



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7776**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on May 7, 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:

Black Coffee Aspen (61-104-26) / T27N, R05W, SEC. 14, SESW.

T27N, R05W, SEC. 22, E1/2NE.

T27N, R05W, SEC. 23, NW,W1/2NE,N1/2SW,SESW.

Kalkaska County, Advertised Price \$58,637.30, 126.5 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Black Coffee Aspen (61-104-26)
T27N, R05W, SEC. 14; T27N, R05W, SEC. 22; T27N, R05W, SEC. 23.
Kalkaska County (Advertised Price \$58,637.30)

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		
Black Cherry	21.5 MBF	\$ 127.00 / MBF
Red Maple	16.7 MBF	\$ 100.00 / MBF
Red Pine	8.8 MBF	\$ 137.00 / MBF
White Pine	44.5 MBF	\$ 84.00 / MBF
Pulpwood		
Black Cherry	370 Cords	\$ 16.65 / Cord
Jack Pine	21 Cords	\$ 13.40 / Cord
Mixed Aspen	1,129 Cords	\$ 24.75 / Cord
Mixed Hardwood	22 Cords	\$ 16.65 / Cord
Red Maple	227 Cords	\$ 16.65 / Cord
Red Pine	26 Cords	\$ 60.10 / Cord
White Pine	337 Cords	\$ 27.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.54 percent. There are an estimated 2,345 cords on this timber sale, plus or minus 412 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 \$2,931.87 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	64.8%
02	10.6%
03	24.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

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
185,263	2,345	17.54%	1,934	2,757

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
62	160,299	2,029	19.86%	1,626	2,432
64	24,964	316	28.77%	225	407
TOTAL:	185,263	2,345		1,851	2,839

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	Black Cherry	Sawtimber	13.0	MBF	60.0	\$38,012.35
	Red Maple		10.7	MBF		
	Red Pine		6.4	MBF		
	White Pine		32.2	MBF		
	Black Cherry	Pulpwood	111	Cords		
	Jack Pine		14	Cords		
	Mixed Aspen		772	Cords		
	<i>B. T. Aspen</i>		286	Cords		
	<i>Quaking Aspen</i>		486	Cords		
	Mixed Hardwood		17	Cords		
	<i>Beech</i>		7	Cords		
	<i>Ironwood</i>		3	Cords		
	<i>Red Oak</i>		4	Cords		
	<i>Sugar Maple</i>		3	Cords		
	Red Maple		149	Cords		
	Red Pine		19	Cords		
	White Pine		244	Cords		
2	Black Cherry	Sawtimber	3.5	MBF	43.7	\$6,204.60
	Red Maple		2.0	MBF		
	Black Cherry	Pulpwood	217	Cords		
	Jack Pine		1	Cords		
	Mixed Aspen		64	Cords		
	<i>Quaking Aspen</i>		64	Cords		
	Red Maple		21	Cords		
3	Black Cherry	Sawtimber	5.0	MBF	22.8	\$14,420.35
	Red Maple		4.0	MBF		
	Red Pine		2.4	MBF		
	White Pine		12.3	MBF		
	Black Cherry	Pulpwood	42	Cords		
	Jack Pine		6	Cords		
	Mixed Aspen		293	Cords		
	<i>B. T. Aspen</i>		108	Cords		
	<i>Quaking Aspen</i>		185	Cords		
	Mixed Hardwood		5	Cords		
	<i>Beech</i>		2	Cords		
	<i>Ironwood</i>		1	Cords		
	<i>Red Oak</i>		1	Cords		
	<i>Sugar Maple</i>		1	Cords		
	Red Maple		57	Cords		
	Red Pine		7	Cords		
	White Pine		93	Cords		
TOTAL:			91.5	MBF		
TOTAL:			2,132	Cords		

Sale Specific Conditions & Requirements

Sale Name: Black Coffee Aspen

Sale Number: 61-104-26 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. 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. 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

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

Within Payment Unit(s) 1, 2 and 3, cut all trees that are two (2) inches or more at DBH, except for the following:

Payment Unit 1 - due not cut any green marked trees. In addition to green marked trees protect all red pine, white pine, and all oak under 4.5 inches in DBH.

Payment Unit 2 - due not cut any white pine, red pine, red oak, white oak or green mark trees regardless of size, these will be protected during all harvest activates.

Payment Unit 3 - due not cut any hemlock or green marked trees. In addition to hemlock and green marked trees, protect all sugar maple and oak under 4.5 inches in DBH.

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.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1, 2 and 3 may be divided at the request of the Purchaser and upon approval of the Unit Manager. Dividing Payment Units is a contract modification which requires a Timber Sale Contract Amendment. There will be only one division per Payment Unit.

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesigned live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, if more than 30% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged. See spec 2.1.1 for advanced regeneration that is protected in in each Payment Unit.

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 any oak, pine, or maple within sale area that is greater then 30 inches at DBH (These trees should have green marks, but if one was missed this spec applies). If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay triple the value of the tree based on bid price as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesigned timber.

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.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary county road permits that may be required.

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.

4.2 - Maintenance

4.2.5 - Two Wheel Drive Condition (2/04)

All existing trail roads on and adjacent to the Sale Area must be passable by two-wheel drive traffic for the duration of the sale.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

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.

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Units 1, 2, and 3, 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.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and Down Creation, Hare and Grouse (1/25)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two trees, nine (9) inches or larger in diameter on the ground for every two (2) acres. They should be scattered throughout the sale or positioned per the Sale Administrator's instructions. six (6) feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

5.2.32 - Decking/Landing Restoration (9/13)

All decking and landing areas must have the surface area restored to a condition equal to or better than before. This is to ensure the proper regeneration of the stand. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

5.2.43 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with the letter "G". Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

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.

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 road name 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.



TIMBER SALE MAP

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

Sale Number
61-104-26

Date
10/23/2025

Forest Management Unit	County	Mapped By: Tom Peterson
Traverse City Mgt Unit	Kalkaska	Cruised By: Tom Peterson

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
27N	05W	Sec. 14 SESW; Sec. 22 E1/2NE; Sec. 23 NW,W1/2NE,N1/2SW,SESW;

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	60
2	43.7
3	22.8

Black Coffee Aspen

126.5

Legend

- Payment Unit
- Nearby Timber Sale
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Recreational Trails
- Field Grade Corner
- Berm

