



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7577**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on June 5, 2025.**

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:

Bear Dog Mix (61-101-25) / T28N, R05W, SEC. 12, E1/2NW,NE,E1/2SW,SE.  
T28N, R05W, SEC. 13, NWNE.

Kalkaska County, Advertised Price \$70,363.30, 126.9 Acres, Red Pine, White Pine.

SALE NOTE: Spec 5.2.3.4 Oak Wilt No Exceptions Applies to Entire Sale Area.

## TIMBER SALE INFORMATION

Bear Dog Mix (61-101-25)

T28N, R05W, SEC. 12; T28N, R05W, SEC. 13.

Kalkaska County (Advertised Price \$70,363.30)

SALE NOTE: Spec 5.2.3.4 Oak Wilt No Exceptions Applies to Entire Sale Area.

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		
Red Pine	292.9 MBF	\$ 136.00 / MBF
Pulpwood		
B. T. Aspen	111 Cords	\$ 23.90 / Cord
Black Cherry	19 Cords	\$ 20.90 / Cord
Jack Pine	314 Cords	\$ 19.75 / Cord
Red Maple	30 Cords	\$ 20.90 / Cord
Red Pine	118 Cords	\$ 55.80 / Cord
White Pine	520 Cords	\$ 27.05 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 15.01 percent. There are an estimated 1,797 cords on this timber sale, plus or minus 270 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 \$3,518.17 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	65.9%
02	34.1%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

### **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
141,965	1,797	15.01%	1,527	2,067

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
65	86,750	1,098	20.36%	874	1,322
66	55,214	699	22.06%	545	853
TOTAL:	141,965	1,797		1,419	2,175

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
65	62.8	1	62.8
66	64.1	2	64.1
TOTAL:	126.9		126.9

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Sawtimber	230.9	MBF	62.8	\$46,357.10
	B. T. Aspen	Pulpwood	109	Cords		
	Jack Pine		293	Cords		
	Red Maple		26	Cords		
	Red Maple		26	Cords		
	Red Pine		88	Cords		
	White Pine		41	Cords		
2	Red Pine	Sawtimber	62.0	MBF	64.1	\$24,006.20
	B. T. Aspen	Pulpwood	2	Cords		
	Black Cherry		19	Cords		
	Jack Pine		21	Cords		
	Red Maple		4	Cords		
	Red Maple	Sawtimber	0.9	MBF		
	Red Maple	Pulpwood	2	Cords		
	Red Pine		30	Cords		
	White Pine		479	Cords		
	TOTAL:			292.9		
TOTAL:			1,112	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Bear Dog Mix**

**Sale Number: 61-101-25 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 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)**

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except do not cut any white or red pine that are six (6) inches or less at DBH, oak or trees marked with green paint.

##### **2.1.5 - Overstory Removal Unit(s) (8/11)**

Within Payment Unit(s) 2, all trees with DBH equal to or greater than 4.5 inches, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut any white or red pine that are six (6) inches or less at DBH, oak or trees marked with green paint.

#### **2.2 - Utilization**

##### **2.2.3 - Stump Heights (12/24)**

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

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) may be divided at the request of the Purchaser and upon approval of the Unit Manager. Dividing Payment Units is a contract modification which requires a Timber Sale Contract Amendment. There will be only one division per Payment Unit.

#### **3.4 - Damaged Timber**

##### **3.4.1 - Damaged Timber (12/24)**

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within Payment Unit 1, if more than 25% of the white pine, red pine, white oak, or red oak seedlings, saplings and select merchantable trees up to 6 inches in DBH within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

Within Payment Unit 2, if more than 25% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged or 25% of red pine or white pine seedlings, saplings and select merchantable trees up to 6 inches in DBH within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

### **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.

#### 4.1.11 - Permits (2/12)

The Purchaser will secure any necessary county road permits that may be required.

#### 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 will only be allowed to established landing.

### 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

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations, to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

#### 5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas facility, pipeline company or placing Miss Dig Call (811) 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Lines need to be visible marked and appropriate measures need to be taken by logger to protect lines. Note that this spec only applies to Payment Unit 2.

### 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 Payment Unit(s) 1 and 2, cutting, skidding, 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

##### 5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1 and 2 leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every 2 acres. These trees will be evenly scattered throughout the unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

#### 5.2.32 - Decking/Landing Restoration (9/13)

All decking and landing areas must have the surface area restored to a condition equal to or better than before. This is to ensure the proper regeneration of the stand. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

### 5.4 - Soil Protection

#### 5.4.1 - Rutting Restriction, General (7/16)

Operations are to cease immediately if equipment and weather conditions result in rutting of roads and/or skid trails which is 12 inches or greater in depth and 50 feet in length. The Unit Manager or his/her representative may restrict hauling and/or

skidding if ruts exceed the specified depth. With the Unit Manager or his/her representative's approval, the Purchaser may return to the area when the risk of rutting has decreased.

## **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 all county roads and state two-tracks 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: Tom Peterson	Scale 1:15,840	Page	Of
Traverse City Mgt Unit		Kalkaska	Cruised By: Tom Peterson		1	1
Township 28N	Range 05W	Section(s) and Subdivision(s) Sec. 12 E1/2NW,NE,E1/2SW,SE; Sec. 13 NWNE;				

## 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

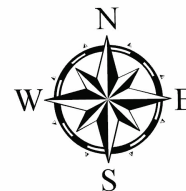
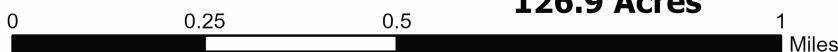
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

## PU # Acres

1	62.8
2	64.1

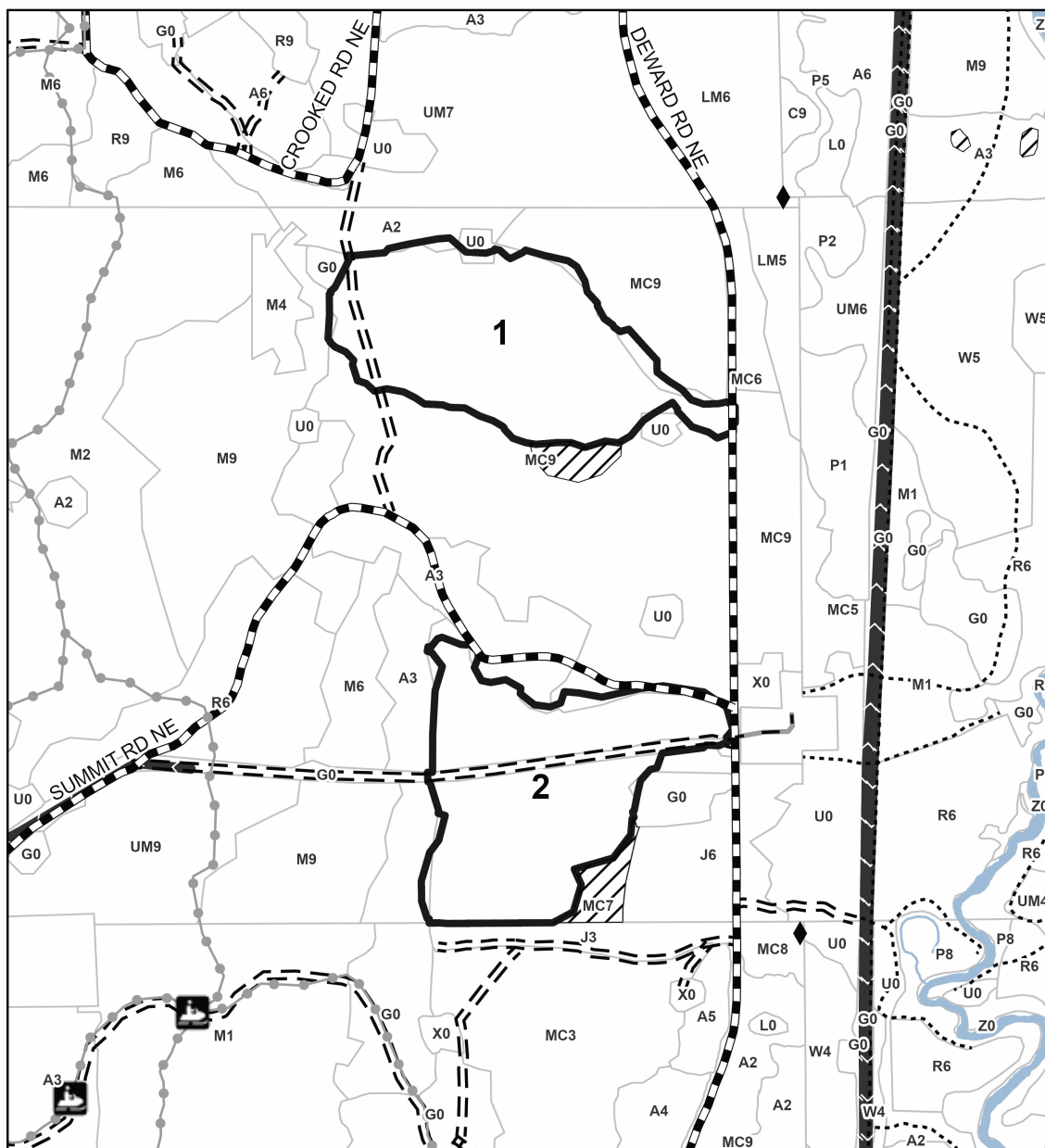
# Bear Dog Mix

126.9 Acres



## Legend

- Against State (Red)
- Recreational Trail
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- County Road - Seasonal
- Private Road
- Field Grade Corner
- Pipeline
- Retention Areas
- Stand



Use QR Code to open Map in App

