



**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:

What's Aspening? (61-144-24) / T25N, R06W, SEC. 25, SWNW,SW,W1/2SE.

T25N, R06W, SEC. 26, SENE,SE.

Kalkaska County, Advertised Price \$142,669.25, 111.6 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

What's Aspening? (61-144-24)

T25N, R06W, SEC. 25; T25N, R06W, SEC. 26.

Kalkaska County (Advertised Price \$142,669.25)

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Mixed Aspen	178.0 MBF	\$ 107.00 / MBF
Red Maple	13.0 MBF	\$ 116.00 / MBF
Red Oak	101.2 MBF	\$ 143.00 / MBF
Pulpwood		
Mixed Aspen	3,569 Cords	\$ 22.30 / Cord
Mixed Hardwood	685 Cords	\$ 19.50 / Cord
Mixed Oak	573 Cords	\$ 25.65 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.52 percent. There are an estimated 5,547 cords on this timber sale, plus or minus 750 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 \$14,266.93 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	14.2%
02	14.2%
03	28.9%
04	42.7%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
438,174	5,547	13.52%	4,796	6,297

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
1	70,368	891	43.86%	500	1,281
2	72,416	917	26.25%	676	1,157
3	116,901	1,480	21.82%	1,157	1,803
4	178,489	2,259	23.15%	1,736	2,782
TOTAL:	438,174	5,547		4,070	7,023

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
1	16.2	1	16.2
2	18.1	2	18.1
3	32.9	3	32.9
4	44.4	4	44.4
TOTAL:	111.6		111.6

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Aspen	Sawtimber	2.7	MBF	16.2	\$20,305.30
	<i>B. T. Aspen</i>		2.7	<i>MBF</i>		
	Red Oak		5.9	MBF		
	Mixed Aspen	Pulpwood	705	Cords		
	<i>B. T. Aspen</i>		676	<i>Cords</i>		
	<i>Quaking Aspen</i>		29	<i>Cords</i>		
	Mixed Hardwood		127	Cords		
	<i>Black Cherry</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		121	<i>Cords</i>		
	Mixed Oak		38	Cords		
	<i>Red Oak</i>		9	<i>Cords</i>		
	<i>White Oak</i>		29	<i>Cords</i>		
2	Mixed Aspen	Pulpwood	801	Cords	18.1	\$20,296.50
	<i>B. T. Aspen</i>		798	<i>Cords</i>		
	<i>Quaking Aspen</i>		3	<i>Cords</i>		
	Mixed Hardwood		88	Cords		
	<i>Red Maple</i>		88	<i>Cords</i>		
	Mixed Oak		28	Cords		
	<i>Red Oak</i>		23	<i>Cords</i>		
	<i>White Oak</i>		5	<i>Cords</i>		
3	Mixed Aspen	Sawtimber	132.6	MBF	32.9	\$41,195.30
	<i>B. T. Aspen</i>		108.1	<i>MBF</i>		
	<i>Quaking Aspen</i>		24.5	<i>MBF</i>		
	Red Maple	Pulpwood	13.0	MBF		
	Red Oak		5.9	MBF		
	Mixed Aspen		896	Cords		
	<i>B. T. Aspen</i>		667	<i>Cords</i>		
	<i>Quaking Aspen</i>		229	<i>Cords</i>		
	Mixed Hardwood		195	Cords		
	<i>Black Cherry</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		189	<i>Cords</i>		
	Mixed Oak		34	Cords		
	<i>Red Oak</i>		34	<i>Cords</i>		
4	Mixed Aspen	Sawtimber	42.7	MBF	44.4	\$60,872.15
	<i>B. T. Aspen</i>		42.7	<i>MBF</i>		
	Red Oak		89.4	MBF		
	Mixed Aspen	Pulpwood	1,167	Cords		
	<i>B. T. Aspen</i>		1,128	<i>Cords</i>		
	<i>Quaking Aspen</i>		39	<i>Cords</i>		
	Mixed Hardwood		275	Cords		
	<i>Basswood</i>		19	<i>Cords</i>		
	<i>Red Maple</i>		256	<i>Cords</i>		
	Mixed Oak		473	Cords		
	<i>Red Oak</i>		466	<i>Cords</i>		
	<i>White Oak</i>		7	<i>Cords</i>		
TOTAL:			292.2	MBF		
TOTAL:			4,827	Cords		

Sale Specific Conditions & Requirements

Sale Name: What's Aspening?

Sale Number: 61-144-24 Seq#: 2

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. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-4, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut any white oak in Payment Unit 3.

2.2 - Utilization

2.2.11 - Chipping Restriction (9/14)

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on-site for more than 30 days. In addition, fall 2-5 sub-merchantable trees per acre.

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.

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.

4.1.6 - Road Construction (4/24)

Construction of new roads or improvements of existing roads shall be done in such a way as to minimize the environmental and visual impacts. Merchantable trees shall be cut and utilized unless otherwise directed. Non-merchantable trees shall be severed and laid flat on the ground. Slash shall be scattered, and not left in windrows and kept a minimum of 10 feet back from the road edge. Stumps shall be set upright, not left on edge, and be moved at least 10 feet away from the road edge. Disturbed soil shall be feathered into the woods and not left in berms or windrows.

4.1.7 - Road Closure (10/11)

All new roads built into the sale must be blocked to vehicle traffic within 30 days of completion of hauling. Overgrown roads that are reopened shall be considered new roads. Some existing roads may also need to be closed, see the Timber Sale Map for locations. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Berms must also be placed at intervals of not over 50 feet and at all junctions. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement.

Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

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 3 days in advance to schedule the conference.

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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within the Sale Area unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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) 1-4 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. This can be an unmerchantable piece or a full tree. Each log must be clearly identified by a piece of blue flagging.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

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 North Missaukee Motorcycle Trail is a Motorcycle trail or route and 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 roads used for hauling 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 North Missaukee Motorcycle 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.



TIMBER SALE MAP

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

Forest Management Unit		County	Mapped By: Chas Osborn	Scale 1:15,000	Page 1	Of 1
Traverse City Mgt Unit			Cruised By: Chas Osborn			
Township 25N	Range 06W	Section(s) and Subdivision(s) Sec. 25 SWNW,SW,W1/2SE; Sec. 26 SENE,SE;				

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

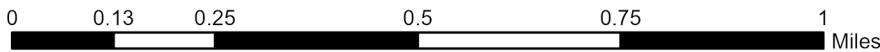
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU # Acres

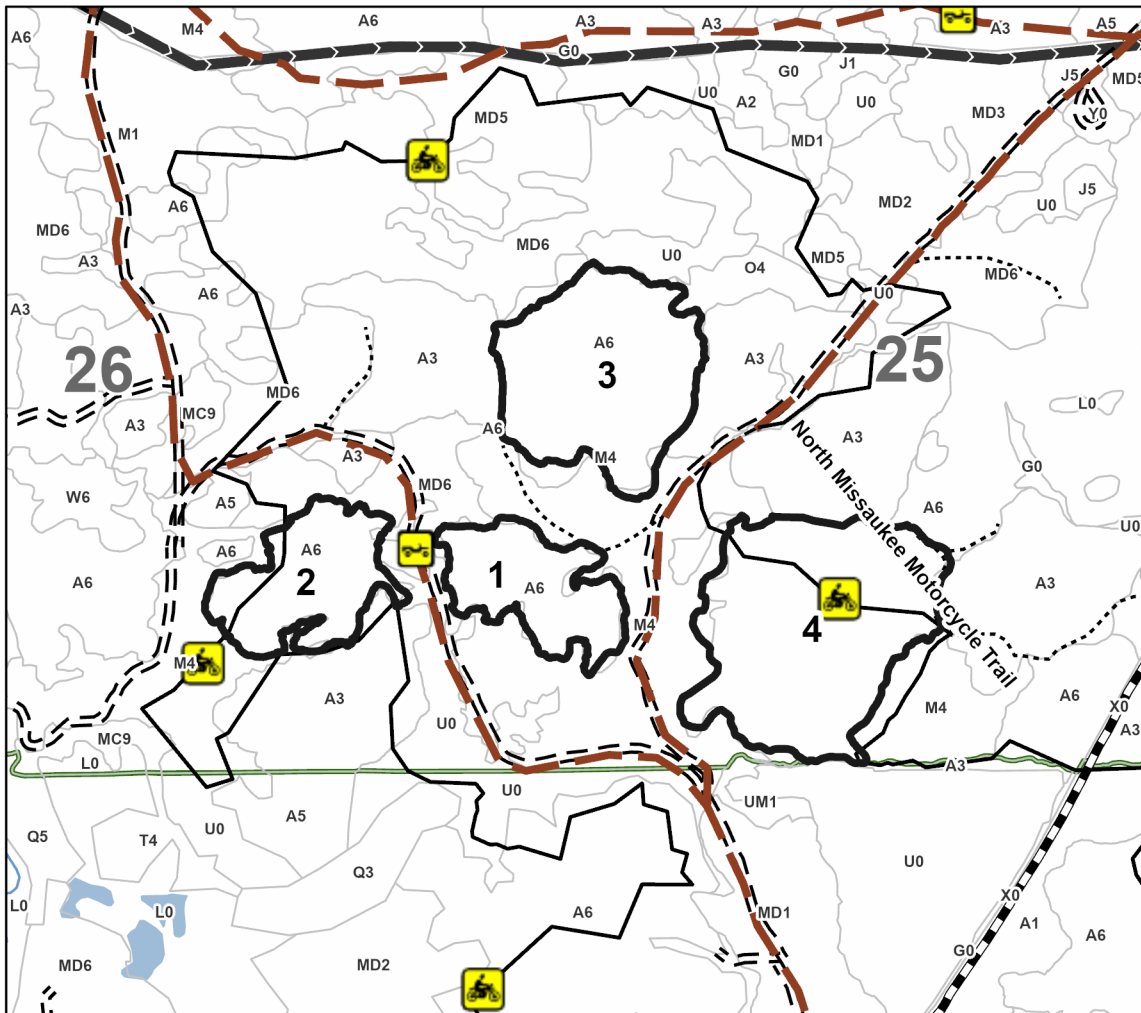
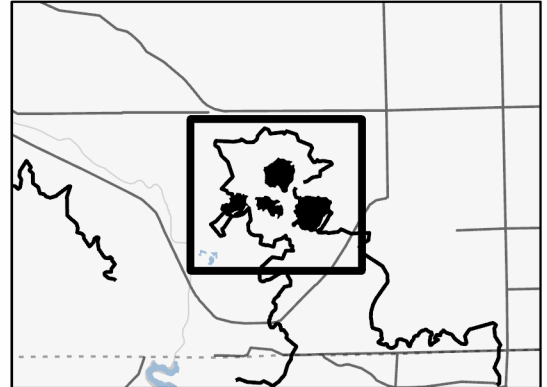
1	16.2
2	18.1
3	32.9
4	44.4

What's
Aspening?

111.6 Acres



Locator Map 1:100,000



Legend

- Against State (Red)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Pipeline
- Motorcycle Trail
- ORV Route

Use QR Code to
open Map in App

