



**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:

Hazy Hearted Hardwood (61-145-25) / T27N, R08W, SEC. 4 , W1/2NW,SW.

T27N, R08W, SEC. 5 , N1/2NE,SENE,N1/2SE,SESE.

T28N, R08W, SEC. 33, SWSW.

Kalkaska County, Advertised Price \$44,178.05, 66.0 Acres, Hardwood, Red Pine.

# TIMBER SALE INFORMATION

Hazy Hearted Hardwood (61-145-25)

T27N, R08W, SEC. 4; T27N, R08W, SEC. 5; T28N, R08W, SEC. 33.

Kankaska County (Advertised Price \$44,178.05)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	23.7 MBF	\$ 59.00 / MBF
Beech	3.3 MBF	\$ 95.00 / MBF
Black Cherry	10.6 MBF	\$ 84.00 / MBF
Red Oak	18.5 MBF	\$ 96.00 / MBF
Sugar Maple	144.2 MBF	\$ 111.00 / MBF
White Pine	12.2 MBF	\$ 56.00 / MBF
Pulpwood		
B. T. Aspen	35 Cords	\$ 16.50 / Cord
Basswood	45 Cords	\$ 7.05 / Cord
Mixed Hardwood	559 Cords	\$ 11.10 / Cord
Red Oak	30 Cords	\$ 20.35 / Cord
Red Pine	310 Cords	\$ 40.05 / Cord
White Pine	164 Cords	\$ 18.20 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 20.24 percent. There are an estimated 1,639 cords on this timber sale, plus or minus 332 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 \$2,208.90 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	19.8%
02	33.2%
03	36.7%
04	10.3%
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
129,447	1,639	20.24%	1,307	1,970

**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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
11	16,259	206	40.57%	122	289
20	29,301	371	36.42%	236	506
42	42,556	539	30.04%	377	701
64	41,332	523	49.66%	263	783
<b>TOTAL:</b>	<b>129,447</b>	<b>1,639</b>		<b>998</b>	<b>2,279</b>

**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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	5.0	MBF	12.6	\$8,750.05
	Beech		3.3	MBF		
	Black Cherry		1.9	MBF		
	Red Oak		18.5	MBF		
	Sugar Maple		28.8	MBF		
	B. T. Aspen	Pulpwood	35	Cords		
	Basswood		19	Cords		
	Mixed Hardwood		152	Cords		
	<i>Beech</i>		40	<i>Cords</i>		
	<i>Black Cherry</i>		12	<i>Cords</i>		
	<i>Ironwood</i>		3	<i>Cords</i>		
	<i>Sugar Maple</i>		97	<i>Cords</i>		
	Red Oak		30	Cords		
2	Basswood	Sawtimber	15.3	MBF	14.1	\$14,659.95
	Black Cherry		6.3	MBF		
	Sugar Maple		91.8	MBF		
	White Pine		2.2	MBF		
	Basswood	Pulpwood	21	Cords		
	Mixed Hardwood		246	Cords		
	<i>Beech</i>		16	<i>Cords</i>		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Sugar Maple</i>		226	<i>Cords</i>		
	White Pine		2	Cords		
3	White Pine	Sawtimber	10.0	MBF	16.6	\$16,234.70
	Mixed Hardwood	Pulpwood	28	Cords		
	<i>Black Cherry</i>		26	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	Red Pine		310	Cords		
	White Pine	162	Cords			
4	Basswood	Sawtimber	3.4	MBF	22.7	\$4,533.35
	Black Cherry		2.4	MBF		
	Sugar Maple		23.6	MBF		
	Basswood	Pulpwood	5	Cords		
	Mixed Hardwood		133	Cords		
	<i>Beech</i>		29	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Ironwood</i>		37	<i>Cords</i>		
	<i>Sugar Maple</i>		66	<i>Cords</i>		
TOTAL:			212.5	MBF		
TOTAL:			1,143	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Hazy Hearted Hardwood

Sale Number: 61-145-25 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. 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) 1 and 2, cut all trees that are two (2) inches or more at DBH, except trees marked with green paint.

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

Within Payment Unit(s) 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, beech and ironwood.

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

Within Payment Unit(s) 3, all trees with DBH equal to or greater than 4.6 inches, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut sugar maple.

### 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, skid trail locations within payment units 1 and 2, 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 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, 2 and 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, 2 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.

## 5.2.16 - Equipment Recommended (11/18)

Within Payment Unit(s) 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.

## 5.2.32 - 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. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

## 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  
**61-145-25**

Date  
**09/24/2025**

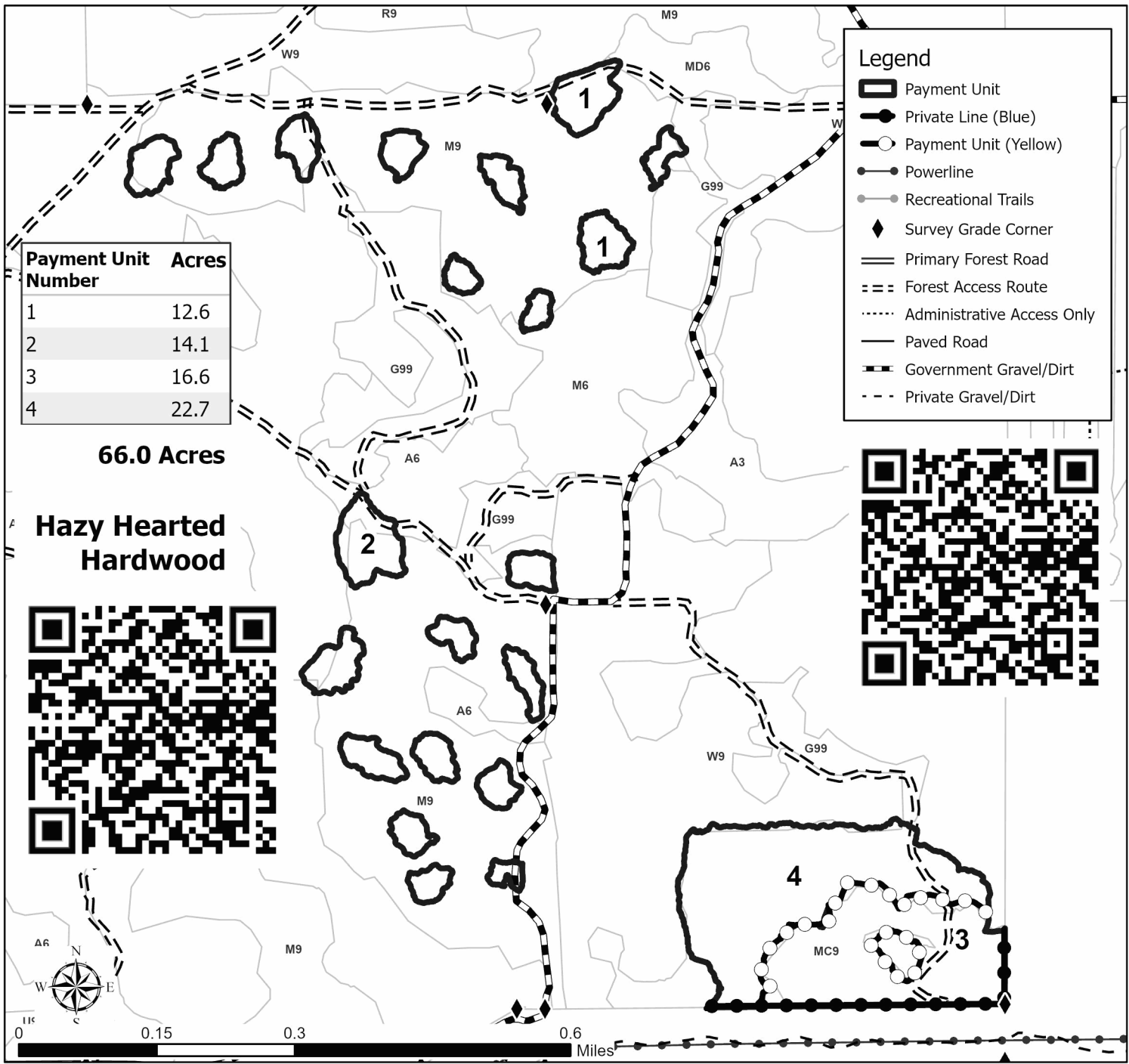
Forest Management Unit	County	Mapped By: Roell
Traverse City Mgt Unit	Kalkaska	Cruised By: Roell

Scale	Page	Of
1:10,000	1	1

Township	Range	Section(s) and Subdivision(s)
27N / 28N	08W	Sec. 33 SWSW; Sec. 4 W1/2NW,SW; Sec. 5 N1/2NE,SENE,N1/2SE,SESE;

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	12.6
2	14.1
3	16.6
4	22.7

**66.0 Acres**

**Hazy Hearted Hardwood**