	20.1	8	4.6

Pettengill Pine**127.5 Acres**

0 0.15 0.3 0.6 Miles

Locator Map**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Retention Areas
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Recreational Trails

Use QR Code to
open Map in App