



**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:

Little Lost Lake Aspen (61-040-24) / T25N, R13W, SEC. 4 , E1/2NW,N1/2NE.  
T26N, R13W, SEC. 33, SWSE.

Benzie County, Advertised Price \$78,477.00, 48.0 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

Little Lost Lake Aspen (61-040-24)  
 T25N, R13W, SEC. 4; T26N, R13W, SEC. 33.  
 Benzie County (Advertised Price \$78,477.00)

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		
Black Cherry	9.0 MBF	\$ 155.00 / MBF
Mixed Aspen	266.9 MBF	\$ 131.00 / MBF
Red Maple	50.1 MBF	\$ 124.00 / MBF
Sugar Maple	21.0 MBF	\$ 322.00 / MBF
Pulpwood		
Mixed Aspen	963 Cords	\$ 21.15 / Cord
Mixed Hardwood	425 Cords	\$ 20.65 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 21.37 percent. There are an estimated 2,201 cords on this timber sale, plus or minus 471 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 \$3,923.85 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	27.4%
02	26.9%
03	6.0%
04	24.3%
05	15.4%
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
173,903	2,201	21.37%	1,731	2,672

**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
45	83,168	1,053	31.29%	723	1,382
48	12,957	164	56.32%	72	256
51	46,449	588	50.38%	292	884
57	31,329	397	45.59%	216	577
<b>TOTAL:</b>	<b>173,903</b>	<b>2,201</b>		<b>1,302</b>	<b>3,100</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
45	23.0	1	11.6
		2	11.4
48	5.0	3	5.0
51	10.5	4	10.5
57	9.5	5	9.5
<b>TOTAL:</b>	<b>48.0</b>		<b>48.0</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
1	Black Cherry	Sawtimber	2.2	MBF	11.6	\$21,557.05	
	Mixed Aspen		71.9	MBF			
	<i>B. T. Aspen</i>		71.1	MBF			
	<i>Quaking Aspen</i>		0.8	MBF			
	Red Maple		18.9	MBF			
	Sugar Maple		10.6	MBF			
	Mixed Aspen		Pulpwood	145			Cords
	<i>B. T. Aspen</i>			142			Cords
	<i>Quaking Aspen</i>			3			Cords
	Mixed Hardwood			144			Cords
	<i>Beech</i>			5			Cords
	<i>Black Cherry</i>			6			Cords
	<i>Red Maple</i>			115			Cords
	<i>Sugar Maple</i>			18			Cords
2	Black Cherry	Sawtimber	2.1	MBF	11.4	\$21,145.45	
	Mixed Aspen		70.7	MBF			
	<i>B. T. Aspen</i>		69.9	MBF			
	<i>Quaking Aspen</i>		0.8	MBF			
	Red Maple		18.5	MBF			
	Sugar Maple		10.4	MBF			
	Mixed Aspen		Pulpwood	143			Cords
	<i>B. T. Aspen</i>			140			Cords
	<i>Quaking Aspen</i>			3			Cords
	Mixed Hardwood			140			Cords
	<i>Beech</i>			4			Cords
	<i>Black Cherry</i>			6			Cords
	<i>Red Maple</i>			113			Cords
	<i>Sugar Maple</i>			17			Cords
3	Mixed Aspen	Sawtimber	14.4	MBF	5.0	\$4,688.30	
	<i>B. T. Aspen</i>		13.2	MBF			
	<i>Quaking Aspen</i>		1.2	MBF			
	Red Maple		0.8	MBF			
	Mixed Aspen		Pulpwood	119			Cords
	<i>B. T. Aspen</i>			100			Cords
	<i>Quaking Aspen</i>			19			Cords
	Mixed Hardwood			9			Cords
<i>Red Maple</i>	9	Cords					
4	Black Cherry	Sawtimber	4.7	MBF	10.5	\$19,037.00	
	Mixed Aspen		75.5	MBF			
	<i>B. T. Aspen</i>		65.6	MBF			
	<i>Quaking Aspen</i>		9.9	MBF			
	Mixed Aspen		Pulpwood	316			Cords
	<i>B. T. Aspen</i>			185			Cords
	<i>Quaking Aspen</i>			131			Cords
	Mixed Hardwood			84			Cords
	<i>Black Cherry</i>			12			Cords
	<i>Ironwood</i>			2			Cords
	<i>Red Maple</i>			60			Cords
	<i>Sugar Maple</i>			10			Cords
	5		Mixed Aspen	Sawtimber			34.4
<i>B. T. Aspen</i>		34.4	MBF				
Red Maple		11.9	MBF				
Mixed Aspen		Pulpwood	240		Cords		
<i>B. T. Aspen</i>			240		Cords		
Mixed Hardwood			48		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>	10	<i>Cords</i>		
	<i>Red Maple</i>		34	<i>Cords</i>		
	<i>Sugar Maple</i>		4	<i>Cords</i>		
TOTAL:			347.0	MBF		
TOTAL:			1,388	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Little Lost Lake Aspen

Sale Number: 61-040-24 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. Exterior sale boundary lines against private property are marked with blue 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 are only to be cut when all surrounding Payment Units have been paid.

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

Within Payment Unit(s) 1-5, all red maple, aspen, beech, ironwood, and cherry trees are designated for cutting, regardless of merchantability. In addition, within Payment Units 4 and 5, all sugar maple trees are designated for cutting, regardless of merchantability. Furthermore, within Payment Units 1-5, do not cut any trees marked with green paint above and below stump height.

#### 2.2 - Utilization

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

Stump heights within Payment Units 1-5 shall not exceed 12 inches for trees greater than 10 inches DBH and 4 inches for trees smaller than 10 inches DBH.

### 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.

##### 4.1.9 - Road work (2) (12/08)

On the Timber Sale Map, the unnamed "administrative access" road going from Lost Lake Road to Payment Unit 4 needs extensive road work due to mud holes. On this road, the Purchaser must ditch and crown a roughly 0.15 mile portion of this road as designated by the Sale Administrator. A final grading on this portion of the road must be done when hauling is complete. The Purchaser is required to contact the Sale Administrator when this grading is about to occur. The Purchaser is required to purchase and spread any gravel that may be needed to stabilize the road surface. Gravel placement will be as designated 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 and to administrative access roads (see Timber Sale Map). Skid trails only will be allowed and may need closing with slash and/or stumps as determined by the Sale Administrator.

#### 4.2 - Maintenance

##### 4.2.2 - Fill material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. This may involve several locations on the state-owned access roads going to the sale units. Contact the Sale Administrator for more information.

#### 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.

##### 5.2.4 - Dead and Down Creation

###### 5.2.4.4 - Dead and down creation, grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1-5 leave one 12-inch or larger diameter (or largest diameter trees within stand) whole tree on the ground for every 2 acres, preferably a hardwood species such as maple. These trees will be evenly scattered throughout the unit, preferably at 50 feet from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

##### 5.2.41 - Snowmobile trail protection (9/11)

The Platte River snowmobile trail is located on a few roads north of the Payment Units. These roads may be used for hauling. 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. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level. In addition, any trees cut within 5 feet of the trail must have the stumps removed and be disposed of according to the direction of the Unit Manager or his/her representative.

### 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.



**TIMBER SALE MAP**

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

Sale Number <b>61-040-24</b>	Date <b>09/30/2024</b>	
Scale <b>1:10,000</b>	Page <b>1</b>	Of <b>1</b>

Forest Management Unit Traverse City Mgt Unit	County Benzie	Mapped By: Craig Allen Cruised By: Allen & Hurin
--	------------------	---

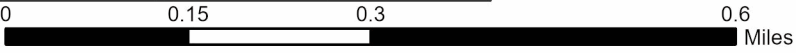
Township 25N / 26N	Range 13W	Section(s) and Subdivision(s) Sec. 33 SWSE; Sec. 4 E1/2NW,N1/2NE;
-----------------------	--------------	--

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	PU #	Acres
1	11.6	3	5	5	9.5
2	11.4	4	10.5		

**Little Lost Lake Aspen**  
**48.0 Acres**



Legend	
	Against State (red)
	Private Line (Blue)
	Payment Unit (Yellow)
	Retention Areas
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt
	Private Gravel/Dirt
	Field Grade Corner
	Survey Grade Corner

