



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7877**

**SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on August 24, 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:

Vasaspen (61-025-26) / T27N, R09W, SEC. 19, E1/2NE, NESE.

T27N, R09W, SEC. 20, N1/2NW, SENW, S1/2NE, NWSE.

Grand Traverse County, Advertised Price \$96,758.65, 66.5 Acres, Aspen, Hardwood.

SALE NOTE: Please note - access for payment unit's 1 & 2 is on the designated snowmobile trail.

This access route WILL NOT be permitted to use during the snowmobile season. Access to the western portion of payment unit 4 will require a short length of road to be constructed from the existing road that travels north from Sand Lakes road. This access will be identified and flagged by the sale administrator.

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

Vasaspen (61-025-26)

T27N, R09W, SEC. 19; T27N, R09W, SEC. 20.  
Grand Traverse County (Advertised Price \$96,758.65)

**SALE NOTE:** Please note - access for payment unit's 1 & 2 is on the designated snowmobile trail. This access route WILL NOT be permitted to use during the snowmobile season. Access to the western portion of payment unit 4 will require a short length of road to be constructed from the existing road that travels north from Sand Lakes road. This access will be identified and flagged by the sale administrator.

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 &amp; SPECIES</u> | <u>ESTIMATED UNITS*</u> | <u>ADVERTISED PRICE</u> |
|-------------------------------|-------------------------|-------------------------|
| Sawtimber                     |                         |                         |
| B. T. Aspen                   | 65.4 MBF                | \$ 115.00 / MBF         |
| Red Oak                       | 108.5 MBF               | \$ 145.00 / MBF         |
| White Oak                     | 35.2 MBF                | \$ 100.00 / MBF         |
| Pulpwood                      |                         |                         |
| B. T. Aspen                   | 1,940 Cords             | \$ 23.60 / Cord         |
| Red Maple                     | 401 Cords               | \$ 15.60 / Cord         |
| Red Oak                       | 365 Cords               | \$ 31.65 / Cord         |
| White Oak                     | 202 Cords               | \$ 31.65 / Cord         |

\* The total volume is statistically estimated within plus (+) or minus (-) 13.03 percent. There are an estimated 3,399 cords on this timber sale, plus or minus 443 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 \$4,837.93 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:

| <u>PAYMENT UNIT NUMBER</u> | <u>PERCENT OF TOTAL SALE VALUE</u> |
|----------------------------|------------------------------------|
| 01                         | 32.8%                              |
| 02                         | 11.9%                              |
| 03                         | 26.6%                              |
| 04                         | 28.7%                              |

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

### **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.

| <u>VOLUME</u>           |                    | <u>STATISTICAL RANGE IN CORDS</u> |                |                |
|-------------------------|--------------------|-----------------------------------|----------------|----------------|
| <u>TOTAL CUBIC FEET</u> | <u>TOTAL CORDS</u> | <u>PERCENT ERROR</u>              | <u>MINIMUM</u> | <u>MAXIMUM</u> |
| 268,556                 | 3,399              | 13.03%                            | 2,956          | 3,842          |

**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 |
| 33     | 74,932           | 949         | 26.96%        | 693            | 1,204   |
| 39     | 38,987           | 494         | 40.90%        | 292            | 695     |
| 61     | 76,324           | 966         | 22.70%        | 747            | 1,185   |
| 73     | 78,313           | 991         | 23.18%        | 762            | 1,221   |
| TOTAL: | 268,556          | 3,399       |               | 2,493          | 4,306   |

**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 | 77.4     | MBF   | 23.6  | \$31,697.85     |
|        | White Oak    |           | 29.4     | MBF   |       |                 |
|        | B. T. Aspen  | Pulpwood  | 285      | Cords |       |                 |
|        | Red Maple    |           | 139      | Cords |       |                 |
|        | Red Maple    | Sawtimber | 5.6      | MBF   |       |                 |
|        | Red Maple    | Pulpwood  | 128      | Cords |       |                 |
|        | Red Oak      |           | 106      | Cords |       |                 |
|        | White Oak    |           | 167      | Cords |       |                 |
|        |              |           |          |       |       |                 |
| 2      | B. T. Aspen  | Pulpwood  | 395      | Cords | 9.4   | \$11,524.45     |
|        | Red Maple    |           | 58       | Cords |       |                 |
|        | Red Maple    |           | 58       | Cords |       |                 |
|        | Red Oak      |           | 25       | Cords |       |                 |
|        | White Oak    |           | 16       | Cords |       |                 |
|        |              |           |          |       |       |                 |
| 3      | Red Oak      | Sawtimber | 22.7     | MBF   | 17.2  | \$25,725.85     |
|        | B. T. Aspen  | Pulpwood  | 721      | Cords |       |                 |
|        | Red Maple    |           | 41       | Cords |       |                 |
|        | Red Maple    |           | 41       | Cords |       |                 |
|        | Red Oak      |           | 146      | Cords |       |                 |
|        | White Oak    |           | 5        | Cords |       |                 |
|        |              |           |          |       |       |                 |
| 4      | B. T. Aspen  | Sawtimber | 65.4     | MBF   | 16.3  | \$27,810.50     |
|        | Red Oak      |           | 8.4      | MBF   |       |                 |
|        | White Oak    |           | 5.8      | MBF   |       |                 |
|        | B. T. Aspen  | Pulpwood  | 539      | Cords |       |                 |
|        | Red Maple    |           | 163      | Cords |       |                 |
|        | Red Maple    | Sawtimber | 5.1      | MBF   |       |                 |
|        | Red Maple    | Pulpwood  | 153      | Cords |       |                 |
|        | Red Oak      |           | 88       | Cords |       |                 |
|        | White Oak    |           | 14       | Cords |       |                 |
|        |              |           |          |       |       |                 |
|        | TOTAL:       |           |          | 209.1 |       |                 |
| TOTAL: |              |           | 2,908    | Cords |       |                 |

## **Sale Specific Conditions & Requirements**

**Sale Name: Vasaspen**

**Sale Number: 61-025-26 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, 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. 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) 2, 3 & 4, cut all trees that are two (2) inches or more at DBH, except DO NOT CUT conifers or green marked trees.

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

Within Payment Unit(s) 1, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except all conifer species, and trees marked with green paint above and below stump height.

#### **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 four (4) inches for trees smaller than 10 inches at DBH.

### **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.

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 upon completion of the sale. Overgrown roads that are reopened shall be considered new roads. 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. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

#### 4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

## 5 - Operations

### 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

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

Within Payment Unit(s) 1, 2, 3 & 4, 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.

#### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

#### 5.2.40 - Pathway Protection (10/10)

The VASA Trail and Vasa Single Track are non-motorized trails shown on the Timber Sale Map. These trails should not be directly impacted by harvest operations, but should be protected and signed, especially where they are intersected by haul routes. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Skidding across the trail is prohibited.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail 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. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31. 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.

### 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.

## 6 - Safety and Fire Prevention

### 6.2 - Signing

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail name 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. Please note - This spec only applies if cutting is taking place during the snowmobile season. As stated in sale spec 5.2.41, the trail is NOT to be used for hauling during the snowmobile season.

#### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the VASA trail and Vasa Single Track 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  
**61-025-26**

Date  
**05/13/2026**

Forest Management Unit

County

Mapped By: Cotant

Scale

Page

Of

Traverse City Mgt Unit

Grand Traverse

Cruised By: Cotant

1:15,840

1

1

Township

Range

Section(s) and

27N

09W

Subdivision(s) Sec. 19 E1/2NE,NESE; Sec. 20 N1/2NW,SESW,S1/2NE,NWSE;

**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                   | 23.6  |
| 2                   | 9.4   |
| 3                   | 17.2  |
| 4                   | 16.3  |

**Vasaspen**

**66.5 Acres**

**Legend**

- Against State (Red)
- Lakes and Rivers
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner
- Bridge
- Berm
- Gate
- Recreation Trails

