



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7702**

**SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on November 6, 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:

Headquarters Dam Pine (61-036-25) / T25N, R09W, SEC. 23, S1/2SE.

T25N, R09W, SEC. 24, SWNE, N1/2SW, N1/2SE, SWSE.

T25N, R09W, SEC. 25, NW.

T25N, R09W, SEC. 26, NE.

Grand Traverse County, Advertised Price \$254,569.90, 179.0 Acres, Red Pine, White 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

Headquarters Dam Pine (61-036-25)

T25N, R09W, SEC. 23; T25N, R09W, SEC. 24; T25N, R09W, SEC. 25; T25N, R09W, SEC. 26.

Grand Traverse County (Advertised Price \$254,569.90)

**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	261.6	MBF	\$ 114.00 / MBF
Red Pine	714.6	MBF	\$ 136.00 / MBF
White Oak	102.0	MBF	\$ 65.00 / MBF
White Pine	489.4	MBF	\$ 76.00 / MBF
Pulpwood			
B. T. Aspen	84	Cords	\$ 23.55 / Cord
Balsam Fir	3	Cords	\$ 31.60 / Cord
Mixed Oak	499	Cords	\$ 30.05 / Cord
Red Maple	3	Cords	\$ 19.60 / Cord
Red Pine	809	Cords	\$ 62.75 / Cord
White Pine	570	Cords	\$ 27.80 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 8.95 percent. There are an estimated 5,640 cords on this timber sale, plus or minus 505 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 \$12,728.50 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	8.5%
02	7.4%
03	20.0%
04	23.2%
05	15.7%
06	14.7%
07	10.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

### **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
445,523	5,640	8.95%	5,135	6,144

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
77	93,844	1,188	17.54%	980	1,396
83	88,279	1,117	17.46%	922	1,313
99	263,399	3,334	12.61%	2,914	3,755
TOTAL:	445,523	5,640		4,816	6,463

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	30.5	MBF	20.9	\$21,536.95
	Red Pine		10.9	MBF		
	White Oak		27.4	MBF		
	White Pine		101.0	MBF		
	Mixed Oak	Pulpwood	70	Cords		
	/Red (Hybrid) Oak		31	Cords		
	White Oak		39	Cords		
	Red Maple		2	Cords		
	Red Maple	Sawtimber	0.3	MBF		
	Red Maple	Pulpwood	1	Cords		
	Red Pine		43	Cords		
	White Pine		82	Cords		
2	Black/Red (Hybrid	Sawtimber	26.8	MBF	18.4	\$18,907.10
	Red Pine		9.6	MBF		
	White Oak		24.1	MBF		
	White Pine		88.9	MBF		
	Mixed Oak	Pulpwood	61	Cords		
	/Red (Hybrid) Oak		27	Cords		
	White Oak		34	Cords		
	Red Maple		2	Cords		
	Red Maple	Sawtimber	0.3	MBF		
	Red Maple	Pulpwood	1	Cords		
	Red Pine		37	Cords		
	White Pine		73	Cords		
3	Black/Red (Hybrid	Sawtimber	61.4	MBF	34.1	\$50,875.40
	Red Pine		133.3	MBF		
	White Oak		15.9	MBF		
	White Pine		101.0	MBF		
	B. T. Aspen	Pulpwood	8	Cords		
	Mixed Oak		104	Cords		
	/Red (Hybrid) Oak		69	Cords		
	White Oak		35	Cords		
	Red Pine		162	Cords		
	White Pine		128	Cords		
4	Black/Red (Hybrid	Sawtimber	71.2	MBF	39.6	\$59,024.95
	Red Pine		154.9	MBF		
	White Oak		18.5	MBF		
	White Pine		117.3	MBF		
	B. T. Aspen	Pulpwood	9	Cords		
	Mixed Oak		121	Cords		
	/Red (Hybrid) Oak		80	Cords		
	White Oak		41	Cords		
	Red Pine		187	Cords		
	White Pine		149	Cords		
5	Black/Red (Hybrid	Sawtimber	48.1	MBF	26.7	\$39,881.85
	Red Pine		104.4	MBF		
	White Oak		12.4	MBF		
	White Pine		79.1	MBF		
	B. T. Aspen	Pulpwood	6	Cords		
	Mixed Oak		82	Cords		
	/Red (Hybrid) Oak		54	Cords		
	White Oak		28	Cords		
	Red Pine		127	Cords		
	White Pine		101	Cords		
6	Black/Red (Hybrid	Sawtimber	13.8	MBF	22.9	\$37,531.25

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Red Pine	Sawtimber	175.7	MBF		
	White Oak		2.2	MBF		
	White Pine		1.2	MBF		
	B. T. Aspen	Pulpwood	36	Cords		
	Balsam Fir		2	Cords		
	Mixed Oak		36	Cords		
	/Red (Hybrid) Oak		31	Cords		
	White Oak		5	Cords		
	Red Pine		147	Cords		
	White Pine		22	Cords		
7	Black/Red (Hybrid	Sawtimber	9.8	MBF	16.4	\$26,832.00
	Red Pine		125.8	MBF		
	White Oak		1.5	MBF		
	White Pine		0.9	MBF		
	B. T. Aspen	Pulpwood	25	Cords		
	Balsam Fir		1	Cords		
	Mixed Oak		25	Cords		
	/Red (Hybrid) Oak		22	Cords		
	White Oak		3	Cords		
	Red Pine		106	Cords		
	White Pine		15	Cords		
TOTAL:			1,567.6	MBF		
TOTAL:			1,969	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Headquarters Dam Pine**

**Sale Number: 61-036-25 Seq#: 1**

### **1 - Sale Area**

#### **1.2 - Boundaries**

##### **1.2.1 - Painted Boundaries (9/19)**

The sale boundary is marked in 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 the two tracks as shown on the Timber Sale Map. 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) 6 and 7, cut all trees that are two (2) inches or more at DBH, except do not cut white pine 4 inches in diameter and smaller or white pine greater than 20 inches in diameter.

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

Within Payment Unit(s) 1-5, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut any white pine 30 inches in diameter and larger. In addition, cut all aspen regardless of merchantability.

#### **2.2 - Utilization**

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

The skidding of whole trees or tree segments with limbs attached is prohibited, in Payment Units 1 and 2, unless approved by the Unit Manager or his/her representative.

##### **2.2.6 - Roundwood Operation Required (3/21)**

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit(s) 1 and 2. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. This spec is due to amount of regeneration being protected in these units. Dragging of full trees would cause more damage to residual.

### **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 that are designated for protection.

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. 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**

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

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

Within Payment Unit(s) 1-5, 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.

### **5.4 - Soil Protection**

#### **5.4.1 - Rutting Restriction, General (7/16)**

In addition, operations are to cease immediately if equipment and weather conditions result in rutting on 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**

#### **5.8.8 - Protected Species, Other (2/12)**

In order to protect an active eagle nest, no timber sale activity is allowed in Payment Units 6 or 7 from January 1 to August 31.

## **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 landings 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 the North Country Hiking Trail when working in Payment Units 1 and 2 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  
**61-036-25**Date  
**06/27/2025**

Forest Management Unit

County

Mapped By: Ventimiglia

Scale

Page

Of

Traverse City Mgt Unit

Grand Traverse

Cruised By: Ventimiglia

1:15,840

1

1

Township  
25NRange  
09W

Section(s) and

Subdivision(s) Sec. 23 S1/2SE; Sec. 24 SWNE,N1/2SW,N1/2SE,SWSE; Sec. 25 NW; Sec. 26 NE;

**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	20.9	5	26.7
2	18.4	6	22.9
3	34.1	7	16.4
4	39.6		

**Headquarters Dam Pine****179.0 Acres****Legend**

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

