



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7668**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on August 7, 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:

1926 Planted Jack (61-021-25) / T25N, R09W, SEC. 26, SWSW.

T25N, R09W, SEC. 34, E1/2NE.

T25N, R09W, SEC. 35, NW,NWNE,N1/2SW.

Grand Traverse County, Advertised Price \$41,385.25, 158.3 Acres, Hardwood, Jack 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

1926 Planted Jack (61-021-25)

T25N, R09W, SEC. 26; T25N, R09W, SEC. 34; T25N, R09W, SEC. 35.

Grand Traverse County (Advertised Price \$41,385.25)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	57.6 MBF	\$ 87.00 / MBF
Jack Pine	79.5 MBF	\$ 45.00 / MBF
White Pine	55.4 MBF	\$ 67.00 / MBF
Pulpwood		
Black/Red (Hybrid) Oak	168 Cords	\$ 23.80 / Cord
Jack Pine	1,005 Cords	\$ 14.15 / Cord
Mixed Hardwood	46 Cords	\$ 17.90 / Cord
Quaking Aspen	64 Cords	\$ 21.00 / Cord
White Oak	186 Cords	\$ 23.80 / Cord
White Pine	189 Cords	\$ 22.60 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 17.26 percent. There are an estimated 2, 113 cords on this timber sale, plus or minus 365 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 \$2,069.26 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	49.5%
02	23.2%
03	16.9%
04	10.4%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

### **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.

<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>
166,949	2,113	17.26%	1,748	2,478

**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
122	166,949	2,113	17.26%	1,748	2,478
<b>TOTAL:</b>	<b>166,949</b>	<b>2,113</b>		<b>1,748</b>	<b>2,478</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
122	158.3	1	78.3
		2	36.7
		3	26.7
		4	16.6
<b>TOTAL:</b>	<b>158.3</b>		<b>158.3</b>

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid	Sawtimber	28.5	MBF	78.3	\$20,478.05
	Jack Pine		39.4	MBF		
	White Pine		27.5	MBF		
	Black/Red (Hybrid	Pulpwood	83	Cords		
	Jack Pine		497	Cords		
	Mixed Hardwood		23	Cords		
	<i>Black Cherry</i>		16	Cords		
	<i>Red Maple</i>		7	Cords		
	Quaking Aspen		32	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	1.5	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	29	Cords		
	White Oak		92	Cords		
	<i>White Oak</i>	<i>Sawtimber</i>	5.4	<i>MBF</i>		
	<i>White Oak</i>	<i>Pulpwood</i>	81	Cords		
	White Pine		93	Cords		
2	Black/Red (Hybrid	Sawtimber	13.4	MBF	36.7	\$9,585.25
	Jack Pine		18.4	MBF		
	White Pine		12.8	MBF		
	Black/Red (Hybrid	Pulpwood	39	Cords		
	Jack Pine		233	Cords		
	Mixed Hardwood		11	Cords		
	<i>Black Cherry</i>		8	Cords		
	<i>Red Maple</i>		3	Cords		
	Quaking Aspen		14	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	0.7	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	13	Cords		
	White Oak		43	Cords		
	<i>White Oak</i>	<i>Sawtimber</i>	2.6	<i>MBF</i>		
	<i>White Oak</i>	<i>Pulpwood</i>	38	Cords		
	White Pine		44	Cords		
3	Black/Red (Hybrid	Sawtimber	9.7	MBF	26.7	\$7,000.90
	Jack Pine		13.4	MBF		
	White Pine		9.3	MBF		
	Black/Red (Hybrid	Pulpwood	28	Cords		
	Jack Pine		170	Cords		
	Mixed Hardwood		8	Cords		
	<i>Black Cherry</i>		6	Cords		
	<i>Red Maple</i>		2	Cords		
	Quaking Aspen		11	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	0.5	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	10	Cords		
	White Oak		32	Cords		
	<i>White Oak</i>	<i>Sawtimber</i>	1.9	<i>MBF</i>		
	<i>White Oak</i>	<i>Pulpwood</i>	28	Cords		
	White Pine		32	Cords		
4	Black/Red (Hybrid	Sawtimber	6.0	MBF	16.6	\$4,321.05
	Jack Pine		8.3	MBF		
	White Pine		5.8	MBF		
	Black/Red (Hybrid	Pulpwood	18	Cords		
	Jack Pine		105	Cords		
	Mixed Hardwood		4	Cords		
	<i>Black Cherry</i>		3	Cords		
	<i>Red Maple</i>		1	Cords		
	Quaking Aspen		7	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	<i>Quaking Aspen</i>	<i>Pulpwood</i>	6	<i>Cords</i>		
	White Oak		19	Cords		
	<i>White Oak</i>	<i>Sawtimber</i>	1.2	<i>MBF</i>		
	<i>White Oak</i>	<i>Pulpwood</i>	17	<i>Cords</i>		
	White Pine		20	Cords		
TOTAL:			192.5	MBF		
TOTAL:			1,658	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: 1926 Planted Jack**

**Sale Number: 61-021-25 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 and blue paint or are unmarked and identified by two tracks. 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 two tracks as shown in 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) 1-4, cut all trees that are two (2) inches or more at DBH, except do not cut white pine greater than 20 inches at DBH, white oak greater than 12 inches at DBH, or any red pine. In addition, protect white pine under 4 inches in diameter as much as possible during operations.

### **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. In addition, extreme care should be taken to avoid damage to white pine seedlings and saplings.

Within the Sale Area, if more than 30% of the white pine 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 \$250 per acre for all acreage within that specified portion of the Sale Area that was damaged.

### **4 - Transportation**

#### **4.1 - Construction**

##### **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 3 days in advance to schedule the conference.

#### **5.2 - Conduct of Operations**

## 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) 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

## 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 timber access roads near landing 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  
**61-021-25**

Date  
**05/14/2025**

Forest Management Unit	County	Mapped By: Ventimiglia
Traverse City Mgt Unit	Grand Traverse	Cruised By: Ventimiglia/Cotant/Bey

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
25N	09W	Sec. 26 SWSW; Sec. 34 E1/2NE; Sec. 35 NW,NWNE,N1/2SW;

## 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	78.3
2	36.7
3	26.7
4	16.6

**1926 Planted Jack**

**158.3 Acres**

## Legend

- Sale Boundary (Red)
- Private Line (Blue)
- Payment Unit (Two Tracks)
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- Field Grade Corner
- Survey Grade Corner

