



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7839**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on June 11, 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:

Comp 16 Hardwoods (61-040-25) / T26N, R13W, SEC. 29, SWSW.

T26N, R13W, SEC. 30, W1/2SW, NESE, S1/2SE.

T26N, R13W, SEC. 31, SENW, NE, E1/2SW, SE.

T26N, R13W, SEC. 32, NWNW, S1/2NW, W1/2SW.

Benzie County, Advertised Price \$379,173.25, 502.9 Acres, Hardwood, Sugar Maple.

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

Comp 16 Hardwoods (61-040-25)

T26N, R13W, SEC. 29; T26N, R13W, SEC. 30; T26N, R13W, SEC. 31; T26N, R13W, SEC. 32.

Benzie County (Advertised Price \$379,173.25)

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	35.5 MBF	\$ 100.00 / MBF
Basswood	503.0 MBF	\$ 68.00 / MBF
Beech	316.8 MBF	\$ 120.00 / MBF
Black Cherry	596.7 MBF	\$ 104.00 / MBF
Red Maple	413.2 MBF	\$ 102.00 / MBF
Sugar Maple	956.6 MBF	\$ 136.00 / MBF
Pulpwood		
B. T. Aspen	17 Cords	\$ 20.40 / Cord
Basswood	423 Cords	\$ 9.15 / Cord
Beech	599 Cords	\$ 13.90 / Cord
Black Cherry	834 Cords	\$ 13.90 / Cord
Mixed Hardwood	105 Cords	\$ 13.90 / Cord
Red Maple	798 Cords	\$ 13.90 / Cord
Sugar Maple	2,332 Cords	\$ 13.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 7.30 percent. There are an estimated 11,717 cords on this timber sale, plus or minus 855 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 \$18,958.66 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	2.1%
02	3.9%
03	4.8%
04	7.3%
05	7.8%
06	11.7%
07	4.7%
08	10.1%
09	18.9%
10	10.2%
11	13.3%
12	5.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
925,675	11,717	7.30%	10,862	12,573

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
54	50,895	644	35.08%	418	870
64	98,159	1,243	22.10%	968	1,517
86	754,913	9,556	8.08%	8,784	10,328
105	21,707	275	48.61%	141	408
TOTAL:	925,675	11,717		10,311	13,124

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 Black Cherry Red Maple Sugar Maple	Sawtimber	10.9	MBF	19.8	\$8,001.50	
			2.9	MBF			
			33.3	MBF			
			7.0	MBF			
		Pulpwood	11	Cords			
			1	Cords			
			95	Cords			
			40	Cords			
2	B. T. Aspen Basswood Beech Black Cherry Red Maple Sugar Maple B. T. Aspen Basswood Beech Black Cherry Mixed Hardwood <i>Ironwood</i> <i>Red Oak</i> Red Maple Sugar Maple	Sawtimber	5.4	MBF	25.9	\$14,859.85	
			15.6	MBF			
			4.2	MBF			
			22.8	MBF			
			36.0	MBF			
			16.8	MBF			
			Pulpwood	2			Cords
				13			Cords
		30		Cords			
		61		Cords			
		36		Cords			
		33		Cords			
		3		Cords			
		97		Cords			
		83	Cords				
		3	B. T. Aspen Basswood Beech Black Cherry Red Maple Sugar Maple B. T. Aspen Basswood Beech Black Cherry Mixed Hardwood <i>Ironwood</i> <i>Red Oak</i> Red Maple Sugar Maple	Sawtimber			6.8
19.1	MBF						
5.1	MBF						
28.1	MBF						
44.1	MBF						
20.7	MBF						
Pulpwood	3				Cords		
	15				Cords		
	36			Cords			
	74			Cords			
	44			Cords			
	41			Cords			
	3			Cords			
	118			Cords			
102	Cords						
4	B. T. Aspen Basswood Beech Black Cherry Red Maple Sugar Maple B. T. Aspen Basswood Beech Black Cherry Mixed Hardwood <i>Ironwood</i> <i>Red Oak</i> Red Maple Sugar Maple			Sawtimber	2.0	MBF	34.9
		40.5	MBF				
		25.3	MBF				
		42.4	MBF				
		20.7	MBF				
		77.8	MBF				
		Pulpwood	1		Cords		
			34		Cords		
			43	Cords			
			53	Cords			
			2	Cords			
			1	Cords			
			1	Cords			
			35	Cords			
		174	Cords				
		5	B. T. Aspen Basswood	Sawtimber	2.2	MBF	
43.5	MBF						

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
5 con't	Beech	Sawtimber	27.1	MBF			
	Black Cherry		45.5	MBF			
	Red Maple		22.2	MBF			
	Sugar Maple		83.6	MBF			
	B. T. Aspen		Pulpwood	1			Cords
	Basswood			37			Cords
	Beech			46			Cords
	Black Cherry			57			Cords
	Mixed Hardwood			3			Cords
	<i>Ironwood</i>			2			Cords
	<i>Red Oak</i>			1			Cords
	Red Maple			38			Cords
	Sugar Maple			187			Cords
	6			B. T. Aspen			Sawtimber
Basswood		64.8	MBF				
Beech		40.4	MBF				
Black Cherry		67.8	MBF				
Red Maple		33.1	MBF				
Sugar Maple		124.4	MBF				
B. T. Aspen		Pulpwood	2	Cords			
Basswood			54	Cords			
Beech			69	Cords			
Black Cherry			84	Cords			
Mixed Hardwood			3	Cords			
<i>Ironwood</i>			2	Cords			
<i>Red Oak</i>			1	Cords			
Red Maple			56	Cords			
Sugar Maple	278		Cords				
7	B. T. Aspen		Sawtimber	1.3	MBF	22.5	\$17,857.70
	Basswood	26.1		MBF			
	Beech	16.3		MBF			
	Black Cherry	27.3		MBF			
	Red Maple	13.3		MBF			
	Sugar Maple	50.2		MBF			
	B. T. Aspen	Pulpwood		1	Cords		
	Basswood			22	Cords		
	Beech			28	Cords		
	Black Cherry			34	Cords		
	Mixed Hardwood			1	Cords		
	<i>Ironwood</i>			1	Cords		
	Red Maple			23	Cords		
	Sugar Maple			112	Cords		
8	B. T. Aspen		Sawtimber	2.8	MBF	48.5	\$38,474.35
	Basswood			56.3	MBF		
	Beech	35.1		MBF			
	Black Cherry	58.9		MBF			
	Red Maple	28.7		MBF			
	Sugar Maple	108.2		MBF			
	B. T. Aspen	Pulpwood		1	Cords		
	Basswood			47	Cords		
	Beech			60	Cords		
	Black Cherry			73	Cords		
	Mixed Hardwood			3	Cords		
	<i>Ironwood</i>			2	Cords		
	<i>Red Oak</i>			1	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
8 con't	Red Maple	Pulpwood	49	Cords		
	Sugar Maple		242	Cords		
9	B. T. Aspen	Sawtimber	5.2	MBF	89.7	\$71,196.70
	Basswood		104.2	MBF		
	Beech		64.9	MBF		
	Black Cherry		108.9	MBF		
	Red Maple		53.1	MBF		
	Sugar Maple		200.0	MBF		
	B. T. Aspen	Pulpwood	3	Cords		
	Basswood		88	Cords		
	Beech		112	Cords		
	Black Cherry		136	Cords		
	Mixed Hardwood		6	Cords		
	<i>Ironwood</i>		4	<i>Cords</i>		
	<i>Red Oak</i>		2	<i>Cords</i>		
	Red Maple		90	Cords		
	Sugar Maple		447	Cords		
10	B. T. Aspen	Sawtimber	2.8	MBF	48.7	\$38,613.15
	Basswood		56.5	MBF		
	Beech		35.2	MBF		
	Black Cherry		59.1	MBF		
	Red Maple		28.8	MBF		
	Sugar Maple		108.6	MBF		
	B. T. Aspen	Pulpwood	1	Cords		
	Basswood		47	Cords		
	Beech		60	Cords		
	Black Cherry		74	Cords		
	Mixed Hardwood		3	Cords		
	<i>Ironwood</i>		2	<i>Cords</i>		
	<i>Red Oak</i>		1	<i>Cords</i>		
	Red Maple		49	Cords		
	Sugar Maple		243	Cords		
11	B. T. Aspen	Sawtimber	3.7	MBF	63.7	\$50,560.60
	Basswood		74.0	MBF		
	Beech		46.1	MBF		
	Black Cherry		77.4	MBF		
	Red Maple		37.7	MBF		
	Sugar Maple		142.1	MBF		
	B. T. Aspen	Pulpwood	2	Cords		
	Basswood		62	Cords		
	Beech		79	Cords		
	Black Cherry		96	Cords		
	Mixed Hardwood		4	Cords		
	<i>Ironwood</i>		3	<i>Cords</i>		
	<i>Red Oak</i>		1	<i>Cords</i>		
	Red Maple		64	Cords		
	Sugar Maple		318	Cords		
12	Basswood	Sawtimber	2.4	MBF	24.1	\$19,663.20
	Beech		6.2	MBF		
	Black Cherry		55.6	MBF		
	Red Maple		62.2	MBF		
	Sugar Maple		17.2	MBF		
	Basswood	Pulpwood	4	Cords		
	Beech		25	Cords		
	Black Cherry		91	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
12 con't	Red Maple	Pulpwood	84	Cords		
	Sugar Maple		106	Cords		
TOTAL:			2,821.8	MBF		
TOTAL:			5,108	Cords		

Sale Specific Conditions & Requirements

Sale Name: Comp 16 Hardwoods

Sale Number: 61-040-25 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 and yellow paint. 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 marked with yellow paint. Also, Homestead road is the payment unit boundary between units 2, 3 and 4. The forest road/snowmobile trail is the payment unit boundary between units 4,5 and 6. (see sale map). The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-12, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Also, all beech are designated for cutting regardless of merchantability unless marked with green paint above and below stump height. In addition, any sub-merchantable ironwood and beech may be cut as needed to facilitate logging operations. (Avoid damage or cutting of sub-merchantable maple or ash).

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.

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within all Payment Units. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-12, all wood must be removed by tree segment, or roundwood. No chipping is permitted. Tops may not be chipped.

4 - Transportation

4.1 - Construction

4.1.3 - Slash and Earthen Piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale as determined by the DNR sale administrator.

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.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-12, 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.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Units 1-12, unless changed by written agreement, 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. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

5.2.31 - Landing Locations (9/13)

Recommended landing areas are marked on the Timber Sale Map with the letter "L". Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative. Log decking may occur in other locations as agreed upon with Sale Administrator.

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 Platte River snowmobile trail is shown on the Timber Sale Map. 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. The road maintenance/restoration must be done prior to December 1. 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. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail during the snowmobiling season. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

5.4 - Soil Protection

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

5.4.3 - Erosion Control (12/08)

Skid trails or haul roads may require erosion control structures or berms per direction of the Unit Manager or his/her representative.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail name 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.



TIMBER SALE MAP

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

Sale Number
61-040-25

Date
09/30/2025

Forest Management Unit	County	Mapped By: Allen
Traverse City Mgt Unit	Benzie	Cruised By: Contractor

Scale	Page	Of
1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
26N	13W	Sec. 29 SWSW; Sec. 30 W1/2SW,NESE,S1/2SE; Sec. 31 SENW,NE,E1/2SW,SE; Sec. 32 NWNW,S1/2NW,W1/2SW;

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	Payment Unit Number	Acres
1	19.8	7	22.5
2	25.9	8	48.5
3	31.8	9	89.7
4	34.8	10	48.7
5	37.5	11	63.7
6	55.8	12	24.1

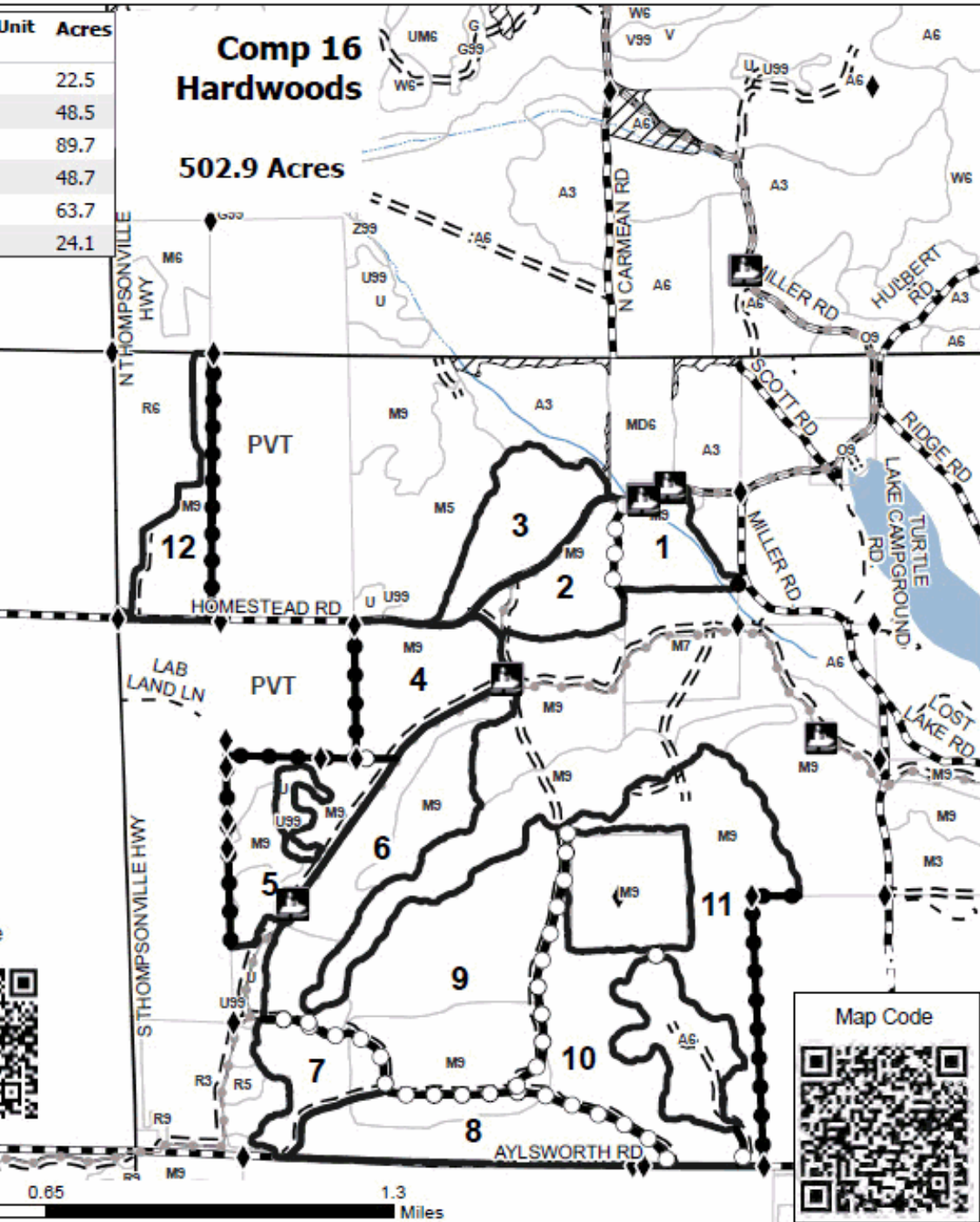
Comp 16 Hardwoods

502.9 Acres

Legend

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

Tree Code



Map Code