



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7877**

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on August 24, 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:

Fife Lake Legacy (61-005-26) / T25N, R09W, SEC. 28, NWNW,S1/2NW,SWNE,SW,N1/2SE.

T25N, R09W, SEC. 29, SENW,NENE,S1/2NE,E1/2SW,SE.

Grand Traverse County, Advertised Price \$407,184.00, 304.0 Acres, Hardwood, Red Pine.

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

Fife Lake Legacy (61-005-26)

T25N, R09W, SEC. 28; T25N, R09W, SEC. 29.

Grand Traverse County (Advertised Price \$407,184.00)

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		
Black/Red (Hybrid) Oak	51.3 MBF	\$ 96.00 / MBF
Mixed Aspen	13.2 MBF	\$ 107.00 / MBF
Northern Pin Oak	4.8 MBF	\$ 96.00 / MBF
Red Pine	1,802.4 MBF	\$ 130.00 / MBF
White Oak	204.4 MBF	\$ 93.00 / MBF
White Pine	175.6 MBF	\$ 80.00 / MBF
Pulpwood		
Jack Pine	14 Cords	\$ 11.50 / Cord
Mixed Aspen	5 Cords	\$ 22.05 / Cord
Mixed Oak	106 Cords	\$ 29.55 / Cord
Red Maple	91 Cords	\$ 14.55 / Cord
Red Pine	2,056 Cords	\$ 52.40 / Cord
White Oak	481 Cords	\$ 29.55 / Cord
White Pine	267 Cords	\$ 23.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 7.99 percent. There are an estimated 8,294 cords on this timber sale, plus or minus 663 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 \$20,359.20 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	19.0%
02	16.3%
03	13.6%
04	17.8%
05	11.4%
06	12.6%
07	9.3%

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
655,187	8,294	7.99%	7,630	8,957

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
13	312,564	3,957	11.13%	3,516	4,397
34	342,623	4,337	11.50%	3,838	4,836
TOTAL:	655,187	8,294		7,354	9,233

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/Red (Hybrid	Sawtimber	14.5	MBF	44.3	\$77,231.45
	<i>Red Oak</i>		14.5	<i>MBF</i>		
	Red Pine	Pulpwood	358.1	MBF		
	White Oak		19.6	MBF		
	White Pine		20.4	MBF		
	Mixed Oak		21	Cords		
	<i>Red Oak</i>		21	<i>Cords</i>		
	Red Maple		20	Cords		
	Red Pine		421	Cords		
	White Oak		59	Cords		
	White Pine		47	Cords		
2	Black/Red (Hybrid	Sawtimber	12.5	MBF	38.0	\$66,328.80
	<i>Red Oak</i>		12.5	<i>MBF</i>		
	Red Pine	Pulpwood	307.1	MBF		
	White Oak		16.8	MBF		
	White Pine		17.5	MBF		
	Mixed Oak		19	Cords		
	<i>Red Oak</i>		19	<i>Cords</i>		
	Red Maple		18	Cords		
	Red Pine		362	Cords		
	White Oak		50	Cords		
	White Pine		41	Cords		
3	Black/Red (Hybrid	Sawtimber	10.4	MBF	31.8	\$55,503.25
	<i>Red Oak</i>		10.4	<i>MBF</i>		
	Red Pine	Pulpwood	257.0	MBF		
	White Oak		14.0	MBF		
	White Pine		14.7	MBF		
	Mixed Oak		16	Cords		
	<i>Red Oak</i>		16	<i>Cords</i>		
	Red Maple		15	Cords		
	Red Pine		303	Cords		
	White Oak		42	Cords		
	White Pine		34	Cords		
4	Black/Red (Hybrid	Sawtimber	4.9	MBF	66.0	\$72,353.65
	<i>/Red (Hybrid) Oak</i>		4.9	<i>MBF</i>		
	Mixed Aspen	Pulpwood	4.5	MBF		
	<i>B. T. Aspen</i>		3.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		1.0	<i>MBF</i>		
	Northern Pin Oak		1.6	MBF		
	Red Pine		305.9	MBF		
	White Oak		53.4	MBF		
	White Pine		42.8	MBF		
	Jack Pine		5	Cords		
	Mixed Aspen		2	Cords		
	<i>B. T. Aspen</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		1	<i>Cords</i>		
	Mixed Oak		18	Cords		
	<i>/Red (Hybrid) Oak</i>		15	<i>Cords</i>		
	<i>Northern Pin Oak</i>		3	<i>Cords</i>		
	Red Maple		13	Cords		
	Red Pine		337	Cords		
	White Oak		115	Cords		
	White Pine		51	Cords		
5	Black/Red (Hybrid	Sawtimber	3.1	MBF	42.5	\$46,572.75
	<i>/Red (Hybrid) Oak</i>		3.1	<i>MBF</i>		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Aspen	Sawtimber	3.0	MBF		
	<i>B. T. Aspen</i>		2.3	<i>MBF</i>		
	<i>Quaking Aspen</i>		0.7	<i>MBF</i>		
	Northern Pin Oak	Pulpwood	1.1	MBF		
	Red Pine		197.0	MBF		
	White Oak		34.5	MBF		
	White Pine		27.5	MBF		
	Jack Pine		3	Cords		
	Mixed Aspen		1	Cords		
	<i>B. T. Aspen</i>		1	<i>Cords</i>		
	Mixed Oak		11	Cords		
	<i>/Red (Hybrid) Oak</i>		9	<i>Cords</i>		
	<i>Northern Pin Oak</i>		2	<i>Cords</i>		
	Red Maple		9	Cords		
	Red Pine		217	Cords		
	White Oak		74	Cords		
	White Pine		32	Cords		
6	Black/Red (Hybrid)	Sawtimber	3.4	MBF	46.8	\$51,263.95
	<i>/Red (Hybrid) Oak</i>		3.4	<i>MBF</i>		
	Mixed Aspen		3.3	MBF		
	<i>B. T. Aspen</i>	Pulpwood	2.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		0.8	<i>MBF</i>		
	Northern Pin Oak		1.2	MBF		
	Red Pine		216.9	MBF		
	White Oak		38.0	MBF		
	White Pine		30.3	MBF		
	Jack Pine		3	Cords		
	Mixed Aspen		1	Cords		
	<i>B. T. Aspen</i>		1	<i>Cords</i>		
	Mixed Oak		12	Cords		
	<i>/Red (Hybrid) Oak</i>		10	<i>Cords</i>		
	<i>Northern Pin Oak</i>		2	<i>Cords</i>		
	Red Maple		9	Cords		
	Red Pine		239	Cords		
	White Oak		81	Cords		
	White Pine		36	Cords		
7	Black/Red (Hybrid)	Sawtimber	2.5	MBF	34.6	\$37,930.15
	<i>/Red (Hybrid) Oak</i>		2.5	<i>MBF</i>		
	Mixed Aspen		2.4	MBF		
	<i>B. T. Aspen</i>	Pulpwood	1.8	<i>MBF</i>		
	<i>Quaking Aspen</i>		0.6	<i>MBF</i>		
	Northern Pin Oak		0.9	MBF		
	Red Pine		160.4	MBF		
	White Oak		28.1	MBF		
	White Pine		22.4	MBF		
	Jack Pine		3	Cords		
	Mixed Aspen		1	Cords		
	<i>B. T. Aspen</i>		1	<i>Cords</i>		
	Mixed Oak		9	Cords		
	<i>/Red (Hybrid) Oak</i>		8	<i>Cords</i>		
	<i>Northern Pin Oak</i>		1	<i>Cords</i>		
	Red Maple		7	Cords		
	Red Pine		177	Cords		
	White Oak		60	Cords		
	White Pine		26	Cords		

TOTAL:	2,251.7	MBF
TOTAL:	3,020	Cords

Sale Specific Conditions & Requirements

Sale Name: Fife Lake Legacy

Sale Number: 61-005-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked in red paint. Interior Payment Unit boundaries are two tracks and walking trails as shown on timber sale map. 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

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

Within Payment Unit(s) 1 -7, cut all trees that are one (1) inches or more at DBH, except any trees marked in GREEN paint. As well leave all trees 4 inches in diameter and under within 15 feet of either side of the North Country Hiking trail. (see map for location of hiking trail)

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

This sale must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled.

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

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.

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 3 days in advance to schedule the conference.

5.2 - Conduct of Operations

5.2.40 - Pathway Protection (10/10)

The North Country hiking trail cuts along border of PUs 5 and 6 as shown on the Timber Sale Map. Do not cut trees or damage posts with orange pathway markers. Maintain a 15-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. A well leave all trees 4 inches in diameter and smaller within 15 feet of either side of hiking trail. Do not

run equipment down the pathway. Skidding across the trail may only occur in locations approved by the Sale Administrator.

5.4 - Soil Protection

5.4.1 - Rutting Restriction, General (7/16)

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 timber access roads near landings 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the North County Hiking trail (see map for location) prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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.

Forest Management Unit		County	Mapped By: Ventimiglia			Sale Number	Date	
Traverse City Mgt Unit		Grand Traverse	Cruised By: Ventimiglia/ Cotant			61-005-26	1	05/20/2026
Township		Range	Section(s) and Subdivision(s)			Scale	Page	Of
25N		09W	Sec. 28 NWNW,S1/2NW,SWNE,SW,N1/2SE; Sec. 29 SENW,NENE,S1/2NE,E1/2SW,SE;			1:15,840	1	1

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	Payment Unit Number	Acres
1	44.4	5	42.5
2	38	6	46.8
3	31.8	7	34.6
4	66		

Fife Lake Legacy

UM9

304.0 Acres**Legend**

- Sale Boundary (Red)
- Stand
- Retention Areas
- Lakes and Rivers
- Payment Unit (Road/Trails)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Railroads
- Berm

