



**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:

**Nervous Energy Pine** (61-117-26) / T26N, R08W, SEC. 8 , E1/2SW,SE.  
T26N, R08W, SEC. 9 , NWSW.

Kalkaska County, Advertised Price \$79,042.65, 137.6 Acres, Red Pine, White Pine.

SALE NOTE: Payment units 3, 4, 5 and 6 have regeneration gaps marked in green paint. These green marked gaps total 19.1 acres. These gaps were cruised as there own VDU.

5.2.3.4 - Oak Wilt Restriction, No Exceptions applies to entire sale.

## TIMBER SALE INFORMATION

### Nervous Energy Pine (61-117-26)

T26N, R08W, SEC. 8; T26N, R08W, SEC. 9.

Kalkaska County (Advertised Price \$79,042.65)

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5.2.3.4 - Oak Wilt Restriction, No Exceptions applies to entire sale.

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                     |                         |                         |
| Red Maple                     | 2.2 MBF                 | \$ 124.00 / MBF         |
| Red Oak                       | 9.3 MBF                 | \$ 148.00 / MBF         |
| Red Pine                      | 144.6 MBF               | \$ 132.00 / MBF         |
| White Oak                     | 3.9 MBF                 | \$ 136.00 / MBF         |
| White Pine                    | 46.9 MBF                | \$ 85.00 / MBF          |
| Pulpwood                      |                         |                         |
| Jack Pine                     | 172 Cords               | \$ 11.50 / Cord         |
| Mixed Aspen                   | 131 Cords               | \$ 23.75 / Cord         |
| Mixed Oak                     | 37 Cords                | \$ 29.50 / Cord         |
| Paper Birch                   | 10 Cords                | \$ 37.20 / Cord         |
| Red Maple                     | 80 Cords                | \$ 15.50 / Cord         |
| Red Pine                      | 659 Cords               | \$ 58.50 / Cord         |
| White Pine                    | 299 Cords               | \$ 24.90 / Cord         |

\* The total volume is statistically estimated within plus (+) or minus (-) 12.20 percent. There are an estimated 1,870 cords on this timber sale, plus or minus 228 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 \$3,952.13 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                         | 5.8%                               |
| 02                         | 12.2%                              |
| 03                         | 20.1%                              |
| 04                         | 34.5%                              |
| 05                         | 13.0%                              |
| 06                         | 14.4%                              |

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 |
| 147,759          | 1,870       | 12.20%        | 1,642                      | 2,099   |

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 |
| 57     | 77,673           | 983         | 18.38%        | 803            | 1,164   |
| 60     | 29,918           | 379         | 26.23%        | 279            | 478     |
| 157    | 40,168           | 508         | 20.20%        | 406            | 611     |
| TOTAL: | 147,759          | 1,870       |               | 1,488          | 2,253   |

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 Maple            | Sawtimber | 0.1      | MBF   | 7.2   | \$4,570.25      |
|    | Red Oak              |           | 0.9      | MBF   |       |                 |
|    | Red Pine             |           | 9.3      | MBF   |       |                 |
|    | White Oak            |           | 0.4      | MBF   |       |                 |
|    | White Pine           |           | 4.3      | MBF   |       |                 |
|    | Jack Pine            | Pulpwood  | 13       | Cords |       |                 |
|    | Mixed Aspen          |           | 9        | Cords |       |                 |
|    | <i>B. T. Aspen</i>   |           | 9        | Cords |       |                 |
|    | Mixed Oak            |           | 3        | Cords |       |                 |
|    | <i>Red Oak</i>       |           | 2        | Cords |       |                 |
|    | <i>White Oak</i>     |           | 1        | Cords |       |                 |
|    | Paper Birch          |           | 1        | Cords |       |                 |
|    | Red Maple            |           | 5        | Cords |       |                 |
|    | Red Pine             |           | 28       | Cords |       |                 |
|    | White Pine           |           | 23       | Cords |       |                 |
| 2  | Red Maple            | Sawtimber | 0.4      | MBF   | 17.4  | \$9,619.35      |
|    | Red Oak              |           | 1.3      | MBF   |       |                 |
|    | Red Pine             |           | 17.6     | MBF   |       |                 |
|    | White Oak            |           | 0.6      | MBF   |       |                 |
|    | White Pine           |           | 7.4      | MBF   |       |                 |
|    | Jack Pine            | Pulpwood  | 30       | Cords |       |                 |
|    | Mixed Aspen          |           | 23       | Cords |       |                 |
|    | <i>B. T. Aspen</i>   |           | 22       | Cords |       |                 |
|    | <i>Quaking Aspen</i> |           | 1        | Cords |       |                 |
|    | Mixed Oak            |           | 3        | Cords |       |                 |
|    | <i>Red Oak</i>       |           | 2        | Cords |       |                 |
|    | <i>White Oak</i>     |           | 1        | Cords |       |                 |
|    | Paper Birch          |           | 2        | Cords |       |                 |
|    | Red Maple            |           | 14       | Cords |       |                 |
|    | Red Pine             |           | 65       | Cords |       |                 |
|    | White Pine           |           | 51       | Cords |       |                 |
| 3  | Red Maple            | Sawtimber | 0.6      | MBF   | 28.2  | \$15,892.05     |
|    | Red Oak              |           | 2.3      | MBF   |       |                 |
|    | Red Pine             |           | 29.4     | MBF   |       |                 |
|    | White Oak            |           | 1.0      | MBF   |       |                 |
|    | White Pine           |           | 12.5     | MBF   |       |                 |
|    | Jack Pine            | Pulpwood  | 48       | Cords |       |                 |
|    | Mixed Aspen          |           | 37       | Cords |       |                 |
|    | <i>B. T. Aspen</i>   |           | 35       | Cords |       |                 |
|    | <i>Quaking Aspen</i> |           | 2        | Cords |       |                 |
|    | Mixed Oak            |           | 7        | Cords |       |                 |
|    | <i>Red Oak</i>       |           | 4        | Cords |       |                 |
|    | <i>White Oak</i>     |           | 3        | Cords |       |                 |
|    | Paper Birch          |           | 3        | Cords |       |                 |
|    | Red Maple            |           | 23       | Cords |       |                 |
|    | Red Pine             |           | 106      | Cords |       |                 |
|    | White Pine           |           | 84       | Cords |       |                 |
| 4  | Red Maple            | Sawtimber | 1.1      | MBF   | 47.0  | \$27,273.90     |
|    | Red Oak              |           | 4.3      | MBF   |       |                 |
|    | Red Pine             |           | 52.0     | MBF   |       |                 |
|    | White Oak            |           | 1.9      | MBF   |       |                 |
|    | White Pine           |           | 22.7     | MBF   |       |                 |
|    | Jack Pine            | Pulpwood  | 81       | Cords |       |                 |
|    | Mixed Aspen          |           | 62       | Cords |       |                 |
|    | <i>B. T. Aspen</i>   |           | 58       | Cords |       |                 |

**DESCRIPTION OF TIMBER BY PU (PU), CON'T**

| PU      | MARKET GROUP         | PRODUCT         | QUANTITY | UNIT         | ACRES | ADVERTISE PRICE |
|---------|----------------------|-----------------|----------|--------------|-------|-----------------|
| 4 con't | <i>Quaking Aspen</i> | <i>Pulpwood</i> | 4        | <i>Cords</i> |       |                 |
|         | Mixed Oak            |                 | 13       | Cords        |       |                 |
|         | <i>Red Oak</i>       |                 | 8        | <i>Cords</i> |       |                 |
|         | <i>White Oak</i>     |                 | 5        | <i>Cords</i> |       |                 |
|         | Paper Birch          |                 | 4        | Cords        |       |                 |
|         | Red Maple            |                 | 38       | Cords        |       |                 |
|         | Red Pine             |                 | 178      | Cords        |       |                 |
|         | White Pine           |                 | 141      | Cords        |       |                 |
|         |                      |                 |          |              |       |                 |
| 5       | Red Oak              | Sawtimber       | 0.2      | MBF          | 18.0  | \$10,299.70     |
|         | Red Pine             |                 | 17.3     | MBF          |       |                 |
|         | Mixed Oak            | Pulpwood        | 5        | Cords        |       |                 |
|         | <i>Red Oak</i>       |                 | 5        | <i>Cords</i> |       |                 |
|         | Red Pine             |                 | 134      | Cords        |       |                 |
| 6       | Red Oak              | Sawtimber       | 0.3      | MBF          | 19.8  | \$11,387.40     |
|         | Red Pine             |                 | 19.0     | MBF          |       |                 |
|         | Mixed Oak            | Pulpwood        | 6        | Cords        |       |                 |
|         | <i>Red Oak</i>       |                 | 6        | <i>Cords</i> |       |                 |
|         | Red Pine             |                 | 148      | Cords        |       |                 |
| TOTAL:  |                      |                 | 206.9    | MBF          |       |                 |
| TOTAL:  |                      |                 | 1,388    | Cords        |       |                 |

## **Sale Specific Conditions & Requirements**

**Sale Name: Nervous Energy Pine**

**Sale Number: 61-117-26 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 and are to be protected unless marked with orange paint. The painted interior payment unit boundaries are to be protected unless marked with orange paint.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

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

Within Payment Unit(s) 1, 2, 3, 4, 5 & 6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition to orange marked trees cut all Aspen and Jack Pine trees within sale area.

- Payment units 3, 4, 5 and 6 have green marked regeneration gaps. Within these gaps all trees greater than 6 inches in DBH are designated for cutting. All trees smaller than 6 inches in DBH are to be protected.
- Payment units 3, 4, 5, and 6 do not Cut any Aspen or Jack Pine with an orange "X" marked on them.
- Payment units 3, 4, 5, and 6 Protect advance regeneration within payment units.

##### **2.1.16 - Timber Along County or Forest Roads (6/14)**

Cut and remove all standing trees 1.0" DBH or greater within 33 feet of the center line of south branch road. This spec includes all trees on both side of road within sale area.

#### **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.

##### **2.2.6 - Roundwood Operation Required (3/21)**

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor (feller bunching harvester will not be allowed) in order to retain existing understory.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 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 green marked gaps if more than 25% of the tree seedlings or saplings (1/4" to 6.0" DBH) within a specified portion of the gaps are damaged, liquidated damages will be assessed at \$500 per gap. There are 18 gaps within sale area.

Within orange marked portion of stand if more than 50% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the payment unit are damaged, liquidated damages will be assessed at \$500 per acre.

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**

#### **4.1.3 - 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**

##### **5.2.1.2 - Slash Removal**

##### **5.2.1.2.1 - Slash Removal, Right-of-Way (9/16)**

All slash must be removed at least 50 feet from the cleared right-of-way of all county roads.

##### **5.2.1.8 - Slash Height (12/08)**

No slash or tree tops may exceed 24 inches in height.

#### **5.2.3 - Operating Restrictions**

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

Within Payment Unit(s) 1, 2, 3, 4, 5, and 6 cutting, skidding, 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.

#### 5.2.20 - Equipment Width (2/04)

Equipment used to remove designated rows must be capable of moving through cut rows without damaging residual trees. No extra tree will be marked for excessively wide equipment.

#### 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.

#### 5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

### 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

#### 6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Boardman River Road, Branch Road and all state two tracks affected by sale area 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  
**61-117-26**Date  
**08/04/2026**

Forest Management Unit

County

Mapped By: Tom Peterson

Scale

Page

Of

Traverse City Mgt Unit

Kalkaska

Cruised By: Peterson &amp; Roell

**1:10,000****1****1**

Township

Range

Section(s) and

26N

08W

Subdivision(s) Sec. 8 E1/2SW,SE; Sec. 9 NWSW;

**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 | 7.1  |
| 2 | 17.4 |
| 3 | 28.2 |
| 4 | 47   |
| 5 | 17.9 |
| 6 | 19.8 |

**Nervous Energy Pine****137.6****Legend**

- Payment Unit
- Lakes and Rivers
- Private Line (Blue)
- Payment Unit (Yellow)
- Regeneration Gap (Green)
- Streams
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Bridge
- Culvert
- Recreation Trails



0 0.15 0.3 0.6 Miles

Use QR Code to  
open Map in App