



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7907**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on September 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:

Big Boulder Mix (61-123-26) / T25N, R06W, SEC. 30, SWSW.

T25N, R06W, SEC. 31, NWNW,SW,SWSE.

T25N, R07W, SEC. 25, SESE.

Kalkaska County, Advertised Price \$35,005.15, 59.8 Acres, Aspen, Hardwood.

SALE NOTE: Oak wilt restriction applies to all payment units.

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

Big Boulder Mix (61-123-26)

T25N, R06W, SEC. 30; T25N, R06W, SEC. 31; T25N, R07W, SEC. 25.

Kalkaska County (Advertised Price \$35,005.15)

SALE NOTE: Oak wilt restriction applies to all payment units.

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		
Red Maple	8.5 MBF	\$ 124.00 / MBF
Red Oak	73.7 MBF	\$ 148.00 / MBF
Red Pine	11.0 MBF	\$ 136.00 / MBF
White Oak	18.1 MBF	\$ 136.00 / MBF
White Pine	16.8 MBF	\$ 85.00 / MBF
Pulpwood		
Jack Pine	3 Cords	\$ 11.50 / Cord
Mixed Aspen	345 Cords	\$ 23.75 / Cord
Mixed Oak	97 Cords	\$ 29.50 / Cord
Paper Birch	6 Cords	\$ 40.95 / Cord
Red Maple	168 Cords	\$ 15.50 / Cord
Red Pine	21 Cords	\$ 58.50 / Cord
White Pine	100 Cords	\$ 24.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.78 percent. There are an estimated 1,038 cords on this timber sale, plus or minus 185 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 \$1,750.26 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	35.1%
02	44.5%
03	20.4%
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.

VOLUME			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
82,000	1,038	17.78%	853	1,223

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
1	21,248	269	33.14%	180	358
17	42,804	542	25.23%	405	679
23	17,948	227	41.41%	133	321
TOTAL:	82,000	1,038		718	1,358

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	Red Oak	Sawtimber	45.8	MBF	18.4	\$12,285.75
	White Oak		18.1	MBF		
	Mixed Aspen	Pulpwood	47	Cords		
	B. T. Aspen		47	Cords		
	Mixed Oak		57	Cords		
	Red Oak		28	Cords		
	White Oak		29	Cords		
	Red Maple		16	Cords		
2	Red Maple	Sawtimber	4.6	MBF	24.3	\$15,593.20
	Red Oak		26.0	MBF		
	White Pine		14.4	MBF		
	Mixed Aspen	Pulpwood	224	Cords		
	Quaking Aspen		224	Cords		
	Mixed Oak		31	Cords		
	Red Oak		31	Cords		
	Paper Birch		6	Cords		
	Red Maple		97	Cords		
	White Pine		79	Cords		
3	Red Maple	Sawtimber	3.9	MBF	17.1	\$7,126.20
	Red Oak		1.9	MBF		
	Red Pine		11.0	MBF		
	White Pine		2.4	MBF		
	Jack Pine	Pulpwood	3	Cords		
	Mixed Aspen		74	Cords		
	Quaking Aspen		74	Cords		
	Mixed Oak		9	Cords		
	Red Oak		9	Cords		
	Red Maple		55	Cords		
	Red Pine		21	Cords		
	White Pine		21	Cords		
TOTAL:			128.1	MBF		
TOTAL:			740	Cords		

Sale Specific Conditions & Requirements

Sale Name: Big Boulder Mix

Sale Number: 61-123-26 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 red and yellow 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 3, 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 balsam fir that meet minimum piece specification.

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

Within Payment Unit(s) 1, all species/ trees with DBH equal to or greater than 4 inches which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except do not cut red pine, white pine and trees marked with green paint.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 2, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, cut all trees that are two (2) inches or more at DBH except do not cut white oak and trees marked with green paint above and below stump height. Also, do not cut any white pine less than (4) inches in diameter.

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

3.4 - 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 50% 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 \$300 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)

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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted. All operations are limited to existing roads. Only Skid trails will be allowed.

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 a Payment Unit 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

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 36 inches in height.

5.2.3 - Operating Restrictions

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

Within Payment Unit(s) #'s, 1, 2 and 3 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.

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.

5.2.39 - ORV Trail/Route Protection (4/18)

There is an ORV trail and route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

5.2.41 - Snowmobile Trail Protection (9/11)

There is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail, ORV trails, and ORV routes prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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
61-123-26Date
05/19/2026

Forest Management Unit

County

Mapped By: Crigier

Scale

Page

Of

Traverse City Mgt Unit

Kalkaska

Cruised By: Crigier

1:15,840

1

1

Township

Range

Section(s) and

25N

06W / 07W

Subdivision(s) Sec. 25 SESE; Sec. 30 SWSW; Sec. 31 NWNW,SW,SWSE;

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	18.4
2	24.3
3	17.1

Big Boulder Mix**59.8 Acres**

BEAVER DAM RD SE

BEAVER DAM RD SE

36**31****Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Lakes and Rivers
- Streams
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner
- Berm
- Recreation Trails
- Nearby Timber Sale selection
- Retention Areas selection

0 0.25 0.5 1 Miles

Use QR Code to open Map in App

