



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7740**

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on February 19, 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:

Forgotten Mix (61-052-25) / T27N, R14W, SEC. 11, NWNW,S1/2NW,NESW.

T27N, R14W, SEC. 14, SWNW,SW.

T27N, R14W, SEC. 2 , NWSW,S1/2SW.

Benzie County, Advertised Price \$57,671.70, 86.2 Acres, Aspen, Hardwood.

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

Forgotten Mix (61-052-25)

T27N, R14W, SEC. 11; T27N, R14W, SEC. 14; T27N, R14W, SEC. 2.

Benzie County (Advertised Price \$57,671.70)

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	162.9	MBF	\$ 110.00 / MBF
Basswood	10.7	MBF	\$ 81.00 / MBF
Beech	9.8	MBF	\$ 136.00 / MBF
Black Cherry	31.4	MBF	\$ 124.00 / MBF
Red Maple	97.7	MBF	\$ 87.00 / MBF
Red Pine	25.0	MBF	\$ 122.00 / MBF
Sugar Maple	35.8	MBF	\$ 184.00 / MBF
Pulpwood			
B. T. Aspen	120	Cords	\$ 21.65 / Cord
Basswood	46	Cords	\$ 9.95 / Cord
Mixed Hardwood	548	Cords	\$ 15.50 / Cord
Red Pine	76	Cords	\$ 51.95 / Cord
White Spruce	3	Cords	\$ 8.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.78 percent. There are an estimated 1,666 cords on this timber sale, plus or minus 263 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 \$2,883.59 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	3.2%
02	0.8%
03	12.1%
04	5.2%
05	41.7%
06	37.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 04/15/2029.

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
131,602	1,666	15.78%	1,403	1,929

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	6,483	82	53.62%	38	126
31	1,512	19	89.73%	2	36
38	10,650	135	29.41%	95	174
43	5,336	68	51.20%	33	102
52	49,396	625	28.57%	447	804
71	58,224	737	25.62%	548	926
TOTAL:	131,602	1,666		1,163	2,169

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	1.0	MBF	15.0	\$1,869.10			
	Black Cherry		1.3	MBF					
	Sugar Maple		3.6	MBF					
	B. T. Aspen	Pulpwood	6	Cords					
	Basswood		28	Cords					
	Mixed Hardwood		34	Cords					
	Black Cherry		3	Cords					
	Ironwood		14	Cords					
	Sugar Maple		17	Cords					
2	B. T. Aspen	Sawtimber	2.3	MBF	11.0	\$466.55			
	B. T. Aspen	Pulpwood	3	Cords					
	Mixed Hardwood		8	Cords					
	Black Cherry		3	Cords					
	Ironwood		2	Cords					
	Sugar Maple		3	Cords					
	White Spruce		3	Cords					
	White Spruce	Sawtimber	1.1	MBF					
	White Spruce	Pulpwood	1	Cords					
	3	Red Pine	Sawtimber	25.0			MBF	6.6	\$6,998.20
Red Pine		Pulpwood	76	Cords					
4	B. T. Aspen	Sawtimber	1.3	MBF	7.5	\$2,973.65			
	Black Cherry		5.4	MBF					
	Sugar Maple		9.1	MBF					
	B. T. Aspen	Pulpwood	1	Cords					
	Mixed Hardwood		30	Cords					
	Black Cherry		4	Cords					
	Ironwood		3	Cords					
	Sugar Maple		23	Cords					
5	B. T. Aspen	Sawtimber	128.9	MBF	11.4	\$24,047.25			
	Basswood		10.7	MBF					
	Black Cherry		7.1	MBF					
	Sugar Maple		23.1	MBF					
	B. T. Aspen	Pulpwood	71	Cords					
	Basswood		18	Cords					
	Mixed Hardwood		139	Cords					
	Ironwood	Sawtimber	1.0	MBF					
	Beech	Pulpwood	6	Cords					
	Black Cherry		14	Cords					
	Ironwood		8	Cords					
	Sugar Maple		109	Cords					
	6	B. T. Aspen	Sawtimber	29.4			MBF	34.7	\$21,316.95
Beech			9.8	MBF					
Black Cherry			17.6	MBF					
Red Maple			97.7	MBF					
B. T. Aspen		Pulpwood	39	Cords					
Mixed Hardwood			337	Cords					
Beech			28	Cords					
Black Cherry			35	Cords					
Ironwood			7	Cords					
Red Maple			252	Cords					
Sugar Maple			15	Cords					
TOTAL:			373.3	MBF					
TOTAL:			793	Cords					

Sale Specific Conditions & Requirements

Sale Name: Forgotten Mix

Sale Number: 61-052-25 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 paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with green paint; no harvesting activities may occur within these areas. 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

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 5, cut all trees that are two (2) inches or more at DBH, except for any green marked leave trees. Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected. Additionally, 1-2 hardwood trees per acre that are greater than 10 inches DBH must be cut and left as coarse woody debris (Spec 5.2.4.4).

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

Within Payment Unit(s) 1-4 & 6, are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all aspen trees which meet minimum piece specifications in 2.2 Utilization within Payment Units 1, 2, 4 and 6.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit(s) 1-6. 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) 1-6, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

3 - Payments

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$100 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber. Special protection trees are located in Payment Unit 5.

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

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 2, 4 and 6, 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.

5.2.4 - 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) 5 leave 1-2, 10" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every acre, preferably a hardwood species, unless no hardwoods are present. These trees will be evenly scattered throughout the Payment Unit, at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable tree.

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 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 for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. This means maintaining and restoring to a condition equal to or better than before the sale. 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. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline.

5.8 - Protection of Endangered Species

5.8.3 - Red-shouldered Hawk or Goshawk (1) (1/25)

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Oviatt Rd or Fowler Rd prior to beginning operations. The road 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the 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
61-052-25Date
09/29/2025

Forest Management Unit		County	Mapped By: Hurin	Scale 1:10,000	Page 1	Of 2
Traverse City Mgt Unit		Benzie	Cruised By: Hurin, Ventimiglia			
Township 27N	Range 14W	Section(s) and Subdivision(s) Sec. 11 NWNW,S1/2NW,NESW; Sec. 14 SWNW,SW; Sec. 2 NWSW,S1/2SW;				

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

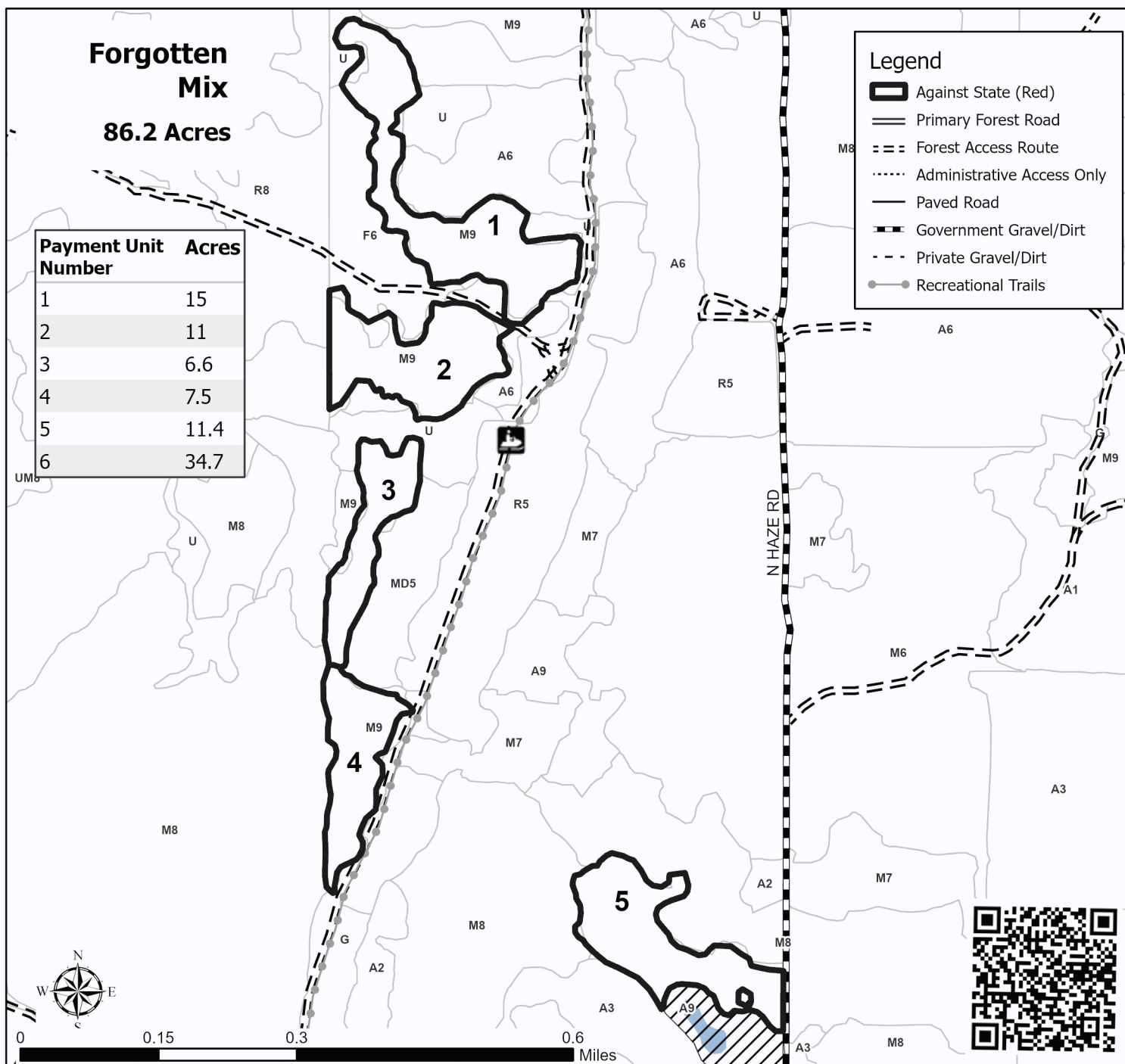
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Forgotten Mix
86.2 Acres

Payment Unit Number	Acres
1	15
2	11
3	6.6
4	7.5
5	11.4
6	34.7

Legend

- Against State (Red)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails



**TIMBER SALE MAP**

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

Sale Number
61-052-25Date
01/09/2026

Forest Management Unit

County

Mapped By: Hurin

Scale

Page

Of

Traverse City Mgt Unit

Benzie

Cruised By: Hurin, Cotant

1:7,920

2

2

Township

Range

Section(s) and

27N

14W

Subdivision(s)

Sec. 11 NWNW,S1/2NW,NESW; Sec. 14 SWNW,SW; Sec. 2 NWSW,S1/2SW;

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

**Forgotten
Mix
86.2 Acres**

Payment Unit Number	Acres
1	15
2	11
3	6.6
4	7.5
5	11.4
6	34.7

Legend

- Against State (Red)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails

Tree List



Map

