



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7643**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on July 17, 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:

Muddy Paws Pine (61-014-25) / T24N, R13W, SEC. 6 , S1/2NW,SWNE,SW.

Manistee County, Advertised Price \$128,603.45, 91.4 Acres, Red Pine, White Pine.

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

Muddy Paws Pine (61-014-25)

T24N, R13W, SEC. 6.

Manistee County (Advertised Price \$128,603.45)

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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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Pine	354.8 MBF	\$ 134.00 / MBF
Pulpwood		
Mixed Hardwood	232 Cords	\$ 20.50 / Cord
Red Pine	930 Cords	\$ 55.25 / Cord
White Pine	987 Cords	\$ 25.25 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 10.30 percent. There are an estimated 2,981 cords on this timber sale, plus or minus 307 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 \$6,430.17 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	18.4%
02	74.9%
03	6.7%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

**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
235,483	2,981	10.30%	2,674	3,288

## 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
5	135,636	1,717	11.48%	1,520	1,914
9	74,700	946	24.48%	714	1,177
17	25,147	318	24.15%	241	395
<b>TOTAL:</b>	<b>235,483</b>	<b>2,981</b>		<b>2,475</b>	<b>3,486</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
5	32.7	2	32.7
9	17.5	1	17.5
17	41.2	3	41.2
<b>TOTAL:</b>	<b>91.4</b>		<b>91.4</b>

## DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Hardwood	Pulpwood	42	Cords	17.5	\$23,661.75
	<i>Black Cherry</i>		42	Cords		
	White Pine		903	Cords		
	<i>White Pine</i>		903	Cords		
2	Red Pine	Sawtimber	354.8	MBF	32.7	\$96,320.95
	Mixed Hardwood	Pulpwood	5	Cords		
	<i>Black Cherry</i>		5	Cords		
	Red Pine		881	Cords		
3	Mixed Hardwood	Pulpwood	185	Cords	41.2	\$8,620.75
	<i>Sugar Maple</i>	<i>Sawtimber</i>	1.8	MBF		
	<i>Beech</i>	<i>Pulpwood</i>	1	Cords		
	<i>Black Cherry</i>		132	Cords		
	<i>Red Maple</i>		25	Cords		
	<i>Sugar Maple</i>		23	Cords		
	Red Pine		49	Cords		
	White Pine		84	Cords		
	<i>White Pine</i>	<i>Sawtimber</i>	2.5	MBF		
	<i>White Pine</i>	<i>Pulpwood</i>	79	Cords		
	TOTAL:			354.8		
TOTAL:			2,149	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Muddy Paws Pine

Sale Number: 61-014-25 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 and a change in cover type (see Timber Sale Map). 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 unpainted and delineated by timber type only (see Timber Sale Map).

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

Within Payment Unit(s) 1, 2 and 3, cut all trees that are two (2) inches or more at DBH, except do not cut any trees marked in green paint.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

#### 2.2 - Utilization

##### 2.2.2 - Chipping Required (12/24)

The entire Sale Area must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. No exceptions will be granted for this sale. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter does not apply (G. C. & R. 2.2). This is in order to get the sale area prepared for reforestation and to ensure the best possible outcome for cultivation work needed on this site.

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

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

### 3 - Payments

#### 3.4 - Damaged Timber

##### 3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint, approximately 7-8 large maple trees are marked throughout Sale Area. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$100.00 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

### 4 - Transportation

#### 4.1 - Construction

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

The Purchaser will secure any necessary 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. Only Skid trails will be allowed.

## **5 - Operations**

### 5.2 - Conduct of Operations

#### 5.2.41 - Snowmobile Trail Protection (9/11)

The Betsie River snowmobile trail is shown on the Timber Sale Map. The portion of the trail that would be impacted during sale operations lies on County Line Road which is a maintained year-round county road. Do not cut or damage posts with orange trail markers or traffic control signs. 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.

### 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 are 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

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Betsie 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  
**61-014-25**

Date  
**05/02/2025**

Forest Management Unit	County	Mapped By: Patrick Cotant
Traverse City Mgt Unit	Manistee	Cruised By: Patrick Cotant

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
24N	13W	Sec. 6 S1/2NW,SWNE,SW;

#### Cover Type

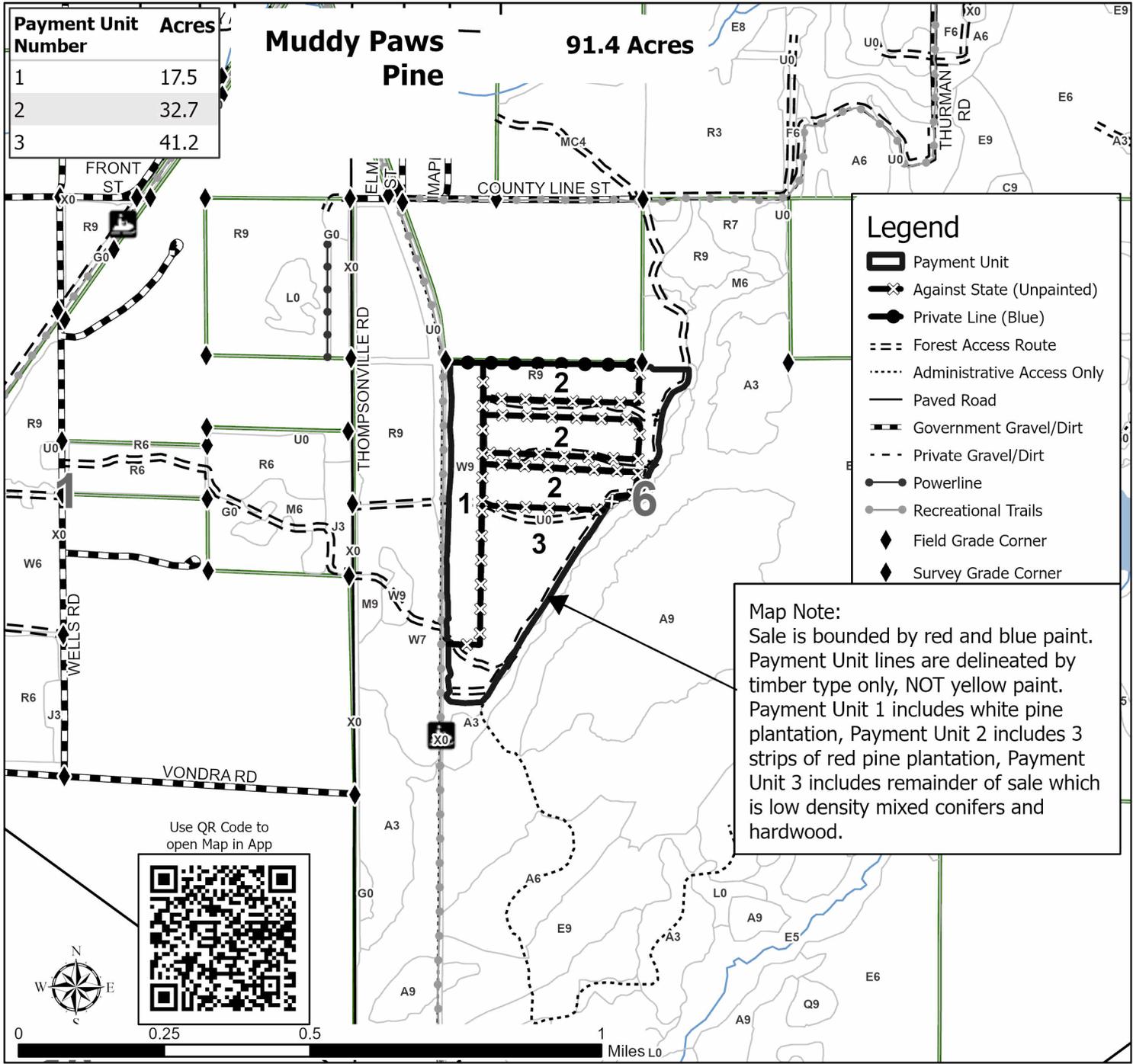
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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	17.5
2	32.7
3	41.2

## Muddy Paws Pine 91.4 Acres



#### Legend

- Payment Unit
- Against State (Unpainted)
- Private Line (Blue)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Powerline
- Recreational Trails
- Field Grade Corner
- Survey Grade Corner

**Map Note:**  
 Sale is bounded by red and blue paint. Payment Unit lines are delineated by timber type only, NOT yellow paint. Payment Unit 1 includes white pine plantation, Payment Unit 2 includes 3 strips of red pine plantation, Payment Unit 3 includes remainder of sale which is low density mixed conifers and hardwood.

Use QR Code to open Map in App

