



**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:

Poison Pine (61-108-26) / T24N, R07W, SEC. 3 , NENE.

T25N, R07W, SEC. 27, N1/2NE.

T25N, R07W, SEC. 33, NESW,W1/2SE.

T25N, R07W, SEC. 34, N1/2NW,SWNW,NE,E1/2SE.

Missaukee County, Advertised Price \$53,526.80, 114.7 Acres, Hardwood, White Pine.

SALE NOTE: Sale includes some minor road work (spec 4.1.8). Oak wilt restriction with no exceptions is applied to payment units 1-4.

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

Poison Pine (61-108-26)

T24N, R07W, SEC. 3; T25N, R07W, SEC. 27; T25N, R07W, SEC. 33; T25N, R07W, SEC. 34.

Missaukee County (Advertised Price \$53,526.80)

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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	10.4 MBF	\$ 101.00 / MBF
Red Maple	25.2 MBF	\$ 100.00 / MBF
Red Pine	56.5 MBF	\$ 137.00 / MBF
White Pine	56.3 MBF	\$ 84.00 / MBF
Pulpwood		
Balsam Fir	29 Cords	\$ 32.60 / Cord
Black Spruce	21 Cords	\$ 8.35 / Cord
Black/Red (Hybrid) Oak	22 Cords	\$ 30.55 / Cord
Jack Pine	17 Cords	\$ 13.40 / Cord
Paper Birch	8 Cords	\$ 33.45 / Cord
Quaking Aspen	337 Cords	\$ 24.75 / Cord
Red Maple	310 Cords	\$ 16.65 / Cord
Red Pine	227 Cords	\$ 60.10 / Cord
White Pine	295 Cords	\$ 27.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.65 percent. There are an estimated 1,610 cords on this timber sale, plus or minus 220 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 \$3,746.88 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	31.6%
02	17.3%
03	31.6%
04	9.8%
05	9.7%

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
127,216	1,610	13.65%	1,390	1,830

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
59	21,684	274	34.18%	181	368
67	16,833	213	34.57%	139	287
69	38,102	482	26.27%	356	609
93	36,922	467	27.31%	340	595
99	13,675	173	36.41%	110	236
TOTAL:	127,216	1,610		1,126	2,095

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	5.3	MBF	35.4	\$16,938.15					
			8.3	MBF							
			29.5	MBF							
	Black/Red (Hybrid)	Pulpwood	1.6	MBF							
			3	Cords							
			6	Cords							
			14	Cords							
			173	Cords							
			76	Cords							
			75	Cords							
			32	Cords							
			2	Red Maple			Sawtimber	4.2	MBF	15.7	\$9,236.90
								10.7	MBF		
7.5	MBF										
Red Maple	Pulpwood	26		Cords							
		76		Cords							
		46		Cords							
		75		Cords							
3	Red Maple	Sawtimber	3.3	MBF	31.3	\$16,946.60					
			16.3	MBF							
			20.0	MBF							
	Black/Red (Hybrid)	Pulpwood	25	Cords							
			21	Cords							
			3	Cords							
			3	Cords							
			96	Cords							
			44	Cords							
			106	Cords							
			77	Cords							
			4	Black/Red (Hybrid)			Sawtimber	5.1	MBF	18.6	\$5,232.95
								1.9	MBF		
21.9	MBF										
Black/Red (Hybrid)	Pulpwood	13		Cords							
		28		Cords							
		14		Cords							
		50		Cords							
5	Red Maple	Sawtimber	7.5	MBF	13.7	\$5,172.20					
			5.3	MBF							
	Black/Red (Hybrid)	Pulpwood	1	Cords							
			8	Cords							
			14	Cords							
			100	Cords							
			61	Cords							
TOTAL:			148.4	MBF							
TOTAL:			1,266	Cords							

Sale Specific Conditions & Requirements

Sale Name: Poison Pine

Sale Number: 61-108-26 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 blue and 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. 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

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

Within Payment Unit(s) 1, 2, 3, 4 and 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition to cutting orange marked trees:

- Units 1, 2 & 3 cut all aspen greater than 6 inches in diameter (at DBH) except those marked with an orange 'X'. Also, jack pine, balsam fir and black spruce that meet minimum piece specifications.
- Units 4 & 5 cut all jack pine, balsam fir and black spruce that meet minimum piece specifications.

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 six (6) inches for trees smaller than 10 inches at DBH. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 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 undesignated 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 \$200 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10 % of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

4 - Transportation

4.1 - Construction

4.1.6 - Road Construction (4/24)

Construction of new roads or improvements of existing roads shall be done in such a way as to minimize the environmental and visual impacts. Merchantable trees shall be cut and utilized unless otherwise directed. Non-merchantable trees shall be severed and laid flat on the ground. Slash shall be scattered, not left in windrows, and kept a minimum of 10 feet back from the road edge. Stumps shall be set upright, not left on edge, and be moved at least 10 feet away from the road edge. Disturbed soil shall be feathered into the woods and not left in berms or windrows.

4.1.7 - Road Closure (10/11)

All new roads built into the sale must be blocked to vehicle traffic within 30 days of completion of hauling. Overgrown roads that are reopened shall be considered new roads. Some existing roads may also need to be closed; Units 1, 2 and 3 have additional road closures. Contact sale administrator for more details. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.1.8 - Road Work (1) (8/07)

Purchaser will recontour an ephemeral drainage where it intersects with an existing Administrative Access Road. This is located in the north block of unit 2. Contact sale administrator for more details. Additionally the purchaser will need to install berms on some of the existing trails and roads in units 1, 2 and 3 (4 berms). Contact sale administrator for more details.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during wet weather conditions.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference 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.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 3 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.

5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line and pipe lineright-of-way (R.O.W.) for operations. There is known utility interface in units 3, 4 and 5. Call Miss Dig at 811 to notify utility companies of harvesting operations near their infrastructure. Purchaser must adhere to any mitigation measures the utility companies deem necessary.

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 1, 2, 3 and 4 cutting and skidding 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.

5.2.3.6 - Bark Beetle Restriction (1/25)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1

through July 1, unless all portions of trees greater than two (2) inches in diameter are removed from the Sale Area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within 15 days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1, 2, 3 and 5, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because wet ground condition in portions of these units.

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.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 2 and 5 the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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.

5.8 - Protection of Endangered Species

5.8.5 - Protection of Raptor Nests (3/13)

All trees with raptor nests will be protected if found during harvesting operations. Notification will be made to the Unit Manager or his/her representative who will notify the Wildlife Biologist so an onsite evaluation and recommendation can be made, if necessary.

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 Dutch John Rd and other haul roads 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
61-108-26

Date
12/22/2025

Forest Management Unit
Traverse City Mgt Unit

County
Kalkaska

Mapped By: Crigier
Cruised By: Crigier

Scale
1:20,000

Page
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Of
1

Township | Range | Section(s) and Subdivision(s)
24N / 25N | 07W | Sec. 27 N1/2NE; Sec. 3 NENE; Sec. 33 NESW,W1/2SE; Sec. 34 N1/2NW,SWNW,NE,E1/2SE;

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

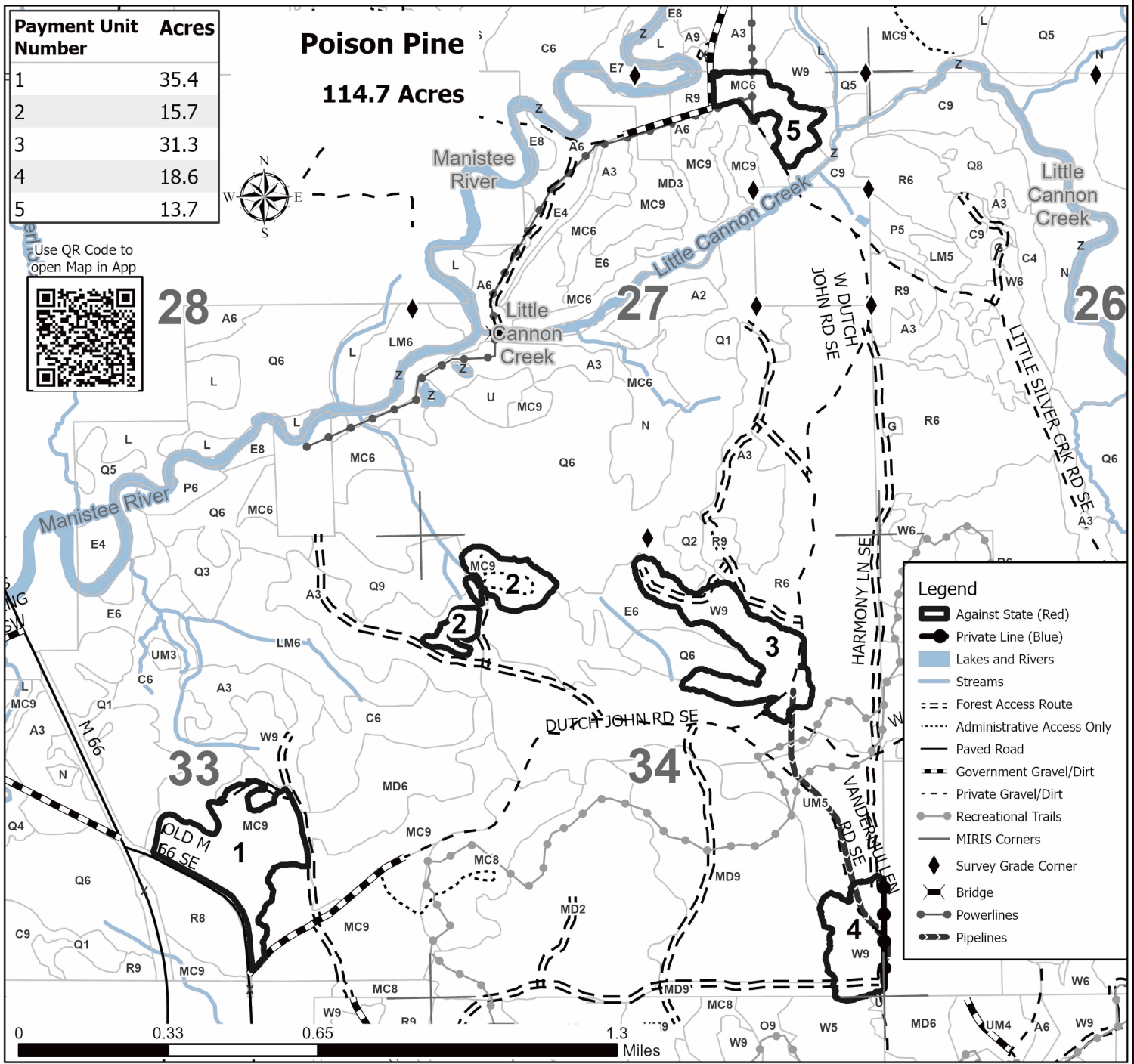
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	35.4
2	15.7
3	31.3
4	18.6
5	13.7

Poison Pine

114.7 Acres

Use QR Code to open Map in App



Legend

- Against State (Red)
- Private Line (Blue)
- Lakes and Rivers
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- MIRIS Corners
- Survey Grade Corner
- Bridge
- Powerlines
- Pipelines