



**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:

Fife Lake Loop Oak/Pine (61-022-25) / T25N, R09W, SEC. 10, SESE.

T25N, R09W, SEC. 11, S1/2SW.

T25N, R09W, SEC. 13, SWSW.

T25N, R09W, SEC. 14, E1/2SW,SWSE.

T25N, R09W, SEC. 22, E1/2SE.

T25N, R09W, SEC. 23, W1/2SW.

T25N, R09W, SEC. 24, N1/2NW.

Grand Traverse County, Advertised Price \$162,980.65, 133.7 Acres, Hardwood, Red 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

Fife Lake Loop Oak/Pine (61-022-25)

T25N, R09W, SEC. 10; T25N, R09W, SEC. 11; T25N, R09W, SEC. 13; T25N, R09W, SEC. 14; T25N, R09W, SEC. 22; T25N, R09W, SEC. 23; T25N, R09W, SEC. 24.

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	138.8 MBF	\$ 100.00 / MBF
Red Maple	5.1 MBF	\$ 113.00 / MBF
Red Pine	445.1 MBF	\$ 133.00 / MBF
White Oak	141.9 MBF	\$ 63.00 / MBF
White Pine	249.2 MBF	\$ 77.00 / MBF
Pulpwood		
Black/Red (Hybrid) Oak	163 Cords	\$ 27.45 / Cord
Jack Pine	13 Cords	\$ 16.30 / Cord
Mixed Hardwood	83 Cords	\$ 20.65 / Cord
Quaking Aspen	11 Cords	\$ 24.25 / Cord
Red Pine	564 Cords	\$ 54.95 / Cord
White Oak	365 Cords	\$ 27.45 / Cord
White Pine	519 Cords	\$ 26.05 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 11.13 percent. There are an estimated 4,055 cords on this timber sale, plus or minus 451 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 \$8,149.03 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	13.8%
02	32.2%
03	11.9%
04	19.8%
05	14.8%
06	7.5%

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.

VOLUME			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
320,328	4,055	11.13%	3,603	4,506

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	149,241	1,889	18.69%	1,536	2,242
23	39,080	495	26.88%	362	628
28	59,207	749	21.59%	588	911
42	40,550	513	30.52%	357	670
46	32,249	408	32.10%	277	539
TOTAL:	320,328	4,055		3,119	4,990

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	Black/Red (Hybrid	Sawtimber	22.2	MBF	18.6	\$22,463.30
	Red Maple		0.3	MBF		
	Red Pine		60.4	MBF		
	White Oak		21.8	MBF		
	White Pine		31.3	MBF		
	Black/Red (Hybrid	Pulpwood	22	Cords		
	Jack Pine		2	Cords		
	<i>Jack Pine</i>		2	<i>Cords</i>		
	Mixed Hardwood		8	Cords		
	<i>Red Maple</i>		8	<i>Cords</i>		
	Quaking Aspen		3	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	0.9	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	Red Pine		67	Cords		
	White Oak		61	Cords		
	White Pine		83	Cords		
2	Black/Red (Hybrid	Sawtimber	51.8	MBF	43.5	\$52,631.45
	Red Maple		0.6	MBF		
	Red Pine		141.4	MBF		
	White Oak		51.0	MBF		
	White Pine		73.1	MBF		
	Black/Red (Hybrid	Pulpwood	52	Cords		
	Jack Pine		5	Cords		
	<i>Jack Pine</i>		5	<i>Cords</i>		
	Mixed Hardwood		18	Cords		
	<i>Red Maple</i>		18	<i>Cords</i>		
	Quaking Aspen		8	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	2.1	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	4	<i>Cords</i>		
	Red Pine		158	Cords		
	White Oak		143	Cords		
	White Pine		194	Cords		
3	Black/Red (Hybrid	Sawtimber	24.6	MBF	19.7	\$19,348.35
	Red Pine		33.5	MBF		
	White Oak		19.6	MBF		
	White Pine		25.9	MBF		
	Black/Red (Hybrid	Pulpwood	30	Cords		
	Mixed Hardwood		4	Cords		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Red Pine		87	Cords		
	White Oak		56	Cords		
	White Pine		76	Cords		
4	Black/Red (Hybrid	Sawtimber	3.4	MBF	24.3	\$32,220.50
	Red Pine		107.2	MBF		
	White Pine		96.7	MBF		
	Black/Red (Hybrid	Pulpwood	9	Cords		
	Mixed Hardwood		5	Cords		
	<i>Red Maple</i>		5	<i>Cords</i>		
	Red Pine		114	Cords		
	White Oak		14	Cords		
	White Pine		122	Cords		
5	Black/Red (Hybrid	Sawtimber	18.6	MBF	16.2	\$24,138.30
	Red Maple		2.4	MBF		
	Red Pine		99.2	MBF		
	Black/Red (Hybrid	Pulpwood	22	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Hardwood	Pulpwood	33	Cords		
	Black Cherry	Sawtimber	1.7	MBF		
	Black Cherry	Pulpwood	6	Cords		
	Red Maple		24	Cords		
	Red Pine		137	Cords		
6	Black/Red (Hybrid	Sawtimber	18.2	MBF	11.4	\$12,178.75
	Red Maple		1.8	MBF		
	Red Pine		3.4	MBF		
	White Oak		49.5	MBF		
	White Pine		22.2	MBF		
	Black/Red (Hybrid	Pulpwood	28	Cords		
	Jack Pine		6	Cords		
	Jack Pine	Sawtimber	1.0	MBF		
	Jack Pine	Pulpwood	4	Cords		
	Mixed Hardwood		15	Cords		
	Red Maple		15	Cords		
	Red Pine		1	Cords		
	White Oak		91	Cords		
	White Pine		44	Cords		
TOTAL:			980.1	MBF		
TOTAL:			1,718	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Fife Lake Loop Oak/Pine**

**Sale Number: 61-022-25 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 a hiking trail. 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 between Payment Units 1 and 2, are unmarked and designated by the NCT hiking trail. The painted boundary line trees are not Included Timber.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

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

Within Payment Unit(s) 1-6, all trees with DBH equal to or greater than 4 inches in diameter which meet minimum piece specifications in 2.2 Utilization, are designated for cutting. In addition, the following specifications apply:

Within Payment Unit(s) 1 and 2, do not cut white pine 20 inches or greater or trees marked in green.

Within Payment Unit(s) 3 and 4, do not cut trees marked in green.

Within Payment Unit(s) 5, do not cut white pine regardless of size or trees marked in green.

Within Payment Unit(s) 6, do not cut white pine 20 inches or greater, any aspen, or trees marked in green.

#### **2.2 - Utilization**

##### **2.2.5 - Limbed Tree Skidding (12/24)**

The skidding of whole trees or tree segments with limbs attached is prohibited, unless approved by the Unit Manager or his/her representative. This spec is in place to protect understory trees 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 tree seedlings and saplings.

Within the Sale Area, if more than 30% 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 \$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, in a Payment Unit, 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**

#### **5.2.3 - Operating Restrictions**

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

Within Payment Unit(s) 1-6 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.

#### **5.2.40 - Pathway Protection (10/10)**

The North Country Trail is a hiking trail that runs through Payment Units 1, 2, and 4 as is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. In addition, extra care should be taken to protect all saplings within the same 20-foot zone. Do not run equipment down the pathway. Skidding across the trail may only occur in locations approved by the Sale Administrator.

## **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 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 Country hiking 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.

Sale Number  
**61-022-25**

Date  
**06/06/2025**

Forest Management Unit

County

Mapped By: Ventimiglia

Scale

Page

Of

Traverse City Mgt Unit

Grand Traverse

Cruised By: Ventimiglia/Bey/Cotant

1:15,840

1

2

Township  
25N

Range  
09W

Section(s) and Subdivision(s) W1/2SW; Sec. 24 N1/2NW;  
Sec. 10 SESE; Sec. 11 S1/2SW; Sec. 13 SWSW; Sec. 14 E1/2SW,SWSE; Sec. 22 E1/2SE; Sec. 23

**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

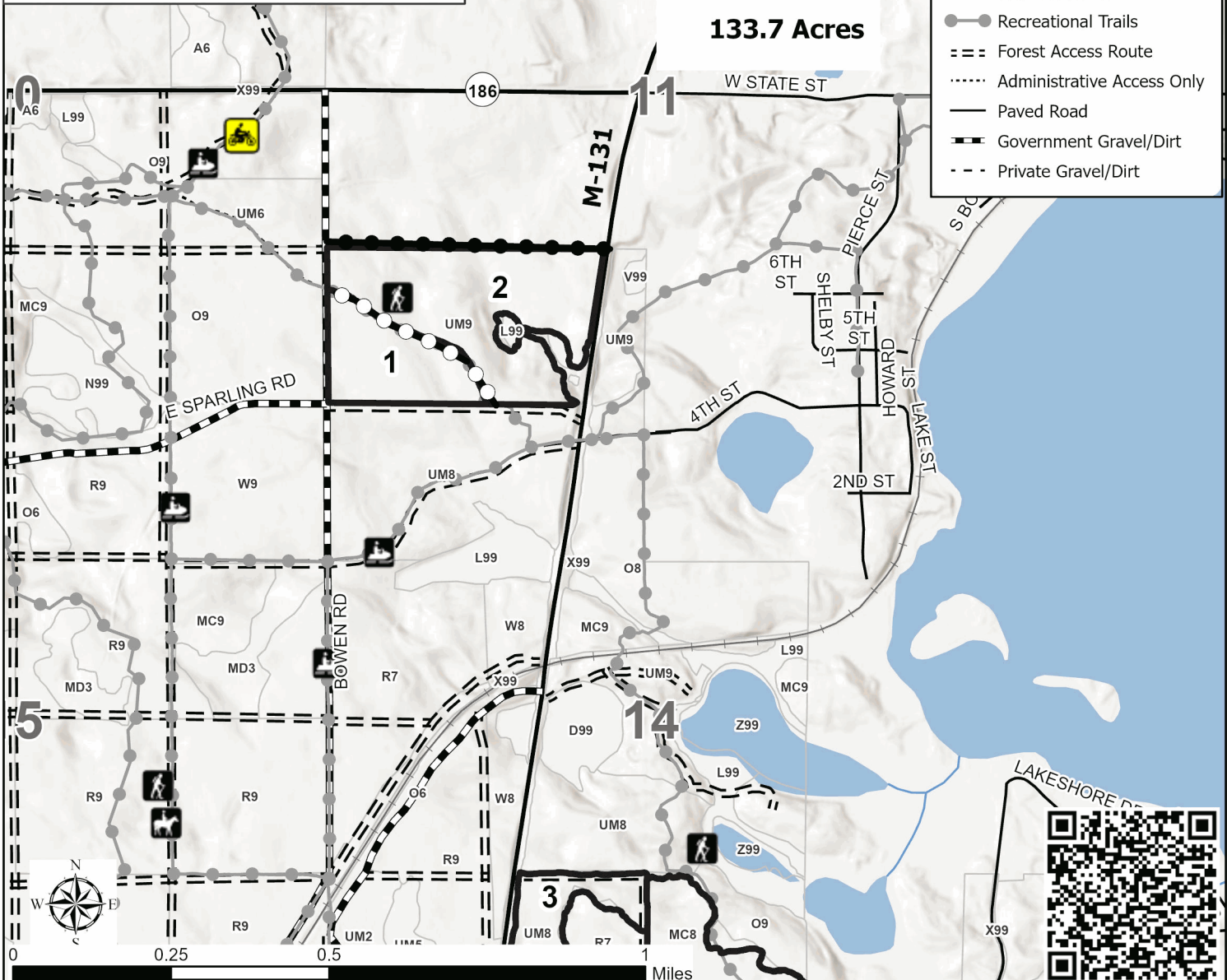
Payment Unit Number	Acres	Payment Unit Number	Acres
1	18.6	4	24.3
2	43.5	5	16.2
3	19.7	6	11.4

**Fife Lake Loop Oak/Pine**

**133.7 Acres**

**Legend**

- Sale Boundary (Red)
- Private Line (Blue)
- Payment Unit (NCT Trail)
- Active Railroad
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt





## TIMBER SALE MAP

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

Sale Number	Date
<b>61-022-25</b>	06/06/2025

Forest Management Unit			County	Mapped By: Ventimiglia	Scale <b>1:15,840</b>	Page	Of
Traverse City Mgt Unit			Grand Traverse	Cruised By: Ventimiglia/Bey/Cotant		2	2
Township 25N	Range 09W	Section(s) and Subdivision(s)	W1/2SW; Sec. 24 N1/2NW; Sec. 10 SESE; Sec. 11 S1/2SW; Sec. 13 SWSW; Sec. 14 E1/2SW,SWSE; Sec. 22 E1/2SE; Sec. 23				

## 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	Payment Unit Number	Acres
1	18.6	4	24.3
2	43.5	5	16.2
3	19.7	6	11.4

