



**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:

Up There Mix (61-039-24) / T27N, R14W, SEC. 1 , S1/2SW.

T27N, R14W, SEC. 12, NW,W1/2NE,N1/2SW.

Benzie County, Advertised Price \$64,908.80, 61.3 Acres, Aspen, Hardwood.

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

Up There Mix (61-039-24)

T27N, R14W, SEC. 1; T27N, R14W, SEC. 12.

Benzie County (Advertised Price \$64,908.80)

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.

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	12.4 MBF	\$ 167.00 / MBF
Black Cherry	73.0 MBF	\$ 155.00 / MBF
Mixed Aspen	82.1 MBF	\$ 131.00 / MBF
Red Maple	45.3 MBF	\$ 124.00 / MBF
Sugar Maple	22.5 MBF	\$ 322.00 / MBF
Pulpwood		
Mixed Aspen	552 Cords	\$ 21.15 / Cord
Mixed Hardwood	786 Cords	\$ 20.65 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 20.24 percent. There are an estimated 1,889 cords on this timber sale, plus or minus 382 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 \$3,245.44 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	17.8%
02	25.6%
03	9.4%
04	14.8%
05	32.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2026.

**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
149,206	1,889	20.24%	1,506	2,271

**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
35	77,935	987	29.29%	698	1,275
39	10,301	130	74.46%	33	227
46	48,901	619	37.45%	387	851
51	12,069	153	56.76%	66	239
<b>TOTAL:</b>	<b>149,206</b>	<b>1,889</b>		<b>1,184</b>	<b>2,593</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
35	26.6	1	10.9
		2	15.7
39	3.9	3	3.9
46	19.3	5	19.3
51	11.5	4	11.5
<b>TOTAL:</b>	<b>61.3</b>		<b>61.3</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
1	Black Cherry	Sawtimber	13.8	MBF	10.9	\$11,550.60	
	Mixed Aspen		12.6	MBF			
	<i>B. T. Aspen</i>		10.7	MBF			
	<i>Quaking Aspen</i>		1.9	MBF			
	Red Maple		5.6	MBF			
	Sugar Maple		0.7	MBF			
	Mixed Aspen		Pulpwood	136			Cords
	<i>B. T. Aspen</i>			91			Cords
	<i>Quaking Aspen</i>			45			Cords
	Mixed Hardwood			192			Cords
	<i>Black Cherry</i>			114			Cords
	<i>Red Maple</i>			40			Cords
	<i>Sugar Maple</i>			38			Cords
	2			Black Cherry			Sawtimber
Mixed Aspen		18.1	MBF				
<i>B. T. Aspen</i>		15.3	MBF				
<i>Quaking Aspen</i>		2.8	MBF				
Red Maple		8.0	MBF				
Sugar Maple		1.1	MBF				
Mixed Aspen		Pulpwood	196	Cords			
<i>B. T. Aspen</i>			132	Cords			
<i>Quaking Aspen</i>			64	Cords			
Mixed Hardwood			276	Cords			
<i>Black Cherry</i>			164	Cords			
<i>Red Maple</i>			57	Cords			
<i>Sugar Maple</i>			55	Cords			
3			Black Cherry	Sawtimber	7.2	MBF	
	Red Maple	1.9	MBF				
	Sugar Maple	9.1	MBF				
	Mixed Aspen	Pulpwood	33		Cords		
	<i>B. T. Aspen</i>		33		Cords		
	Mixed Hardwood		55		Cords		
	<i>Black Cherry</i>		22		Cords		
	<i>Red Maple</i>		2		Cords		
	<i>Sugar Maple</i>		31		Cords		
4	Beech	Sawtimber	12.4	MBF	11.5	\$9,611.30	
	Mixed Aspen		6.9	MBF			
	<i>Quaking Aspen</i>		6.9	MBF			
	Red Maple		16.4	MBF			
	Sugar Maple		11.6	MBF			
	Mixed Aspen		Pulpwood	1			Cords
	<i>Quaking Aspen</i>			1			Cords
	Mixed Hardwood			41			Cords
	<i>Beech</i>			12			Cords
	<i>Red Maple</i>			6			Cords
	<i>Sugar Maple</i>			23			Cords
5	Black Cherry	Sawtimber	32.1	MBF	19.3	\$20,984.80	
	Mixed Aspen		44.5	MBF			
	<i>B. T. Aspen</i>		37.9	MBF			
	<i>Quaking Aspen</i>		6.6	MBF			
	Red Maple		13.4	MBF			
	Mixed Aspen		Pulpwood	186			Cords
	<i>B. T. Aspen</i>			179			Cords
	<i>Quaking Aspen</i>			7			Cords
	Mixed Hardwood			222			Cords

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Black Cherry</i>	<i>Pulpwood</i>	108	<i>Cords</i>		
	<i>Red Maple</i>		96	<i>Cords</i>		
	<i>Sugar Maple</i>		18	<i>Cords</i>		
TOTAL:			235.3	MBF		
TOTAL:			1,338	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Up There Mix

Sale Number: 61-039-24 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, red and yellow paint, as well as forest roads. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the southern boundary of Payment Unit 1 and the northern boundary of Payment Unit 3 which are unpainted and designated by the forest road. In Payment Unit 5, a retention island is marked with red paint; no harvesting activities may occur within this area. The painted boundary line trees are not Included Timber and are to be protected.

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

Within Payment Unit(s) 1, 2, 3, and 5, cut all aspen, maple, cherry, ironwood, and beech trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint above and below stump height.

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

Within Payment Unit(s) 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, any sub merchantable ironwood and beech may be cut for operations of logging equipment/harvest of designated timber but must be severed at ground level and laid flat on the ground; not just broken, bent, or pushed over.

#### 2.2 - Utilization

##### 2.2.3 - Stump heights (4/07)

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches DBH and 4 inches for trees smaller than 10 inches DBH.

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

The skidding of whole trees or tree segments with limbs attached is prohibited within all Payment Units. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. This is done to retain unmerchantable tops and slash on site within the units to be utilized by various wildlife species.

##### 2.2.9 - No chipping permitted (12/08)

Within Payment Unit(s) 1-5, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

### 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 as determined by the Sale Administrator.

##### 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. Some skid trails may need to be closed with slash and or stumps as determined 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.

## 5.2.3 - Operating Restrictions

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

Within Payment Unit(s) 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.

## 5.2.4 - Dead and Down Creation

### 5.2.4.2 - Dead and down creation, hare and grouse (1/14)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two whole trees, ten (10) inches or larger in diameter on the ground for every one acre within Payment Units 1, 2, 3, and 5. These trees should be maple trees and should be scattered throughout the sale preferably 50 feet or greater from any road or trail open to vehicles.

### 5.2.4.4 - Pathway protection (10/10)

The Shore-to-Shore horse trail is shown on the Timber Sale Map within Payment Unit 4 and on the access road to Payment Unit 5. Do not cut trees or damage posts with blue pathway markers. Maintain a 10-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline.

## 6 - Safety and Fire Prevention

### 6.2 - Signing

#### 6.2.3 - Recreational trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Shore-to-Shore horse trail along Payment Units 4 and 5 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.



### TIMBER SALE MAP

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

Sale Number  
**61-039-24**

Date  
**09/27/2024**

Forest Management Unit  
Traverse City Mgt Unit

County  
Benzie

Mapped By: Craig Allen  
Cruised By: Craig Allen

Scale  
1:10,000

Page  
1

Of  
1

Township  
27N

Range  
14W

Section(s) and  
Subdivision(s) Sec. 1 S1/2SW; Sec. 12 NW,W1/2NE,N1/2SW;

#### 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

### Up There Mix

**61.3 Acres**

