



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN**

TIMBER SALE PROSPECTUS #7896

REVISION NOTICE #2 - September 16, 2026

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on Thursday, October 29, 2026**

LOCATION: **TRAVERSE CITY MGMT UNIT, 2122 M 37 South, Traverse City, MI 49685**

This prospectus has been modified with the following changes.

Shifted bid date due to bid openings in other units.

The scheduled bid date and time have been changed. The scheduled bid date and time were Wednesday, September 30 2026 11:00 AM (local time) and have been changed to Thursday, October 29 2026 11:00 AM (local time).

We apologize for any inconvenience this may have caused. If you need assistance, please contact Matthew Edison at 906-291-0095.



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN

TIMBER SALE PROSPECTUS #7896

REVISION NOTICE #1 - September 9, 2026

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on Wednesday, September 30, 2026**

LOCATION: **TRAVERSE CITY MGMT UNIT, 2122 M 37 South, Traverse City, MI 49685**

This prospectus has been modified with the following changes:

The Timber Sale Map for **Grade Timber** (61-006-26) has been updated. Please use the attached sale map when bidding on this sale and disregard the original sale map sent with the prospectus.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Matthew Edison at 906-291-0095.

TIMBER SALE MAP

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

Sale Number
61-006-26

Date
06/24/2026

Forest Management Unit		County	Mapped By: Ventimiglia	Scale 1:15,840	Page 1	Of 1
Traverse City Mgt Unit		Grand Traverse	Cruised By: Ventimiglia /Cotant			
Township 25N	Range 09W	Section(s) and Subdivision(s) Sec. 27 NESW,S1/2SW,SE; Sec. 34 N1/2NE,NESW,S1/2SW;				

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Mixedland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Lowland 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	22	4	53
2	13.7	5	34.5
3	17.4	6	19.3

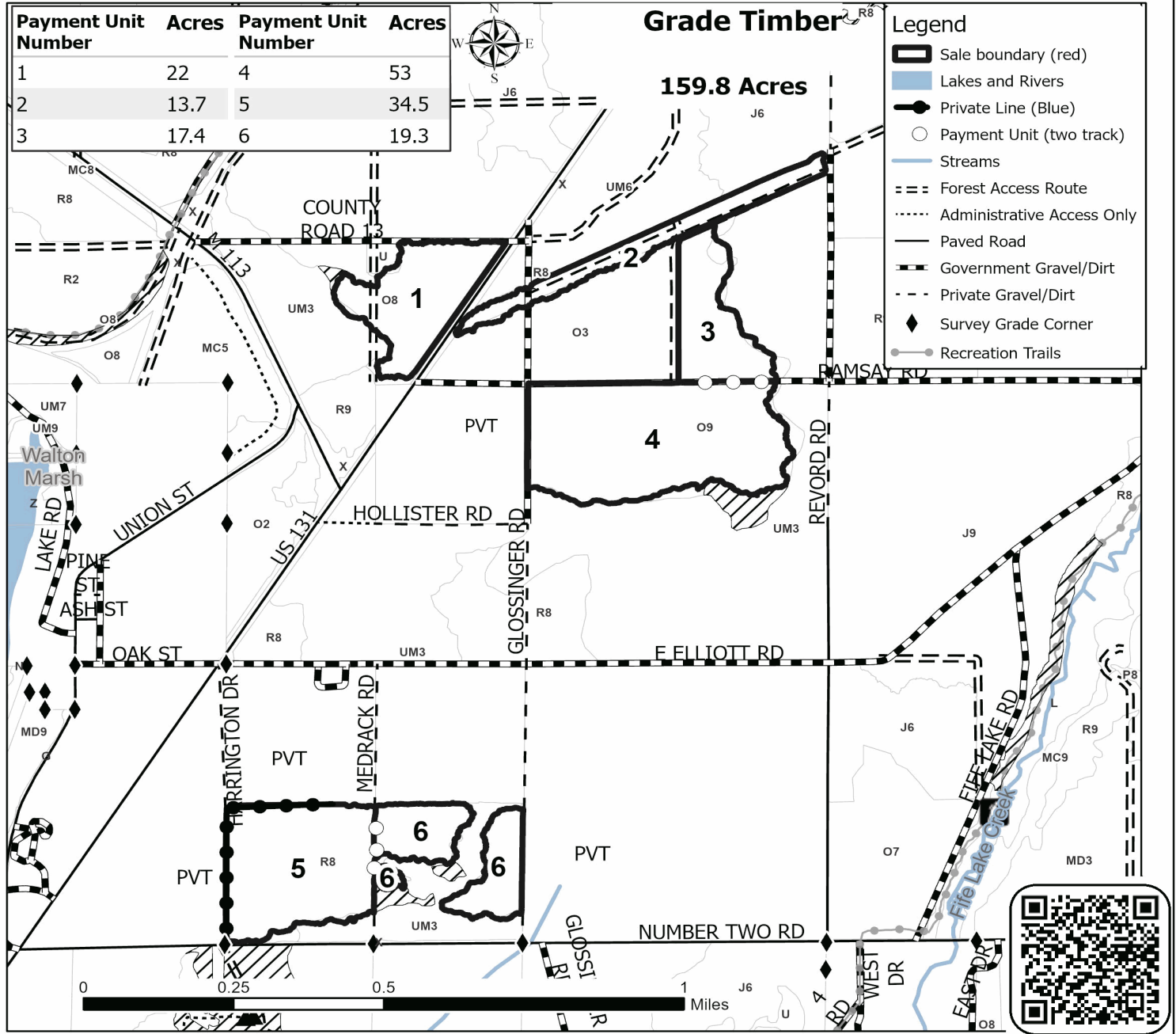


Grade Timber

159.8 Acres

Legend

-  Sale boundary (red)
-  Lakes and Rivers
-  Private Line (Blue)
-  Payment Unit (two track)
-  Streams
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Government Gravel/Dirt
-  Private Gravel/Dirt
-  Survey Grade Corner
-  Recreation Trails





**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7896**

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on September 30, 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:

Grade Timber (61-006-26) / T25N, R09W, SEC. 27, NESW,S1/2SW,SE.

T25N, R09W, SEC. 34, N1/2NE,NESW,S1/2SW.

Grand Traverse County, Advertised Price \$107,989.70, 159.8 Acres, Hardwood, Red Pine.

TIMBER SALE INFORMATION

Grade Timber (61-006-26)

T25N, R09W, SEC. 27; T25N, R09W, SEC. 34.
Grand Traverse County (Advertised Price \$107,989.70)

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	56.9 MBF	\$ 94.00 / MBF
Red Pine	268.4 MBF	\$ 123.00 / MBF
White Oak	227.2 MBF	\$ 127.00 / MBF
Pulpwood		
B. T. Aspen	5 Cords	\$ 22.15 / Cord
Black/Red (Hybrid) Oak	187 Cords	\$ 27.55 / Cord
Jack Pine	110 Cords	\$ 10.75 / Cord
Red Maple	15 Cords	\$ 14.45 / Cord
Red Pine	266 Cords	\$ 54.60 / Cord
White Oak	711 Cords	\$ 27.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.02 percent. There are an estimated 2,587 cords on this timber sale, plus or minus 285 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 \$5,399.49 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	7.0%
02	16.7%
03	10.9%
04	33.3%
05	20.5%
06	11.6%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
204,363	2,587	11.02%	2,302	2,872

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
83	27,164	344	23.05%	265	423
89	105,068	1,330	15.83%	1,119	1,540
91	56,077	710	24.10%	539	881
106	16,054	203	27.72%	147	260
TOTAL:	204,363	2,587		2,070	3,104

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	12.8	MBF	22.0	\$7,533.75
	White Oak		24.9	MBF		
	Black/Red (Hybrid		46	Cords		
	White Oak		69	Cords		
2	Black/Red (Hybrid	Sawtimber	1.7	MBF	13.7	\$18,018.65
	Red Pine		103.0	MBF		
	Black/Red (Hybrid		5	Cords		
	Red Maple		2	Cords		
	Red Pine		92	Cords		
3	Black/Red (Hybrid	Sawtimber	4.0	MBF	17.4	\$11,820.35
	White Oak		50.0	MBF		
	B. T. Aspen	Pulpwood	1	Cords		
	Black/Red (Hybrid		13	Cords		
	Jack Pine		27	Cords		
	Red Maple		3	Cords		
	White Oak		159	Cords		
4	Black/Red (Hybrid	Sawtimber	12.0	MBF	53.0	\$35,964.45
	White Oak		152.3	MBF		
	B. T. Aspen	Pulpwood	4	Cords		
	Black/Red (Hybrid		40	Cords		
	Jack Pine		82	Cords		
	Red Maple		8	Cords		
	White Oak		483	Cords		
5	Black/Red (Hybrid	Sawtimber	16.9	MBF	34.4	\$22,172.55
	Red Pine		106.0	MBF		
	Black/Red (Hybrid	Pulpwood	53	Cords		
	Jack Pine		1	Cords		
	Red Maple		1	Cords		
	Red Pine		111	Cords		
6	Black/Red (Hybrid	Sawtimber	9.5	MBF	19.3	\$12,479.95
	Red Pine		59.4	MBF		
	Black/Red (Hybrid	Pulpwood	30	Cords		
	Red Maple		1	Cords		
	Red Pine		63	Cords		
TOTAL:			552.5	MBF		
TOTAL:			1,294	Cords		

Sale Specific Conditions & Requirements

Sale Name: Grade Timber

Sale Number: 61-006-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary are marked and identified by red and blue paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Payment Unit boundaries are two tracks and seasonal county roads as shown on timber sale map. 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) 2, 5 and 6, cut all trees that are five (5) inches or more at DBH, except leave all WHITE PINE and WHITE OAK. As well leave any GREEN marked trees.

2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 1, 3 and 4, all trees with DBH equal to or greater than 5 inches which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except leave all Red and White pine regardless of merchantability. As well leave any GREEN marked trees.

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

5.2.3 - Operating Restrictions

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

Within Payment Unit(s) 1 -6 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.

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 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.



TIMBER SALE MAP

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

Sale Number
61-006-26

Date
06/24/2026

Forest Management Unit		County	Mapped By: Ventimiglia
Traverse City Mgt Unit		Grand Traverse	Cruised By: Ventimiglia /Cotant
Township 25N	Range 09W	Section(s) and Subdivision(s) Sec. 27 NESW,S1/2SW,SE; Sec. 34 N1/2NE,NESW,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

