



**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:

Stage 18 Pine (61-010-25) / T26N, R09W, SEC. 2 , NWNW.
T27N, R09W, SEC. 35, SWSW.

Grand Traverse County, Advertised Price \$16,453.55, 38.8 Acres, Aspen, White Pine.

TIMBER SALE INFORMATION

Stage 18 Pine (61-010-25)
T26N, R09W, SEC. 2; T27N, R09W, SEC. 35.
Grand Traverse County (Advertised Price \$16,453.55)

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 Pine	6.7 MBF	\$ 136.00 / MBF
White Pine	43.2 MBF	\$ 76.00 / MBF
Pulpwood		
Jack Pine	17 Cords	\$ 15.25 / Cord
Mixed Hardwood	43 Cords	\$ 19.60 / Cord
Quaking Aspen	172 Cords	\$ 23.55 / Cord
Red Pine	18 Cords	\$ 62.75 / Cord
White Pine	215 Cords	\$ 27.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 19.56 percent. There are an estimated 582 cords on this timber sale, plus or minus 114 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 \$822.68 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	54.6%
02	45.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
45,966	582	19.56%	468	696

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	45,966	582	19.57%	468	696
TOTAL:	45,966	582		468	696

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	Red Pine	Sawtimber	3.6	MBF	21.1	\$8,977.05
	White Pine		23.5	MBF		
	Jack Pine	Pulpwood	9	Cords		
	Mixed Hardwood		24	Cords		
	Red Oak	Sawtimber	1.3	MBF		
	Black Cherry	Pulpwood	6	Cords		
	Ironwood		1	Cords		
	Red Maple		10	Cords		
	Red Oak		4	Cords		
	Quaking Aspen		94	Cords		
	Red Pine		10	Cords		
	White Pine		117	Cords		
2	Red Pine	Sawtimber	3.1	MBF	17.7	\$7,476.50
	White Pine		19.7	MBF		
	Jack Pine	Pulpwood	8	Cords		
	Mixed Hardwood		19	Cords		
	Red Oak	Sawtimber	1.0	MBF		
	Black Cherry	Pulpwood	5	Cords		
	Red Maple		9	Cords		
	Red Oak		3	Cords		
	Quaking Aspen		78	Cords		
	Red Pine		8	Cords		
	White Pine		98	Cords		
	TOTAL:			49.9		
TOTAL:			465	Cords		

Sale Specific Conditions & Requirements

Sale Name: Stage 18 Pine

Sale Number: 61-010-25 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 yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. 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 when all surrounding Payment Units have been paid.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1 & 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all aspen, jack pine and black cherry greater than 4.5" DBH are designated for harvest.

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.

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.

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

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary 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.

5 - Operations

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.

5.2.2 - 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 & 2, 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.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

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.



TIMBER SALE MAP

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

Sale Number
61-010-25

Date
07/25/2025

Forest Management Unit	County	Mapped By: Patrick Cotant
Traverse City Mgt Unit	Grand Traverse	Cruised By: Patrick Cotant & Caleb Bey

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
26N / 27N	09W	Sec. 2 NWNW; Sec. 35 SWSW;

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	21.1
2	17.7

Stage 18 Pine

38.8 Acres

Adjacent Timber Sale

Legend

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



0 0.25 0.5 1 Miles

Use QR Code to open Map in App

