



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7719**

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on December 11, 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:

26 Gap Hardwoods (61-103-25) / T28N, R05W, SEC. 10, NE, N1/2SE, SWSE.

T28N, R05W, SEC. 11, NW, NWNE, NWSW.

Kalkaska County, Advertised Price \$34,535.45, 44.9 Acres, Aspen, Hardwood.

SALE NOTE: 99.1 - Unique Sale Condition - Harvest is gap harvest. Skidding between gaps is allowed. No roads will be allowed between gaps. See Timber Sale Map for direction of wood flow to landings. Skidding may exceed 1/2 a mile to landing. An additional 15% has been deducted from the minimum bid prices to reflect these requirements.

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

26 Gap Hardwoods (61-103-25)

T28N, R05W, SEC. 10; T28N, R05W, SEC. 11.

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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		
Basswood	5.6 MBF	\$ 101.00 / MBF
Paper Birch	0.8 MBF	\$ 50.00 / MBF
Red Maple	39.9 MBF	\$ 82.00 / MBF
Red Oak	2.7 MBF	\$ 119.00 / MBF
Sugar Maple	58.5 MBF	\$ 189.00 / MBF
Yellow Birch	0.6 MBF	\$ 77.00 / MBF
Pulpwood		
Mixed Aspen	132 Cords	\$ 17.85 / Cord
Mixed Hardwood	917 Cords	\$ 14.25 / Cord
Red Pine	73 Cords	\$ 52.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.62 percent. There are an estimated 1,376 cords on this timber sale, plus or minus 229 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 \$1,726.77 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	26.5%
02	17.1%
03	20.3%
04	20.5%
05	15.6%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 04/15/2029.

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
108,743	1,376	16.62%	1,148	1,605

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
21	74,082	938	20.79%	743	1,133
37	34,662	439	28.02%	316	562
TOTAL:	108,743	1,376		1,059	1,694

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
21	30.6	1	12.7
		2	8.2
		3	9.7
37	14.3	4	8.1
		5	6.2
TOTAL:	44.9		44.9

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	2.3	MBF	12.7	\$9,150.50
	Paper Birch		0.3	MBF		
	Red Maple		13.4	MBF		
	Red Oak		1.1	MBF		
	Sugar Maple		12.1	MBF		
	Yellow Birch		0.2	MBF		
	Mixed Aspen	Pulpwood	29	Cords		
	<i>B. T. Aspen</i>		29	Cords		
	Mixed Hardwood		271	Cords		
	<i>Basswood</i>		10	Cords		
	<i>Beech</i>		52	Cords		
	<i>Black Cherry</i>		2	Cords		
	<i>Ironwood</i>		4	Cords		
	<i>Red Maple</i>		88	Cords		
	<i>Red Oak</i>		2	Cords		
	<i>Sugar Maple</i>		109	Cords		
	<i>Yellow Birch</i>		4	Cords		
	Red Pine		19	Cords		
2	Basswood	Sawtimber	1.5	MBF	8.2	\$5,907.10
	Paper Birch		0.2	MBF		
	Red Maple		8.7	MBF		
	Red Oak		0.7	MBF		
	Sugar Maple		7.8	MBF		
	Yellow Birch		0.2	MBF		
	Mixed Aspen	Pulpwood	19	Cords		
	<i>B. T. Aspen</i>		19	Cords		
	Mixed Hardwood		175	Cords		
	<i>Basswood</i>		6	Cords		
	<i>Beech</i>		34	Cords		
	<i>Black Cherry</i>		1	Cords		
	<i>Ironwood</i>		3	Cords		
	<i>Paper Birch</i>		1	Cords		
	<i>Red Maple</i>		57	Cords		
	<i>Red Oak</i>		1	Cords		
	<i>Sugar Maple</i>		70	Cords		
	<i>Yellow Birch</i>		2	Cords		
	Red Pine		12	Cords		
3	Basswood	Sawtimber	1.8	MBF	9.7	\$7,022.30
	Paper Birch		0.3	MBF		
	Red Maple		10.3	MBF		
	Red Oak		0.9	MBF		
	Sugar Maple		9.2	MBF		
	Yellow Birch		0.2	MBF		
	Mixed Aspen	Pulpwood	23	Cords		
	<i>B. T. Aspen</i>		23	Cords		
	Mixed Hardwood		209	Cords		
	<i>Basswood</i>		8	Cords		
	<i>Beech</i>		40	Cords		
	<i>Black Cherry</i>		2	Cords		
	<i>Ironwood</i>		3	Cords		
	<i>Paper Birch</i>		1	Cords		
	<i>Red Maple</i>		68	Cords		
	<i>Red Oak</i>		1	Cords		
	<i>Sugar Maple</i>		83	Cords		
	<i>Yellow Birch</i>		3	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
3 con't	Red Pine	Pulpwood	14	Cords		
4	Red Maple	Sawtimber	4.2	MBF	8.1	\$7,083.90
	Sugar Maple		16.7	MBF		
	Mixed Aspen	Pulpwood	35	Cords		
	<i>B. T. Aspen</i>		21	<i>Cords</i>		
	<i>Quaking Aspen</i>		14	<i>Cords</i>		
	Mixed Hardwood		149	Cords		
	<i>Beech</i>		11	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		27	<i>Cords</i>		
	<i>Sugar Maple</i>		109	<i>Cords</i>		
	Red Pine		16	Cords		
5	Red Maple	Sawtimber	3.3	MBF	6.2	\$5,371.65
	Sugar Maple		12.7	MBF		
	Mixed Aspen	Pulpwood	26	Cords		
	<i>B. T. Aspen</i>		16	<i>Cords</i>		
	<i>Quaking Aspen</i>		10	<i>Cords</i>		
	Mixed Hardwood		113	Cords		
	<i>Beech</i>		8	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		21	<i>Cords</i>		
	<i>Sugar Maple</i>		83	<i>Cords</i>		
	Red Pine		12	Cords		
TOTAL:			108.1	MBF		
TOTAL:			1,122	Cords		

Sale Specific Conditions & Requirements

Sale Name: 26 Gap Hardwoods

Sale Number: 61-103-25 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 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. All gaps are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Skid Trails are marked with orange paint and will be used as skid trail to connect the gaps.

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, 4, and 5, cut all trees that are two (1) inches or more at DBH. Skid trails are marked from gap to gap with orange paint. All trees marked with orange paint are included in timber sale.

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. This is in order to facilitate planting operations.

2.2.6 - Roundwood Operation Required (3/21)

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

3 - Payments

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.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10 % of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

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 only will be allowed. No road will be allowed between gaps. All wood must be skidded to designated 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.

4.4 - Access

4.4.2 - Alternate route on private property (2/04)

It is the Purchaser's responsibility to obtain access across private land for any routes other than the route shown on the Timber Sale Map.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations a Payment Unit 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.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Sale Area or Payment Unit(s) 1, 2, 3, 4 and 5 chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. Other tactics to mitigate slash for site preparation would need to be approved by the Unit Manager or his/her representative. Liquidated damages may be assessed at \$250 per acre if it is determined that slash mitigation was inadequate and mastication is needed for the DNR to conduct site preparation for planting. See spec 5.2.1.13 for alternatives to chipping.

5.2.1.13 - Dispose of Slash as Directed (12/05)

Slash is to be disposed of as directed by the Sale Administrator. Within Payment Units 1, 2, 3, 4, and 5 slash must be disposed of for post-harvest cultivation treatments. Producer has option of chipping slash, grinding down slash with processor so no top pieces are longer than 5 feet, or scattering slash across red line so it does not interfere with any follow up treatment.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 2, 3, 4 and 5, 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.

5.2.32 - 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.

5.2.39 - ORV Trail/Route Protection (4/18)

The ORV trail is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within 5 feet of the trail must be cut flush with the ground. Maintain a 20 foot wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the sale administrator.

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 and state roads affected by timber sale 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on ORV 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.

7 - Other Conditions

7.3 - Contract Modifications

7.3.3 - Modification for Reforestation (8/05)

When contractual work of Purchaser has been accepted for any Payment Unit identified on Sale Area Map, Payment Unit will be eliminated from the Sale Area on written notice so that reforestation operations can begin.

99 - Unique

SKIP

99.1 - Unique Sale Condition (5/19)

Skidding between gaps is allowed. No roads will be allowed between gaps. See Timber Sale Map for direction of wood flow to landings. Skidding may exceed 1/2 a mile to landing.

All wood in gaps must be cut to length and then skidded to landing.

**TIMBER SALE MAP**

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

Sale Number
61-103-25Date
08/27/2025

Forest Management Unit

County

Mapped By: Tom Peterson & Cory Luoto

Scale

Page

Of

Traverse City Mgt Unit

Kalkaska

Cruised By: Tom Peterson & Steve Crigier

1:15,840**1****1**

Township

Range

Section(s) and

28N

05W

Subdivision(s) Sec. 10 NE,N1/2SE,SWSE; Sec. 11 NW,NWNE,NWSW;

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

Payment Unit Number	Acres
1	12.7
2	8.3
3	9.7
4	8.1
5	6.1

26 Gap Hardwoods**44.9 Acres**