



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7912**

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on October 8, 2026.

LOCATION: TRAVERSE CITY MGMT UNIT, 2122 M 37 SOUTH, TRAVERSE CITY, MI 49685.

CONTACT NAME: Matthew Edison

PHONE NUMBER: (231) 922-6040

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:

Luke Paul Aspen (61-112-26) / T27N, R06W, SEC. 1 , S1/2NW,N1/2SW,SWSW.

T27N, R06W, SEC. 12, W1/2NE,NESW,NWSE.

Kalkaska County, Advertised Price \$37,014.15, 70.5 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Luke Paul Aspen (61-112-26)
 T27N, R06W, SEC. 1; T27N, R06W, SEC. 12.
 Kalkaska County (Advertised Price \$37,014.15)

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		
Basswood	1.4 MBF	\$ 77.00 / MBF
Sugar Maple	1.2 MBF	\$ 148.00 / MBF
White Pine	0.8 MBF	\$ 85.00 / MBF
Pulpwood		
B. T. Aspen	1,223 Cords	\$ 23.75 / Cord
Balsam Fir	22 Cords	\$ 34.85 / Cord
Basswood	4 Cords	\$ 10.55 / Cord
Black Cherry	55 Cords	\$ 15.50 / Cord
Paper Birch	24 Cords	\$ 37.20 / Cord
Quaking Aspen	8 Cords	\$ 23.75 / Cord
Red Maple	236 Cords	\$ 15.50 / Cord
Sugar Maple	75 Cords	\$ 15.50 / Cord
White Pine	2 Cords	\$ 24.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.67 percent. There are an estimated 1,653 cords on this timber sale, plus or minus 292 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:

- A bond in the amount of \$1,850.71 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
 - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
 - The 10% down payment will be credited towards the first unit cut.
 - 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	78.0%
02	9.2%
03	12.8%
- If no cutting takes place, the 10% down payment will not be refunded.
- Operations on the contract issued will terminate on 12/31/2028.

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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
130,590	1,653	17.67%	1,361	1,945

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
7	99,144	1,255	21.78%	982	1,528
32	11,427	145	41.97%	84	205
57	20,019	253	38.29%	156	350
TOTAL:	130,590	1,653		1,222	2,084

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	Basswood	Sawtimber	1.4	MBF	39.9	\$28,873.30
	Sugar Maple		1.2	MBF		
	B. T. Aspen	Pulpwood	1,062	Cords		
	Basswood		4	Cords		
	Black Cherry		15	Cords		
	Paper Birch		21	Cords		
	Red Maple		90	Cords		
	Sugar Maple		59	Cords		
2	White Pine	Sawtimber	0.8	MBF	12.8	\$3,391.00
	B. T. Aspen	Pulpwood	100	Cords		
	Balsam Fir		6	Cords		
	Black Cherry		6	Cords		
	Paper Birch		3	Cords		
	Quaking Aspen		8	Cords		
	Red Maple		15	Cords		
	Sugar Maple		4	Cords		
	White Pine		2	Cords		
3	B. T. Aspen	Pulpwood	61	Cords	17.8	\$4,749.85
	Balsam Fir		16	Cords		
	Black Cherry		34	Cords		
	Red Maple		131	Cords		
	Sugar Maple		12	Cords		
TOTAL:			3.4	MBF		
TOTAL:			1,649	Cords		

Sale Specific Conditions & Requirements

Sale Name: Luke Paul Aspen

Sale Number: 61-112-26 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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red 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

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 1, 2 and 3, cut all trees that are two (2) inches or more at DBH, except all oak and white pine.

4 - Transportation

4.2 - Maintenance

4.2.3 - Road maintenance (8/13)

The following road maintenance is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

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 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.

5.2.4 - 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) 1, 2 and 3 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.

5.2.29 - Shrub Protection (1/20)

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

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.



TIMBER SALE MAP

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

Sale Number
61-112-26

Date
08/04/2026

Forest Management Unit

County

Mapped By: Paul Roell

Scale

Page

Of

Traverse City Mgt Unit

Kalkaska

Cruised By: Paul Roell

1:15,840

1

1

Township

Range

Section(s) and

27N

06W

Subdivision(s) Sec. 1 S1/2NW,N1/2SW,SWSW; Sec. 12 W1/2NE,NESW,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	39.9
2	12.8
3	17.8

Luke Paul Aspen

70.5 Acres

Legend

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

