



**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:

Carmean Corridor Cut (61-048-25) / T26N, R13W, SEC. 19, NENE,NWSE.

T26N, R13W, SEC. 20, S1/2NW,N1/2SW.

T26N, R13W, SEC. 30, N1/2NE.

Benzie County, Advertised Price \$45,106.75, 106.1 Acres, Aspen, White Pine.

SALE NOTE: Prospective purchasers who need the link for the tree list cruise data must contact the forester.

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

Carmean Corridor Cut (61-048-25)

T26N, R13W, SEC. 19; T26N, R13W, SEC. 20; T26N, R13W, SEC. 30.

Benzie County (Advertised Price \$45,106.75)

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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		
Basswood	10.9 MBF	\$ 88.00 / MBF
Beech	0.8 MBF	\$ 142.00 / MBF
Black Cherry	1.0 MBF	\$ 127.00 / MBF
Mixed Aspen	96.6 MBF	\$ 119.00 / MBF
Red Maple	24.0 MBF	\$ 100.00 / MBF
White Pine	47.1 MBF	\$ 84.00 / MBF
Pulpwood		
Mixed Aspen	631 Cords	\$ 24.75 / Cord
Mixed Hardwood	79 Cords	\$ 16.65 / Cord
Red Maple	97 Cords	\$ 16.65 / Cord
White Pine	275 Cords	\$ 27.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 21.28 percent. There are an estimated 1,504 cords on this timber sale, plus or minus 320 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 \$2,255.34 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	0.6%
02	3.0%
03	31.2%
04	34.0%
05	31.2%

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
118,845	1,504	21.28%	1,184	1,825

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
12	1,309	17	69.64%	5	28
19	3,952	50	79.12%	10	90
22	77,305	979	24.31%	741	1,216
24	36,279	459	47.50%	241	677
TOTAL:	118,845	1,504		997	2,011

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 Hardwood <i>Black Cherry</i>	Pulpwood	17	Cords	24.0	\$283.05
			17	<i>Cords</i>		
2	Beech Red Maple Mixed Hardwood <i>Beech</i> <i>Black Cherry</i> Red Maple	Sawtimber	0.8	MBF	3.3	\$1,359.75
			7.3	MBF		
		Pulpwood	7	Cords		
			4	<i>Cords</i>		
			3	<i>Cords</i>		
24	Cords					
3	Mixed Aspen <i>B. T. Aspen</i> Red Maple White Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> Red Maple White Pine	Sawtimber	34.1	MBF	20.3	\$14,068.25
			34.1	<i>MBF</i>		
			2.2	MBF		
			14.8	MBF		
		Pulpwood	219	Cords		
			104	<i>Cords</i>		
			115	<i>Cords</i>		
			10	Cords		
			10	<i>Cords</i>		
			4	Cords		
			106	Cords		
4	Basswood Black Cherry Mixed Aspen <i>Quaking Aspen</i> Red Maple White Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Basswood</i> <i>Black Cherry</i> Red Maple White Pine	Sawtimber	5.7	MBF	30.5	\$15,338.35
			0.5	MBF		
			32.6	MBF		
			32.6	<i>MBF</i>		
			7.6	MBF		
			16.8	MBF		
		Pulpwood	215	Cords		
			215	<i>Cords</i>		
			24	Cords		
			8	<i>Cords</i>		
			16	<i>Cords</i>		
			36	Cords		
			88	Cords		
5	Basswood Black Cherry Mixed Aspen <i>Quaking Aspen</i> Red Maple White Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Basswood</i> <i>Black Cherry</i> Red Maple White Pine	Sawtimber	5.2	MBF	28.0	\$14,057.35
			0.5	MBF		
			29.9	MBF		
			29.9	<i>MBF</i>		
			6.9	MBF		
			15.5	MBF		
		Pulpwood	197	Cords		
			197	<i>Cords</i>		
			21	Cords		
			7	<i>Cords</i>		
			14	<i>Cords</i>		
			33	Cords		
			81	Cords		
TOTAL:			180.4	MBF		
TOTAL:			1,082	Cords		

Sale Specific Conditions & Requirements

Sale Name: Carmean Corridor Cut

Sale Number: 61-048-25 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 paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Also, the forest road that divides unit 4 and 5 is the Payment Unit boundary. 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. Also, Carmean road is the east boundary for unit 1, 4 and 5. Brownell road is the north boundary of unit 1. See map.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

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

Within Payment Unit(s) 1, all trees are designated for cutting regardless of merchantability EXCEPT trees marked with green paint above and below stump height. Within Payment Units 3 cut 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 and 5 cut all aspen, maple, basswood and cherry. Also, cut all white pine 4.6 inch DBH to 20 inch DBH. Protect sub-merchantable (less than 4.6 inch DBH) white pine from damage as much as possible. Within Payment unit 4 and 5 do not cut any trees marked with green paint above and below stump height.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

Payment Unit 1 must be chip harvested to facilitate subsequent planting operations. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter does not apply (G. C. & R. 2.2). This is because the area will be trenched and planted.

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.

2.2.11 - Chipping Restriction (9/14)

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

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 2, 3, 4, and 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.

5.2.4 - 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) 3, 4 and 5 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 will 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.

5.2.31 - Landing Locations (9/13)

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.

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. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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 the Platte River snowmobile trail 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. The Purchaser will provide these signs.



TIMBER SALE MAP

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

Sale Number
61-048-25

Date
09/30/2025

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

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
26N	13W	Sec. 19 NENE,NWSE; Sec. 20 S1/2NW,N1/2SW; Sec. 30 N1/2NE;

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	24
2	3.3
3	20.3
4	30.6
5	28

Carmean Corridor Cut

106.1 Acres

