



**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:

South Branch Ferns (61-046-25) / T26N, R09W, SEC. 2 , N1/2NW,NWNE.

Grand Traverse County, Advertised Price \$17,686.95, 35.7 Acres, Aspen, White Pine.

TIMBER SALE INFORMATION

South Branch Ferns (61-046-25)

T26N, R09W, SEC. 2.

Grand Traverse County (Advertised Price \$17,686.95)

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	15.6 MBF	\$ 124.00 / MBF
White Pine	38.1 MBF	\$ 76.00 / MBF
Pulpwood		
B. T. Aspen	262 Cords	\$ 23.55 / Cord
Jack Pine	38 Cords	\$ 15.25 / Cord
Mixed Hardwood	10 Cords	\$ 19.60 / Cord
Mixed Oak	22 Cords	\$ 30.05 / Cord
Red Pine	15 Cords	\$ 62.75 / Cord
White Pine	155 Cords	\$ 27.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 27.66 percent. There are an estimated 631 cords on this timber sale, plus or minus 175 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 \$884.35 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	26.2%
02	73.8%
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
49,873	631	27.66%	457	806

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
49	13,790	175	36.89%	110	239
949	36,083	457	36.14%	292	622
TOTAL:	49,873	631		402	861

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	B. T. Aspen	Sawtimber	2.4	MBF	17.4	\$4,638.90
	White Pine		13.2	MBF		
	B. T. Aspen	Pulpwood	39	Cords		
	Jack Pine		23	Cords		
	Mixed Hardwood		7	Cords		
	<i>Black Cherry</i>		5	Cords		
	<i>Red Maple</i>		2	Cords		
	Mixed Oak		6	Cords		
	<i>Red Oak</i>	<i>Sawtimber</i>	1.3	MBF		
	<i>Red Oak</i>	<i>Pulpwood</i>	3	Cords		
	White Pine		63	Cords		
2	B. T. Aspen	Sawtimber	13.2	MBF	18.3	\$13,048.05
	White Pine		24.9	MBF		
	B. T. Aspen	Pulpwood	223	Cords		
	Jack Pine		15	Cords		
	Mixed Hardwood		3	Cords		
	<i>Black Cherry</i>		3	Cords		
	Mixed Oak		16	Cords		
	<i>Red Oak</i>	<i>Sawtimber</i>	3.7	MBF		
	<i>Red Oak</i>	<i>Pulpwood</i>	5	Cords		
	<i>White Oak</i>		4	Cords		
	Red Pine		15	Cords		
	<i>Red Pine</i>	<i>Sawtimber</i>	3.0	MBF		
	<i>Red Pine</i>	<i>Pulpwood</i>	9	Cords		
	White Pine		92	Cords		
TOTAL:			53.7	MBF		
TOTAL:			502	Cords		

Sale Specific Conditions & Requirements

Sale Name: South Branch Ferns

Sale Number: 61-046-25 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, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all jack pine, aspen, red maple and black cherry are designated for harvest, regardless of merchantability.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint above and below stump height.

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.

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
61-046-25

Date
09/03/2025

Forest Management Unit	County	Mapped By: Patrick Cotant
Traverse City Mgt Unit	Grand Traverse	Cruised By: Cotant, Ventimiglia

Scale	Page	Of
1:7,920	1	1

Township	Range	Section(s) and Subdivision(s)
26N	09W	Sec. 2 N1/2NW,NWNE;

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	17.4
2	18.3

South Branch Ferns

35.7 Acres

