



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7645**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on May 12, 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 sale on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.

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:

Ice Dog Salvage (61-118-25) / T28N, R05W, SEC. 16, E1/2NW, W1/2NE, NESW, NWSE.  
T28N, R05W, SEC. 9, SESW, SWSE.

Kalkaska County, Advertised Price \$7,273.20, 45.8 Acres, Red Pine.

SALE NOTE: This sale has received damage from recent Ice Storm. The sale must be harvested promptly.

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

Ice Dog Salvage (61-118-25)

T28N, R05W, SEC. 16; T28N, R05W, SEC. 9.

Kalkaska County (Advertised Price \$7,273.20)

**SALE NOTE:** This sale has received damage from recent Ice Storm. The sale must be harvested promptly.

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 scaled, 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>
Pulpwood		
Red Pine	319 Cords	\$ 22.80 / Cord

\* 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 \$727.32 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                  | 38.3%                       |
| 02                  | 24.1%                       |
| 03                  | 23.5%                       |
| 04                  | 14.1%                       |
4. If no cutting takes place, the 10% down payment will not be refunded.
  5. Operations on the contract issued will terminate on 06/30/2026.

### **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
25,176	319	0.00%	319	319

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
3	6,043	76	0.00%	76	76
5	5,930	75	0.00%	75	75
11	3,582	45	0.00%	45	45
37	9,620	122	0.00%	122	122
TOTAL:	25,176	319		319	319

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
3	11.0	2	11.0
5	10.8	3	10.8
11	6.5	4	6.5
37	17.5	1	17.5
TOTAL:	45.8		45.8

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	122	Cords	17.5	\$2,781.60
2	Red Pine	Pulpwood	77	Cords	11.0	\$1,755.60
3	Red Pine	Pulpwood	75	Cords	10.8	\$1,710.00
4	Red Pine	Pulpwood	45	Cords	6.5	\$1,026.00
TOTAL:			319	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice Dog Salvage**

**Sale Number: 61-118-25 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. The painted boundary line trees are not Included Timber unless they are damaged and meet salvage tree specs 2.1.4.

### **2 - Timber Specifications**

#### 2.1 - Included Timber

##### 2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 1, 2, 3 and 4, all damaged trees are designated for cutting, this includes standing stem and any tops on the ground. Trees that are not damaged will be protected during the timber harvest.

##### 2.1.11 - Description of Timber Note (2/04)

Note that this is an ice storm salvage sale. All Payment Units will be scaled by the Sale Administrator. Chipping of Sale Area will not be required but is encouraged. If sale is chipped, the Purchaser must provide electronic confirmation of scale tickets at minimum of twice per week. To convert red pine chip weight to cords, we will use a conversion of 1 cord = 1.9 tons or 1 cord = 3,800 pounds. This is from the USDA's Timber Management Field Book, 2008 Edition table 2.10 Weight Table for Various Woods.

Prices for any other minor species found within the sale area are:

Jack Pine: \$13.50/cd

Mixed Hdwd: \$14.00/cd

Mixed Oak: \$7.50/cd

Mixed Aspen: \$16.50/cd

White Pine: \$19.00/cd

#### 2.2 - Utilization

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

Stump heights within the Sale Area shall not exceed six (6) inches for all trees.

### **3 - Payments**

#### 3.2 - Scaled Sales

##### 3.2.1 - Scale Location (2/04)

Forest products will be placed for measurement at designated landing locations for scaling. No products may be hauled until they have been scaled.

### **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, 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.

#### 4.1.8 - Road Work (1) (8/07)

Road opening may be required to access any Payment Unit. The wood removed for road opening may be utilized by the Producer for contract price (or current market value if not on contract) and will be scaled by the Sale Administrator.

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

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

### 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 in a Payment Unit to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least five (5) 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.

#### 5.2.32 - 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.

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

The ORV trail or route is shown on the Timber Sale Map. Trees with yellow ORV markers shall be cut off above the markers and at least five (5) feet above ground. All stumps within five (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.

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

A snowmobile trail is shown on the Timber Sale Map. 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. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

### 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**

#### **6.2.1 - Road Posting (10/20)**

The Purchaser is responsible for posting and maintaining caution signs on county road or state two track 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.

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

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

#### **6.2.3 - Recreational Trail Posting (10/20)**

The Purchaser is responsible for posting and maintaining caution signs on the 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**

### **7.2 - Extensions**

#### **7.2.2 - No Extensions (3/09)**

There will be no extensions granted on this contract.

#### **7.2.3 - Salvage Extension (6/13)**

This is a salvage sale with a short contract length. The sale must be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, the contract expiration date of the contract to be extended must be within twelve (12) months from the issue date of this contract. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. The salvage extension must be used before this contract is closed-out. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

### **7.5 - Loss**

#### **7.5.1 - Deteriorating Timber (7/09)**

The Sale Area has received damage from the ice storm in late March 2025. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



**TIMBER SALE MAP**

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

Sale Number  
**61-118-25**

Date  
**05/04/2025**

Forest Management Unit  
Traverse City Mgt Unit

County  
Kalkaska

Mapped By: Tom Peterson  
Cruised By: Tom Peterson

Scale  
**1:15,840**

Page  
**1**

Of  
**1**

Township  
28N

Range  
05W

Section(s) and  
Subdivision(s) Sec. 16 E1/2NW,W1/2NE,NESW,NWSE; Sec. 9 SESW,SWSE;

**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**

1	17.5
2	11
3	10.8
4	6.5

**Ice Dog Salvage**  
**45.8 Acres**

**Legend**

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

