



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7787**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on May 14, 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:

Kinney Creek Overlook (61-047-25) / T26N, R13W, SEC. 20, N1/2NE, SENE, SESW, SE.
T26N, R13W, SEC. 21, SWNW.
T26N, R13W, SEC. 29, NESE.

Benzie County, Advertised Price \$108,398.15, 129.8 Acres, Aspen, White Pine.

TIMBER SALE INFORMATION

Kinney Creek Overlook (61-047-25)
T26N, R13W, SEC. 20; T26N, R13W, SEC. 21; T26N, R13W, SEC. 29.
Benzie County (Advertised Price \$108,398.15)

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		
Mixed Aspen	198.0 MBF	\$ 119.00 / MBF
Red Maple	28.1 MBF	\$ 100.00 / MBF
Red Oak	24.5 MBF	\$ 144.00 / MBF
Sugar Maple	5.4 MBF	\$ 167.00 / MBF
White Pine	89.1 MBF	\$ 84.00 / MBF
Pulpwood		
Black Cherry	60 Cords	\$ 16.65 / Cord
Mixed Aspen	2,053 Cords	\$ 24.75 / Cord
Red Maple	258 Cords	\$ 16.65 / Cord
Red Oak	30 Cords	\$ 30.55 / Cord
Sugar Maple	86 Cords	\$ 16.65 / Cord
White Pine	427 Cords	\$ 27.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.68 percent. There are an estimated 3,722 cords on this timber sale, plus or minus 509 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 \$5,419.91 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	15.9%
02	23.7%
03	30.6%
04	29.8%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
294,014	3,722	13.68%	3,212	4,231

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
45	53,756	680	31.81%	464	897
55	71,243	902	30.71%	625	1,179
56	91,495	1,158	25.70%	860	1,456
75	77,520	981	24.33%	742	1,220
TOTAL:	294,014	3,722		2,692	4,752

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	Mixed Aspen	Sawtimber	12.3	MBF	19.4	\$17,234.05	
	<i>B. T. Aspen</i>		12.3	<i>MBF</i>			
	Red Maple		13.9	MBF			
	Sugar Maple		5.4	MBF			
	White Pine		13.6	MBF			
	Black Cherry		Pulpwood	50			Cords
	Mixed Aspen			249			Cords
	<i>B. T. Aspen</i>			102			<i>Cords</i>
	<i>Quaking Aspen</i>			147			<i>Cords</i>
	Red Maple			120			Cords
	Sugar Maple			86			Cords
	White Pine			70			Cords
	2			Mixed Aspen			Sawtimber
<i>B. T. Aspen</i>		10.3	<i>MBF</i>				
<i>Quaking Aspen</i>		16.6	<i>MBF</i>				
White Pine		50.7	MBF				
Mixed Aspen		Pulpwood	525	Cords			
<i>B. T. Aspen</i>			284	<i>Cords</i>			
<i>Quaking Aspen</i>			241	<i>Cords</i>			
Red Maple			13	Cords			
White Pine			183	Cords			
3			Mixed Aspen	Sawtimber	63.3	MBF	
	<i>B. T. Aspen</i>	63.3	<i>MBF</i>				
	Red Maple	3.1	MBF				
	White Pine	22.0	MBF				
	Black Cherry	Pulpwood	10		Cords		
	Mixed Aspen		748		Cords		
	<i>B. T. Aspen</i>		714		<i>Cords</i>		
	<i>Quaking Aspen</i>		34		<i>Cords</i>		
	Red Maple		38		Cords		
	White Pine		154		Cords		
	4		Mixed Aspen		Sawtimber	95.5	MBF
<i>B. T. Aspen</i>		95.5	<i>MBF</i>				
Red Maple		11.1	MBF				
Red Oak		24.5	MBF				
White Pine		2.8	MBF				
Mixed Aspen		Pulpwood	531	Cords			
<i>B. T. Aspen</i>			531	<i>Cords</i>			
Red Maple			87	Cords			
Red Oak			30	Cords			
White Pine			20	Cords			
TOTAL:			345.1	MBF			
TOTAL:			2,914	Cords			

Sale Specific Conditions & Requirements

Sale Name: Kinney Creek Overlook

Sale Number: 61-047-25 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 and red paint. Also, Hulbert road serves as east boundary for units 1, 2, and 3 in some portions. Turtle lake road and Cinder road also serve as a sale boundary in some portions for unit 4 (see map). Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, 2, and 3, all aspen, maple, white pine and cherry trees that are two (2) inches or more at DBH are designated for cutting, EXCEPT trees marked with green paint above and below stump height. Also, protect sub-merchantable white pine from damage as much as possible. Within Payment Unit 4, all aspen, maple, cherry and red oak trees regardless of merchantability are designated for cutting, EXCEPT trees marked with green paint above and below stump height.

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.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1, 3, 4, all wood must be removed by, tree segment, or roundwood. No chipping is permitted. tops may not be chipped.

2.2.10 - No Chipping Tops and Limbs (8/16)

Within Payment Unit(s) 2, chipping of the bole, two (2) inches in diameter or greater, is allowed. Chipping of limbs or portions of the tree less than two (2) inches in diameter is not permitted. Limbs and the remaining top must be left on site and scattered.

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 area 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

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

Within Payment Units 1-4, 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.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1-4, leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably of maple or white pine. These trees should be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

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

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



TIMBER SALE MAP

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

Sale Number	Date	
61-047-25	02/09/2026	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: Craig Allen
Traverse City Mgt Unit	Benzie	Cruised By: Allen, Ventmiglia, Cotant

Township	Range	Section(s) and Subdivision(s)
26N	13W	Sec. 20 N1/2NE,SENE,SESW,SE; Sec. 21 SWNW; Sec. 29 NESE;

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

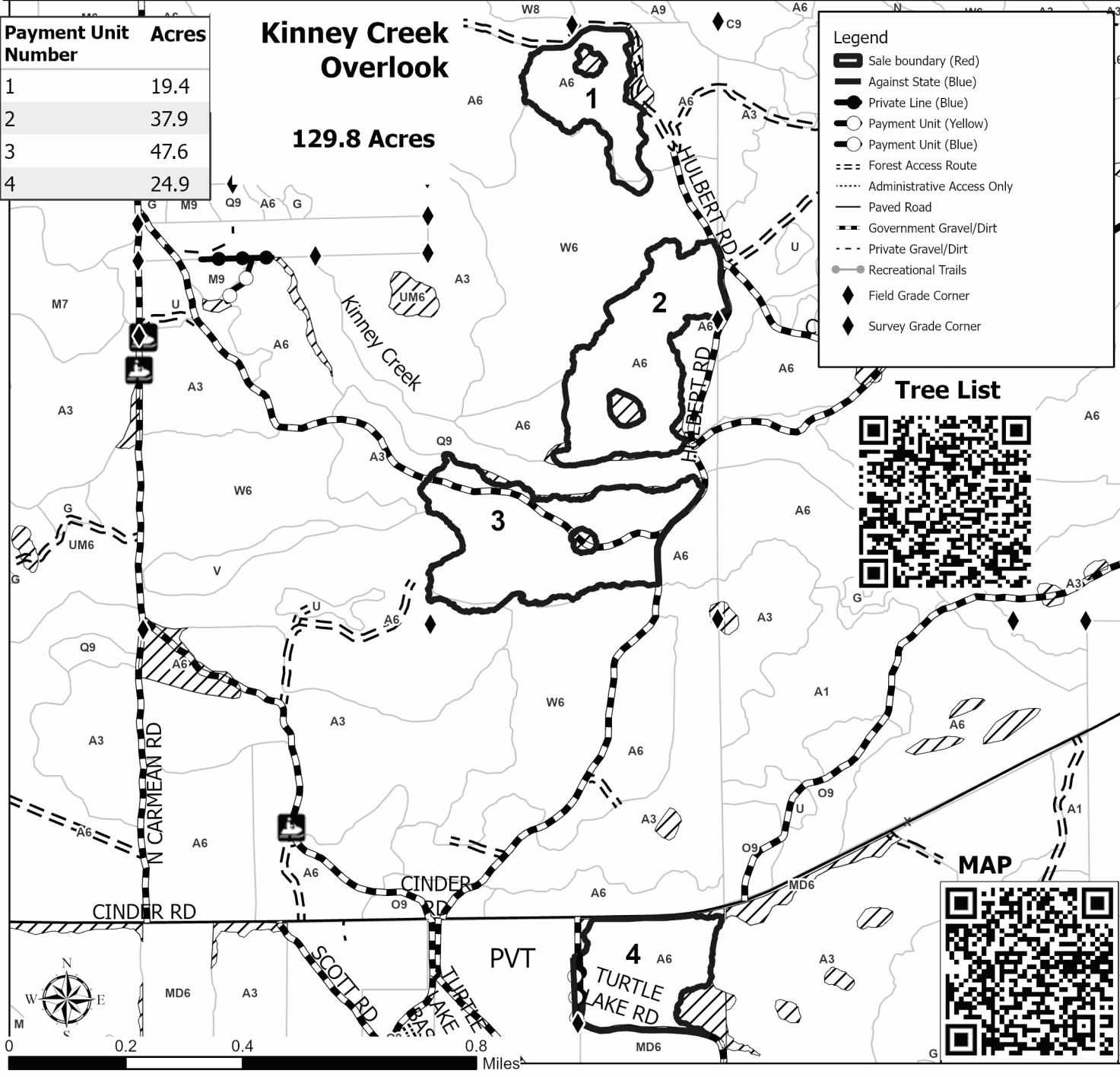
Payment Unit Number	Acres
1	19.4
2	37.9
3	47.6
4	24.9

Kinney Creek Overlook
129.8 Acres

Legend

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

Tree List

MAP

