



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7740**

**SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on February 19, 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:

Happy Dog Hardwood (61-023-25) / T27N, R14W, SEC. 10, E1/2NW,N1/2NE,SWNE,SE.

T27N, R14W, SEC. 2 , W1/2NW.

T27N, R14W, SEC. 3 , NENW,NE,SE.

Benzie County, Advertised Price \$233,399.65, 270.1 Acres, Hardwood, Sugar Maple.

# TIMBER SALE INFORMATION

Happy Dog Hardwood (61-023-25)

T27N, R14W, SEC. 10; T27N, R14W, SEC. 2; T27N, R14W, SEC. 3.

Benzie County (Advertised Price \$233,399.65)

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*	ADVERTISED PRICE
Sawtimber		
B. T. Aspen	40.1 MBF	\$ 127.00 / MBF
Basswood	127.1 MBF	\$ 94.00 / MBF
Beech	50.1 MBF	\$ 156.00 / MBF
Black Cherry	139.6 MBF	\$ 143.00 / MBF
Red Maple	377.3 MBF	\$ 100.00 / MBF
Sugar Maple	479.6 MBF	\$ 213.00 / MBF
Pulpwood		
B. T. Aspen	32 Cords	\$ 24.95 / Cord
Basswood	103 Cords	\$ 11.50 / Cord
Mixed Hardwood	2,617 Cords	\$ 17.85 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 9.61 percent. There are an estimated 5,593 cords on this timber sale, plus or minus 538 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 \$11,669.98 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	9.7%
02	3.2%
03	11.4%
04	18.7%
05	17.2%
06	18.8%
07	21.0%
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
441,846	5,593	9.61%	5,055	6,131

**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
48	59,722	756	21.80%	591	921
64	49,140	622	30.66%	431	813
68	332,985	4,215	11.34%	3,737	4,693
TOTAL:	441,846	5,593		4,759	6,427

**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	Beech	Sawtimber	2.0	MBF	27.3	\$22,746.65
	Black Cherry		16.1	MBF		
	Red Maple		84.1	MBF		
	Sugar Maple		34.0	MBF		
	Mixed Hardwood	Pulpwood	251	Cords		
	<i>Beech</i>		6	<i>Cords</i>		
	<i>Black Cherry</i>		17	<i>Cords</i>		
	<i>Ironwood</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		120	<i>Cords</i>		
	<i>Sugar Maple</i>		102	<i>Cords</i>		
	<i>Yellow Birch</i>		2	<i>Cords</i>		
2	Beech	Sawtimber	0.7	MBF	9.0	\$7,486.40
	Black Cherry		5.3	MBF		
	Red Maple		27.7	MBF		
	Sugar Maple		11.2	MBF		
	Mixed Hardwood	Pulpwood	82	Cords		
	<i>Beech</i>		2	<i>Cords</i>		
	<i>Black Cherry</i>		6	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		39	<i>Cords</i>		
	<i>Sugar Maple</i>		34	<i>Cords</i>		
3	B. T. Aspen	Sawtimber	6.7	MBF	33.5	\$26,641.65
	Basswood		23.5	MBF		
	Beech		1.3	MBF		
	Black Cherry		19.2	MBF		
	Red Maple		8.0	MBF		
	Sugar Maple		65.6	MBF		
	B. T. Aspen	Pulpwood	4	Cords		
	Basswood		12	Cords		
	Mixed Hardwood		315	Cords		
	<i>Beech</i>		3	<i>Cords</i>		
	<i>Black Cherry</i>		12	<i>Cords</i>		
	<i>Ironwood</i>		11	<i>Cords</i>		
	<i>Red Maple</i>		20	<i>Cords</i>		
	<i>Sugar Maple</i>		269	<i>Cords</i>		
4	B. T. Aspen	Sawtimber	8.3	MBF	49.6	\$43,710.80
	Basswood		25.7	MBF		
	Beech		11.4	MBF		
	Black Cherry		24.5	MBF		
	Red Maple		63.8	MBF		
	Sugar Maple		91.3	MBF		
	B. T. Aspen	Pulpwood	7	Cords		
	Basswood		23	Cords		
	Mixed Hardwood		487	Cords		
	<i>Beech</i>		40	<i>Cords</i>		
	<i>Black Cherry</i>		34	<i>Cords</i>		
	<i>Ironwood</i>		12	<i>Cords</i>		
	<i>Red Maple</i>		88	<i>Cords</i>		
	<i>Sugar Maple</i>		313	<i>Cords</i>		
5	B. T. Aspen	Sawtimber	7.6	MBF	45.5	\$40,099.25
	Basswood		23.5	MBF		
	Beech		10.5	MBF		
	Black Cherry		22.5	MBF		
	Red Maple		58.5	MBF		
	Sugar Maple		83.8	MBF		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	B. T. Aspen	Pulpwood	6	Cords		
	Basswood		21	Cords		
	Mixed Hardwood		447	Cords		
	Beech		36	Cords		
	Black Cherry		31	Cords		
	Ironwood		11	Cords		
	Red Maple		81	Cords		
	Sugar Maple		288	Cords		
6	B. T. Aspen	Sawtimber	8.3	MBF	49.7	\$43,795.55
	Basswood		25.7	MBF		
	Beech		11.4	MBF		
	Black Cherry		24.6	MBF		
	Red Maple		63.9	MBF		
	Sugar Maple		91.5	MBF		
	B. T. Aspen		7	Cords		
	Basswood	Pulpwood	23	Cords		
	Mixed Hardwood		488	Cords		
	Beech		40	Cords		
	Black Cherry		34	Cords		
	Ironwood		12	Cords		
	Red Maple		88	Cords		
	Sugar Maple		314	Cords		
7	B. T. Aspen	Sawtimber	9.2	MBF	55.5	\$48,919.35
	Basswood		28.7	MBF		
	Beech		12.8	MBF		
	Black Cherry		27.4	MBF		
	Red Maple		71.3	MBF		
	Sugar Maple		102.2	MBF		
	B. T. Aspen		8	Cords		
	Basswood	Pulpwood	24	Cords		
	Mixed Hardwood		547	Cords		
	Beech		44	Cords		
	Black Cherry		39	Cords		
	Ironwood		14	Cords		
	Red Maple		99	Cords		
	Sugar Maple		351	Cords		
TOTAL:			1,213.8	MBF		
TOTAL:			2,752	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Happy Dog Hardwood**

**Sale Number: 61-023-25 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, red, green and yellow paint or are unmarked and identified by a road. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint or indicated by a road. Interior clearcut boundaries are marked with green paint inside and outside the cutting area. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut if also marked with orange paint.

### **2 - Timber Specifications**

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

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

Within Payment Unit(s) 2, cut all trees that are one (1) inch or more at DBH, regardless of merchantability. Within at least 3 of the clearcut pockets, leave behind all top wood 8 inches or less. Tops should be distributed throughout the whole pocket. The goal of retaining some slash in these pockets is to aid desirable hardwood regeneration and protect from deer browsing. This is based on research conducted within the Walter Project.

##### **2.1.3 - Cut Tree Marked Unit(s) (12/08)**

Within Payment Unit(s) 1 and 3-7, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 4-7 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 sugar maple tree saplings.

Within the Sale Area, if more than 10% of sugar maple saplings (1/4" to 4.5" DBH) are damaged, liquidated damages will be assessed at \$250 per acre for all acreage within 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 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**

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

##### **5.2.3.3 - Bark Slippage Restriction (3/09)**

Within Payment Unit(s) 1-7, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

##### **5.2.38 - No Decking Against Live Trees (2/04)**

Cut products may not be decked against unmarked or designated leave trees.

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

The snowmobile trail is shown on the Timber Sale Map and is east of the timber sale but may be used for access. A small stretch of the trail is within the east most portion of Payment Unit 7. 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. 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. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31, with exception of skidding across the trail in Payment Unit 7 in one spot to access timber on the east side.

### **5.8 - Protection of Endangered Species**

#### **5.8.3 - Red-shouldered Hawk or Goshawk (1) (1/25)**

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

## **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 any roads in the sale boundary or being used for hauling, 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 east of the sale 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. This spec only applies if the snowmobile trail is used for hauling wood.



**TIMBER SALE MAP**

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

Sale Number  
**61-023-25**Date  
**01/07/2026**

Forest Management Unit

County

Mapped By: Melina Hurin

Scale

Page

Of

Traverse City Mgt Unit

Benzie

Cruised By: Contractor

1:20,000

1

1

Township  
27NRange  
14W

Section(s) and

Subdivision(s) Sec. 10 E1/2NW,N1/2NE,SWNE,SE; Sec. 2 W1/2NW; Sec. 3 NENW,NE,SE;

**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

