



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7738**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on January 15, 2026.**

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:

No Accountability Mix (61-107-25) / T27N, R05W, SEC. 13, NW,NESW,SWSE.

T27N, R05W, SEC. 24, W1/2NE,SE.

T27N, R05W, SEC. 25, NENE.

Kalkaska County, Advertised Price \$41,196.40, 87.1 Acres, Hardwood, Red Oak.

SALE NOTE: 5.2.3.4 - Oak Wilt Restriction, No Exceptions applies to entire sale area.

TIMBER SALE INFORMATION

No Accountability Mix (61-107-25)

T27N, R05W, SEC. 13; T27N, R05W, SEC. 24; T27N, R05W, SEC. 25.

Kaskaskia County (Advertised Price \$41,196.40)

SALE NOTE: 5.2.3.4 - Oak Wilt Restriction, 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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Oak	158.3 MBF	\$ 118.00 / MBF
Red Pine	20.2 MBF	\$ 124.00 / MBF
White Oak	32.5 MBF	\$ 68.00 / MBF
Pulpwood		
B. T. Aspen	46 Cords	\$ 19.15 / Cord
Black Cherry	9 Cords	\$ 13.95 / Cord
Jack Pine	110 Cords	\$ 10.80 / Cord
Mixed Oak	378 Cords	\$ 22.60 / Cord
Red Maple	71 Cords	\$ 13.95 / Cord
Red Pine	38 Cords	\$ 48.05 / Cord
White Pine	194 Cords	\$ 21.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.66 percent. There are an estimated 1,339 cords on this timber sale, plus or minus 210 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 \$2,059.82 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	1.9%
02	5.8%
03	56.0%
04	36.3%

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
105,794	1,339	15.66%	1,129	1,549

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
25	4,979	63	58.29%	26	100
29	11,701	148	42.25%	86	211
37	50,972	645	19.52%	519	771
40	38,142	483	32.56%	326	640
TOTAL:	105,794	1,339		957	1,722

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE				
1	Jack Pine	Pulpwood	51	Cords	8.1	\$765.90				
	Red Maple		6	Cords						
	White Pine		6	Cords						
2	B. T. Aspen	Pulpwood	39	Cords	23.4	\$2,373.55				
	Black Cherry		9	Cords						
	Jack Pine		38	Cords						
	Mixed Oak		16	Cords						
	Red Oak		14	Cords						
	White Oak		2	Cords						
	Red Maple		35	Cords						
	White Pine		11	Cords						
	3		Red Oak	Sawtimber			112.3	MBF	40.1	\$23,106.95
Red Pine		15.6	MBF							
White Oak		12.5	MBF							
B. T. Aspen		Pulpwood	7	Cords						
Jack Pine			2	Cords						
Mixed Oak			217	Cords						
Red Oak			170	Cords						
White Oak			47	Cords						
Red Maple			24	Cords						
Red Pine			8	Cords						
White Pine			59	Cords						
4			Red Oak	Sawtimber	46.0	MBF	15.5	\$14,950.00		
			Red Pine		4.6	MBF				
			White Oak		20.0	MBF				
			Jack Pine	Pulpwood	19	Cords				
	Mixed Oak	145	Cords							
	Red Oak	97	Cords							
	White Oak	48	Cords							
	Red Maple	6	Cords							
	Red Pine	30	Cords							
	White Pine	118	Cords							
	TOTAL:				211.0	MBF				
TOTAL:			846	Cords						

Sale Specific Conditions & Requirements

Sale Name: No Accountability Mix

Sale Number: 61-107-25 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. 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, 2, and 3, cut all trees that are one (1) inches or more at DBH. In addition, the following specifications apply:

- Within Payment Unit 1, do not cut any oak.
- Within Payment Unit 2, do not cut any oak or white pine 10 inches at DBH or greater. Additionally, do not cut any black cherry 8 inches at DBH or greater.
- Within Payment Unit 3, do not cut any green marked trees. All oak and pine 4.5 inches at DBH or less are protected during harvest (see spec 3.4.1).

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

Within Payment Unit(s) 4, all trees with DBH equal to or greater than 6 inches which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut any green marked trees.

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 military requirements.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) over \$20,000 in value 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 the Sale Area, if more than 20% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$350 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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. Only skid trails will be allowed.

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.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

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.

5.2.1.12 - Slash for Prescribed Burning (1/05)

To facilitate prescribed burning, slash shall be moved at least 1 chain (66 feet) inside the sale boundary. Slash cannot be piled or placed near residual trees. This spec only applies to Payment Unit 2.

5.2.2 - Hazard Trees/Snags

5.2.2.1 - Den Trees (10/16)

Obvious hollow and/or den trees shall be protected and left standing unless they are a safety hazard.

5.2.3 - Operating Restrictions

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit(s) 1-4, 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.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. 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.

5.4 - 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.

5.8 - Protection of Endangered Species

5.8.2 - Kirtland's Warbler (2) (4/24)

This sale is adjacent to a young jack pine stand which is being used by Kirtland's Warbler. Due to the close proximity to occupied Kirtland's Warbler habitat, all operations are confined to August 16 through May 1 for this sale. Absolutely no operations will be allowed the remainder of the year.

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 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.

Sale Number
61-607-25Date
09/05/2025

Forest Management Unit

County

Mapped By: Tom Peterson

Scale

Page

Of

Traverse City Mgt Unit

Kalkaska

Cruised By: Tom Peterson

1:20,000

1

1

Township

Range

Section(s) and

27N

05W

Subdivision(s) Sec. 13 NW,NESW,SWSE; Sec. 24 W1/2NE,SE; Sec. 25 NENE;

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

No Accountability Mix**87.1 Acres**

Payment Unit Number	Acres
1	8.1
2	23.4
3	40.1
4	15.5

Legend

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

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