



**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:

Hilly Monster Mix (61-144-25) / T27N, R08W, SEC. 4 , NENE.

T27N, R08W, SEC. 5 , N1/2NW,SWNW,NWNE,NESW,NWSE.

T27N, R08W, SEC. 6 , NENE.

T28N, R08W, SEC. 32, SWSW,S1/2SE.

Kalkaska County, Advertised Price \$46,551.45, 96.1 Acres, Aspen, Red Pine.

TIMBER SALE INFORMATION

Hilly Monster Mix (61-144-25)

T27N, R08W, SEC. 4; T27N, R08W, SEC. 5; T27N, R08W, SEC. 6; T28N, R08W, SEC. 32.
Kalkaska County (Advertised Price \$46,551.45)

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		
B. T. Aspen	2.0 MBF	\$ 80.00 / MBF
Red Maple	0.8 MBF	\$ 66.00 / MBF
Red Oak	10.5 MBF	\$ 96.00 / MBF
Red Pine	174.5 MBF	\$ 91.00 / MBF
Sugar Maple	12.0 MBF	\$ 111.00 / MBF
White Pine	4.7 MBF	\$ 56.00 / MBF
Pulpwood		
Basswood	12 Cords	\$ 7.05 / Cord
Black Locust	63 Cords	\$ 7.65 / Cord
Mixed Aspen	804 Cords	\$ 16.50 / Cord
Mixed Hardwood	95 Cords	\$ 11.10 / Cord
Red Oak	73 Cords	\$ 20.35 / Cord
Red Pine	279 Cords	\$ 40.05 / Cord
White Pine	17 Cords	\$ 18.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.55 percent. There are an estimated 1,824 cords on this timber sale, plus or minus 302 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 \$2,327.57 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	8.8%
02	32.2%
03	5.1%
04	21.9%
05	5.5%
06	24.7%
07	1.8%

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
144,084	1,824	16.55%	1,522	2,126

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
4	7,950	101	57.44%	43	158
6	21,523	272	37.47%	170	375
8	32,236	408	28.21%	293	523
10	55,415	701	29.40%	495	908
14	11,211	142	78.19%	31	253
29	3,355	42	75.52%	10	75
67	12,395	157	87.45%	20	294
TOTAL:	144,084	1,824		1,062	2,585

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	B. T. Aspen	Sawtimber	2.0	MBF	6.9	\$4,113.15
	Red Pine		23.0	MBF		
	Black Locust	Pulpwood	63	Cords		
	Mixed Aspen		1	Cords		
	<i>B. T. Aspen</i>		1	<i>Cords</i>		
	Red Pine		34	Cords		
2	Red Pine	Sawtimber	90.5	MBF	25.6	\$14,943.10
	White Pine		4.7	MBF		
	Mixed Aspen	Pulpwood	11	Cords		
	<i>B. T. Aspen</i>		11	<i>Cords</i>		
	Mixed Hardwood		2	Cords		
	<i>Ironwood</i>		2	<i>Cords</i>		
	Red Oak		12	Cords		
	Red Pine		142	Cords		
	White Pine		17	Cords		
3	Red Oak	Sawtimber	3.8	MBF	6.9	\$2,374.70
	Sugar Maple		9.8	MBF		
	Mixed Aspen	Pulpwood	7	Cords		
	<i>B. T. Aspen</i>		7	<i>Cords</i>		
	Mixed Hardwood		47	Cords		
	<i>Beech</i>		21	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	<i>Sugar Maple</i>		24	<i>Cords</i>		
	Red Oak		14	Cords		
4	Red Oak	Sawtimber	0.8	MBF	21.9	\$10,215.50
	Red Pine		61.0	MBF		
	Mixed Aspen	Pulpwood	12	Cords		
	<i>B. T. Aspen</i>		12	<i>Cords</i>		
	Red Oak		13	Cords		
	Red Pine		103	Cords		
5	Red Maple	Sawtimber	0.8	MBF	9.9	\$2,543.85
	Red Oak		4.4	MBF		
	Sugar Maple		1.0	MBF		
	Basswood	Pulpwood	12	Cords		
	Mixed Aspen		93	Cords		
	<i>B. T. Aspen</i>		55	<i>Cords</i>		
	<i>Quaking Aspen</i>		38	<i>Cords</i>		
	Mixed Hardwood		14	Cords		
	<i>Red Maple</i>		3	<i>Cords</i>		
	<i>Sugar Maple</i>		11	<i>Cords</i>		
Red Oak		9	Cords			
6	Mixed Aspen	Pulpwood	666	Cords	18.0	\$11,516.25
	<i>B. T. Aspen</i>		666	<i>Cords</i>		
	Mixed Hardwood		20	Cords		
	<i>Red Maple</i>		20	<i>Cords</i>		
	Red Oak		15	Cords		
7	Red Oak	Sawtimber	1.5	MBF	6.9	\$844.90
	Sugar Maple		1.2	MBF		
	Mixed Aspen	Pulpwood	14	Cords		
	<i>B. T. Aspen</i>		14	<i>Cords</i>		
	Mixed Hardwood		12	Cords		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
	<i>Sugar Maple</i>		4	<i>Cords</i>		
	Red Oak		10	Cords		

TOTAL:	204.5	MBF
TOTAL:	1,343	Cords

Sale Specific Conditions & Requirements

Sale Name: Hilly Monster Mix

Sale Number: 61-144-25 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 blue, red and yellow paint. Exterior sale boundary lines against private property are marked with blue 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 unless marked with orange paint. 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) 5, 6, and 7, cut all trees that are two (2) inches or more at DBH, except do not cut white oak or white pine.

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

Within Payment Unit(s) 1, 2, 3 and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all aspen, jack pine and black locust.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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.

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.

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 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 five (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.

5.2.2 - 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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-4, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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

Within Payment Unit(s) 1-7, 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.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 5, 6, and 7 leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres. These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

5.2.16 - Equipment Recommended (11/18)

Within Payment Unit(s) 1, 2, 3, and 4 it is recommended that all products are produced as roundwood and forwarded to existing roads or landing areas in final product length. This is to prevent damage to the residual trees within the harvest units.

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.



TIMBER SALE MAP

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

Sale Number
61-144-25

Date
09/08/2025

Forest Management Unit
Traverse City Mgt Unit

County
Kalkaska

Mapped By: Roell
Cruised By: Roell

Scale
1:20,000

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Of
1

Township | Range | Section(s) and
27N / 28N | 08W | Subdivision(s) Sec. 32 SWSW,S1/2SE; Sec. 4 NENE; Sec. 5 N1/2NW,SWNW,NWNE,NESW,NWSE; Sec. 6 NENE;

Cover Type

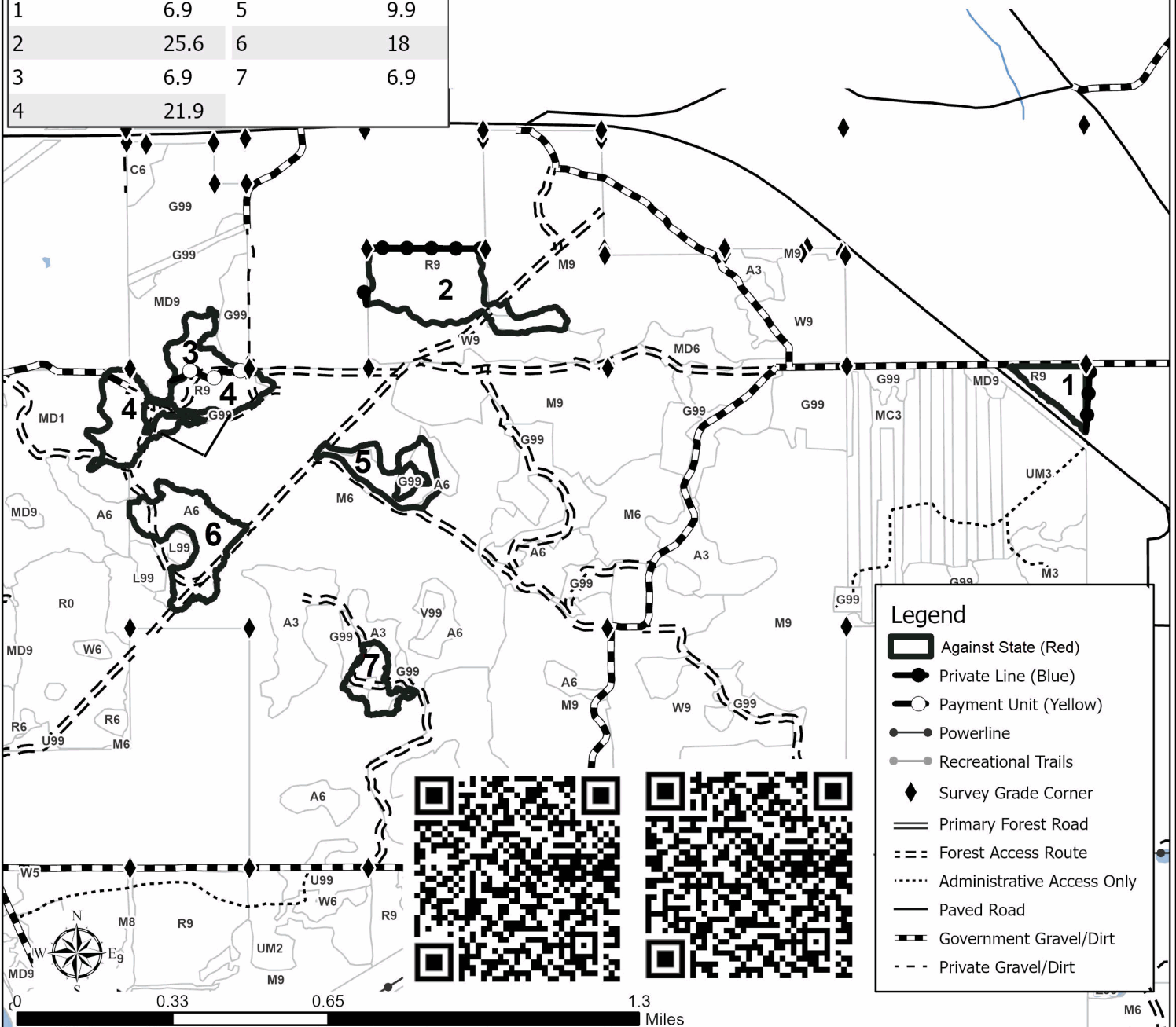
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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	6.9	5	9.9
2	25.6	6	18
3	6.9	7	6.9
4	21.9		

Hilly Monster Mix 96.1 Acres



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Powerline
- Recreational Trails
- Survey Grade Corner
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt