



**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 Devil Mix 2.0 (61-129-26) / T25N, R06W, SEC. 3 , NWSW,S1/2SW,S1/2SE.

Kalkaska County, Advertised Price \$30,847.55, 46.1 Acres, Hardwood, White Pine.

SALE NOTE: This entire sale (all units) has an oak wilt restriction; there are no exceptions.

TIMBER SALE INFORMATION

Big Devil Mix 2.0 (61-129-26)

T25N, R06W, SEC. 3.

Kalkaska County (Advertised Price \$30,847.55)

SALE NOTE: This entire sale (all units) has an oak wilt restriction; there are no exceptions.

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		
Black/Red (Hybrid) Oak	62.8 MBF	\$ 101.00 / MBF
Red Maple	5.0 MBF	\$ 124.00 / MBF
Red Pine	45.3 MBF	\$ 132.00 / MBF
White Oak	11.8 MBF	\$ 136.00 / MBF
White Pine	39.2 MBF	\$ 85.00 / MBF
Pulpwood		
Balsam Fir	9 Cords	\$ 34.85 / Cord
Black Spruce	53 Cords	\$ 8.70 / Cord
Jack Pine	4 Cords	\$ 11.50 / Cord
Mixed Aspen	88 Cords	\$ 23.75 / Cord
Mixed Oak	63 Cords	\$ 29.50 / Cord
Red Maple	92 Cords	\$ 15.50 / Cord
Red Pine	63 Cords	\$ 58.50 / Cord
White Pine	124 Cords	\$ 24.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 21.09 percent. There are an estimated 882 cords on this timber sale, plus or minus 186 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 \$1,542.38 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	17.9%
02	27.5%
03	54.6%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 04/15/2029.

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
69,639	882	21.09%	696	1,067

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
49	10,941	138	40.85%	82	195
52	22,715	288	43.73%	162	413
62	35,982	455	28.89%	324	587
TOTAL:	69,639	882		568	1,195

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	Black/Red (Hybrid	Sawtimber	22.1	MBF	9.5	\$5,531.20
	Red Pine		1.0	MBF		
	White Oak		11.8	MBF		
	Mixed Aspen	Pulpwood	12	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	9	<i>Cords</i>		
	Mixed Oak		37	Cords		
	/Red (Hybrid) Oak		19	Cords		
	White Oak		18	Cords		
	Red Maple		5	Cords		
	Red Pine		1	Cords		
	White Pine		2	Cords		
2	Red Maple	Sawtimber	2.3	MBF	14.1	\$8,486.00
	Red Pine		9.8	MBF		
	White Pine		27.0	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Black Spruce		53	Cords		
	Jack Pine		1	Cords		
	Mixed Aspen		27	Cords		
	<i>Quaking Aspen</i>		27	<i>Cords</i>		
	Red Maple		25	Cords		
	Red Pine		25	Cords		
	White Pine		62	Cords		
	3	Black/Red (Hybrid	Sawtimber	40.7		
Red Maple			2.7	MBF		
Red Pine			34.5	MBF		
White Pine			12.2	MBF		
Balsam Fir		Pulpwood	6	Cords		
Jack Pine			3	Cords		
Mixed Aspen			49	Cords		
<i>Quaking Aspen</i>		<i>Sawtimber</i>	3.5	<i>MBF</i>		
<i>Quaking Aspen</i>		<i>Pulpwood</i>	42	<i>Cords</i>		
Mixed Oak			26	Cords		
/Red (Hybrid) Oak			26	Cords		
Red Maple			62	Cords		
Red Pine			37	Cords		
White Pine			60	Cords		
TOTAL:			164.1	MBF		
TOTAL:			496	Cords		

Sale Specific Conditions & Requirements

Sale Name: Big Devil Mix 2.0

Sale Number: 61-129-26 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-3, cut all trees that are two (2) inches or more at DBH, except red and white pine less than 4 inches at DBH, hemlock, cedar, or 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 10 inches for trees greater than 12 inches at DBH, and 6 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.

Within the Sale Area, if more than 20% 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 \$200 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)

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, and 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 within 30 days of completion of hauling. 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. Contact the Sale Administrator for

specific details of design and placement.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. In general, this will require a road grader or bull dozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

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 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 24 inches in height.

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by "U0" on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

5.2.3 - Operating Restrictions

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

Within Payment Units 1-3, cutting, skidding, and 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, dogwood or junberry. 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.

5.2.43 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with the letter "U0". Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

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 Military 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.

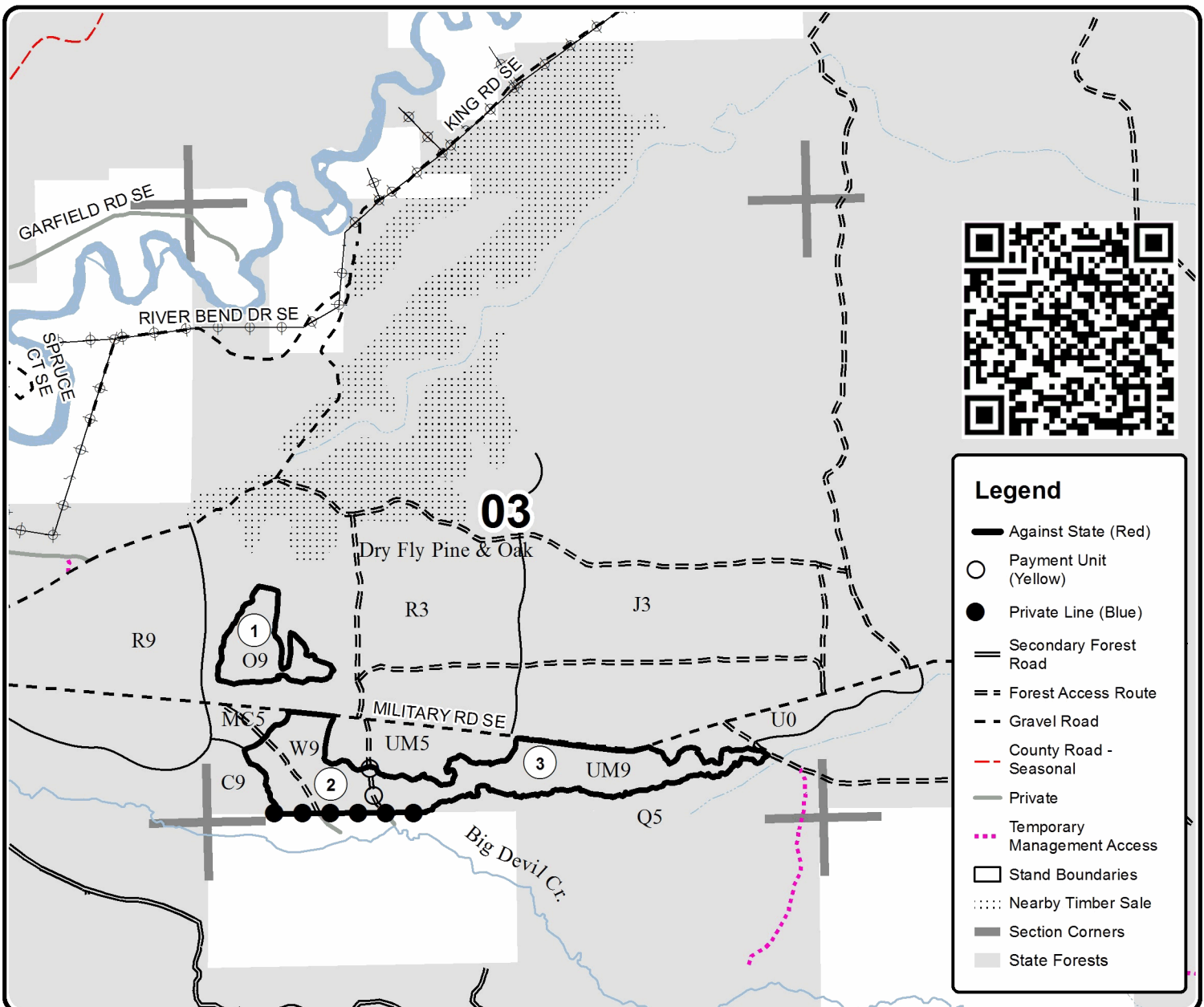
Sale Number	Year
61 - 129	26

Forest Management Unit Traverse City	County Kalkaska	Mapped By Crigier	Date 6/7/23	Page 1	of 1
Township 25N	Range 06W	Section(s) and Subdivision(s) Section 3	Scale 1:15,840		

Cover Type				Density	
A = Aspen	H = Hemlock	N = Marsh	U = Upland Brush	0 = Non Stocked	5 = Pole Timber Medium
B = Paper Birch	J = Jack Pine	O = Oak	UM = Upland Mixed	1 = Seedling Sapling Poor	6 = Pole Timber Well
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh	2 = Seedling Sapling Medium	7 = Saw Timber Poor
D = Treed Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seedling Sapling Well	8 = Saw Timber Medium
E = Swamp Hdwoods	M = Mpl, Bch, Brch	R = Red Pine	X = Non Stocked	4 = Pole Timber Poor	9 = Saw Timber Well
F = Spruce Fir	MC = Mixed Conifer	S = Black Spruce	Z = Water		
G = Grass	MD = Mixed Deciduous	T = Tamarack			

PU Acres

1	9.5
2	14.1
3	22.5

Big Devil Mix 2.0**Compartment 134****46.1 Acres**

0 0.125 0.25 0.5 0.75 1 Miles