DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7951

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on November 17, 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:

Adios Hardwoods (61-038-25) / T27N, R14W, SEC. 16, S1/2SW.
Benzie County, Advertised Price $116,098.65, 74.9 Acres, Hardwood, Sugar Maple.

SALE NOTE: Sale data was updated via a re-cruise with new cruise guidelines in the Fall of 2026.

TIMBER SALE INFORMATION

Adios Hardwoods (61-038-25)
T27N, R14W, SEC. 16.
Benzie County (Advertised Price $116,098.65)

SALE NOTE: Sale data was updated via a re-cruise with new cruise guidelines in the Fall of 2026.

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE
Sawtimber			
Beech	20.4	MBF	$ 105.00 / MBF
Black Cherry	25.4	MBF	$ 113.00 / MBF
Red Maple	283.2	MBF	$ 124.00 / MBF
Sugar Maple	298.1	MBF	$ 138.00 / MBF
Pulpwood			
B. T. Aspen	185	Cords	$ 24.80 / Cord
Beech	199	Cords	$ 14.95 / Cord
Mixed Hardwood	1,824	Cords	$ 14.95 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.96 percent. There are an estimated 3,678 cords on this timber sale, plus or minus 550 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 $5,804.93 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	50.2%
02	49.8%

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
290,555	3,678	14.96%	3,127	4,228

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
91	290,555	3,678	14.97%	3,127	4,228
TOTAL:	**290,555**	**3,678**		**3,127**	**4,228**

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
91	74.9	1	37.6
		2	37.3
TOTAL:	**74.9**		**74.9**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Beech	Sawtimber	10.2	MBF	37.6	$58,290.60
	Black Cherry		12.8	MBF		
	Red Maple		142.2	MBF		
	Sugar Maple		149.6	MBF		
	B. T. Aspen	Pulpwood	93	Cords		
	Beech		100	Cords		
	Mixed Hardwood		916	Cords		
	Black Cherry		*56*	*Cords*		
	Ironwood		*2*	*Cords*		
	Red Maple		*222*	*Cords*		
	Sugar Maple		*636*	*Cords*		
2	Beech	Sawtimber	10.2	MBF	37.3	$57,808.05
	Black Cherry		12.6	MBF		
	Red Maple		141.0	MBF		
	Sugar Maple		148.5	MBF		
	B. T. Aspen	Pulpwood	92	Cords		
	Beech		99	Cords		
	Mixed Hardwood		908	Cords		
	Black Cherry		*56*	*Cords*		
	Ironwood		*2*	*Cords*		
	Red Maple		*220*	*Cords*		
	Sugar Maple		*630*	*Cords*		
		TOTAL:	627.1	MBF		
		TOTAL:	2,208	Cords		

Sale Specific Conditions & Requirements

Sale Name: Adios Hardwoods **Sale Number: 61-038-25 Seq#: 2**

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. 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 and 2, cut all species no matter the merchantability of trees that are any size or more at DBH.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)
Payment Unit 1 and 2 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. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter
does not apply (G. C. & R. 2.2).

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 (10/16)
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.

5.1.4 - 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

5.2.38 - No Decking Against Live Trees (2/04)
Cut products may not be decked against unmarked or designated leave trees.

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 adjacent 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.

Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
61-038-25	08/12/2025

Forest Management Unit	County	Mapped By: Hurin	Scale	Page	Of
Traverse City Mgt Unit	Benzie	Cruised By: Hurin, Ventimiglia, Bey	1:5,000	1	1

Township	Range	Section(s) and Subdivision(s)
27N	14W	Sec. 16 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

