



**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:

Little AK Aspen (61-120-26) / T25N, R05W, SEC. 11, S1/2NE, SE.
T25N, R05W, SEC. 12, W1/2SW.

Kalkaska County, Advertised Price \$99,512.85, 113.4 Acres, Aspen, Hardwood.

SALE NOTE: 5.2.3.4 - Oak Wilt Restriction, No Exceptions Applies to Payment unit 3 and 4.

TIMBER SALE INFORMATION

Little AK Aspen (61-120-26)

T25N, R05W, SEC. 11; T25N, R05W, SEC. 12.

Kalkaska County (Advertised Price \$99,512.85)

SALE NOTE: 5.2.3.4 - Oak Wilt Restriction, No Exceptions Applies to Payment unit 3 and 4.

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 Oak	173.4 MBF	\$ 148.00 / MBF
White Oak	28.9 MBF	\$ 136.00 / MBF
Pulpwood		
Misc. Species 2	19 Cords	\$ 3.75 / Cord
Mixed Aspen	1,292 Cords	\$ 23.75 / Cord
Mixed Hardwood	31 Cords	\$ 15.50 / Cord
Mixed Oak	1,130 Cords	\$ 29.50 / Cord
Red Maple	345 Cords	\$ 15.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.36 percent. There are an estimated 3,291 cords on this timber sale, plus or minus 473 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 \$4,975.64 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	24.4%
02	23.2%
03	27.0%
04	25.4%
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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
259,994	3,291	14.36%	2,818	3,764

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
48	156,512	1,981	20.54%	1,574	2,388
51	103,482	1,310	18.86%	1,063	1,557
TOTAL:	259,994	3,291		2,637	3,945

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	4.7	MBF	30.8	\$24,268.60
	Mixed Aspen	Pulpwood	652	Cords		
	B. T. Aspen		636	Cords		
	Quaking Aspen		16	Cords		
	Mixed Hardwood		17	Cords		
	Black Cherry		2	Cords		
	Paper Birch		4	Cords		
	Sugar Maple		11	Cords		
	Mixed Oak		188	Cords		
	Red Oak		188	Cords		
	Red Maple		147	Cords		
	Red Maple		147	Cords		
2	Red Oak	Sawtimber	4.4	MBF	29.4	\$23,114.95
	Mixed Aspen	Pulpwood	623	Cords		
	B. T. Aspen		608	Cords		
	Quaking Aspen		15	Cords		
	Mixed Hardwood		14	Cords		
	Black Cherry		1	Cords		
	Paper Birch		3	Cords		
	Sugar Maple		10	Cords		
	Mixed Oak		179	Cords		
	Red Oak		179	Cords		
	Red Maple		140	Cords		
	Red Maple		140	Cords		
3	Red Oak	Sawtimber	84.6	MBF	27.4	\$26,856.95
	White Oak		14.9	MBF		
	Misc. Species 2	Pulpwood	10	Cords		
	Mixed Aspen		9	Cords		
	B. T. Aspen		9	Cords		
	Mixed Oak		393	Cords		
	Red Oak		309	Cords		
	White Oak		84	Cords		
	Red Maple		30	Cords		
	Red Maple	Sawtimber	0.5	MBF		
	Red Maple	Pulpwood	29	Cords		
	4	Red Oak	Sawtimber	79.7		
White Oak			14.0	MBF		
Misc. Species 2		Pulpwood	9	Cords		
Mixed Aspen			8	Cords		
B. T. Aspen			8	Cords		
Mixed Oak			370	Cords		
Red Oak			290	Cords		
White Oak			80	Cords		
Red Maple			28	Cords		
Red Maple		Sawtimber	0.4	MBF		
Red Maple		Pulpwood	27	Cords		
TOTAL:			202.3	MBF		
TOTAL:			2,817	Cords		

Sale Specific Conditions & Requirements

Sale Name: Little AK Aspen

Sale Number: 61-120-26 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. 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. Do not cut any white oak or white pine within Payment units 1 and 2.

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

Within Payment Unit(s) 3 and 4, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except do not cut any red pine, white pine, or trees marked with green paint above and below stump height.

All oak under 4.5 inches in DBH is to be protected during harvest.

2.1.11 - Description of Timber Note (2/04)

Note that Misc. Species 2 is dead oak that was cruised throughout sale.

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. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

2.2.11 - Chipping Restriction (9/14)

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1, 2, 3, and 4 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.

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 30% of the oak 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 \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to green marked trees. Within the Sale Area, if more than 5% of green marked trees within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be at a rate of \$500 per saw timber tree and \$200 per pole sized tree.

4 - Transportation

4.1 - Construction

4.1.3 - Slash and Earthen Piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale.

4.1.11 - Permits (2/12)

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

4.1.12 - No New Roads (1/12)

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

4.2 - Maintenance

4.2.5 - Two Wheel Drive Condition (2/04)

All existing trail roads on and adjacent to the Sale Area must be passable by two-wheel drive traffic for the duration of the sale.

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.

5.2.1.12 - Slash for Prescribed Burning (1/05)

To facilitate prescribed burning, slash shall be moved at least 20 feet inside the sale boundary. Slash cannot be piled or placed near residual trees. This spec applies to payment units 3 and 4 only.

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) 3 and 4 cutting, 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.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1 and 2 unless changed by written agreement, 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. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres. These will be evenly scattered throughout the Payment Unit. 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)

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

6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Eight Point Road and Oak Road 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.

**TIMBER SALE MAP**

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

Sale Number
61-120-26Date
08/19/2026

Forest Management Unit

County

Mapped By: Tom Peterson

Scale

Page
1Of
1

Traverse City Mgt Unit

Kalkaska

Cruised By: Bey, Roell, Peterson

1:10,000

Township
25NRange
05WSection(s) and
Subdivision(s)

Sec. 11 S1/2NE,SE; Sec. 12 W1/2SW;

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		

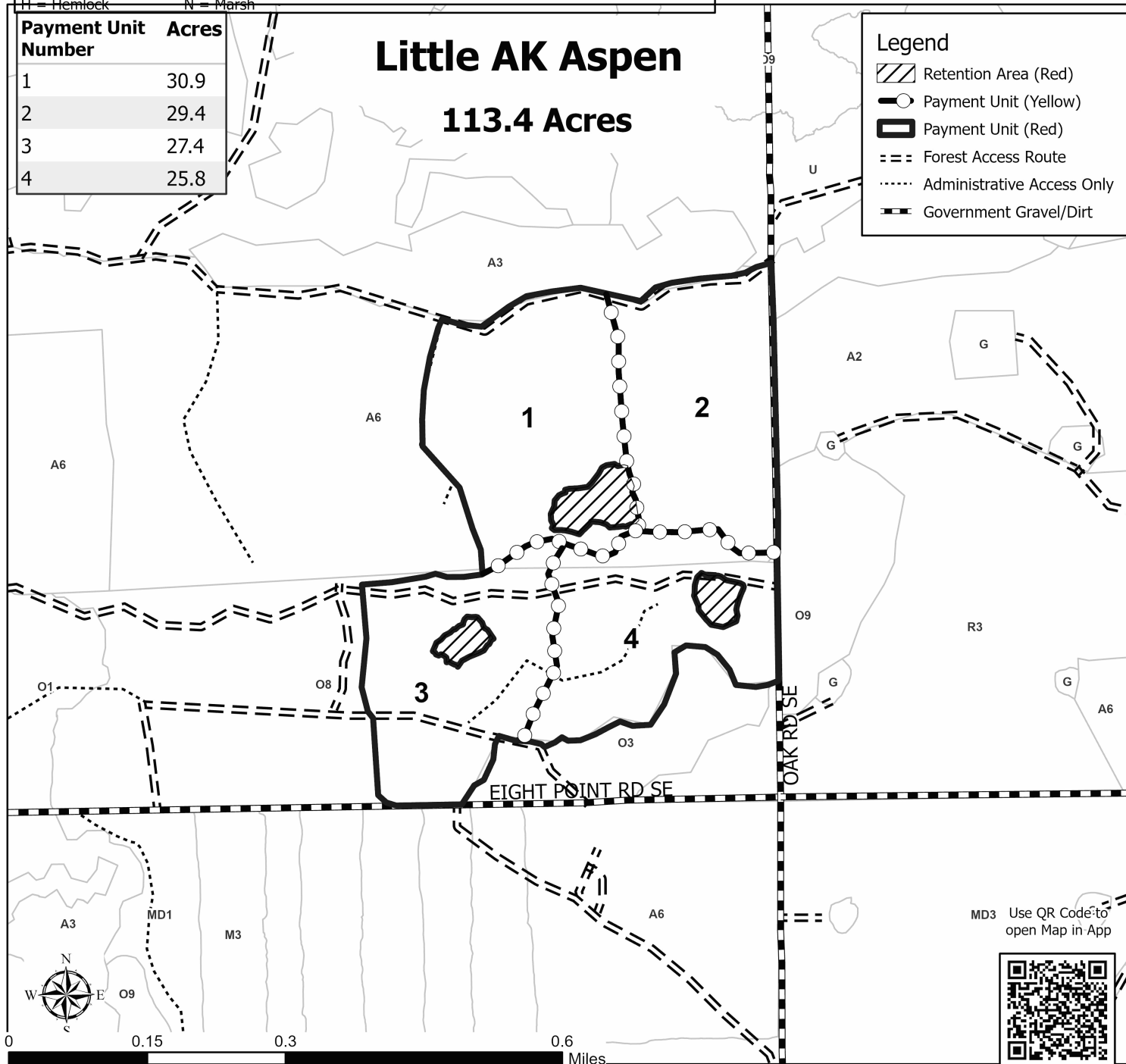
Density

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	30.9
2	29.4
3	27.4
4	25.8

Little AK Aspen**113.4 Acres****Legend**

- Retention Area (Red)
- Payment Unit (Yellow)
- Payment Unit (Red)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt

MD3 Use QR Code to
open Map in App