



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN**

TIMBER SALE PROSPECTUS #7896

REVISION NOTICE #2 - September 16, 2026

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on Thursday, October 29, 2026**

LOCATION: **TRAVERSE CITY MGMT UNIT, 2122 M 37 South, Traverse City, MI 49685**

This prospectus has been modified with the following changes.

Shifted bid date due to bid openings in other units.

The scheduled bid date and time have been changed. The scheduled bid date and time were Wednesday, September 30 2026 11:00 AM (local time) and have been changed to Thursday, October 29 2026 11:00 AM (local time).

We apologize for any inconvenience this may have caused. If you need assistance, please contact Matthew Edison at 906-291-0095.



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN

TIMBER SALE PROSPECTUS #7896

REVISION NOTICE #1 - September 9, 2026

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on Wednesday, September 30, 2026**

LOCATION: **TRAVERSE CITY MGMT UNIT, 2122 M 37 South, Traverse City, MI 49685**

This prospectus has been modified with the following changes:

The Timber Sale Map for **Grade Timber** (61-006-26) has been updated. Please use the attached sale map when bidding on this sale and disregard the original sale map sent with the prospectus.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Matthew Edison at 906-291-0095.

TIMBER SALE MAP

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

Sale Number
61-006-26

Date
06/24/2026

Forest Management Unit		County	Mapped By: Ventimiglia	Scale 1:15,840	Page 1	Of 1
Traverse City Mgt Unit		Grand Traverse	Cruised By: Ventimiglia /Cotant			
Township 25N	Range 09W	Section(s) and Subdivision(s) Sec. 27 NESW,S1/2SW,SE; Sec. 34 N1/2NE,NESW,S1/2SW;				

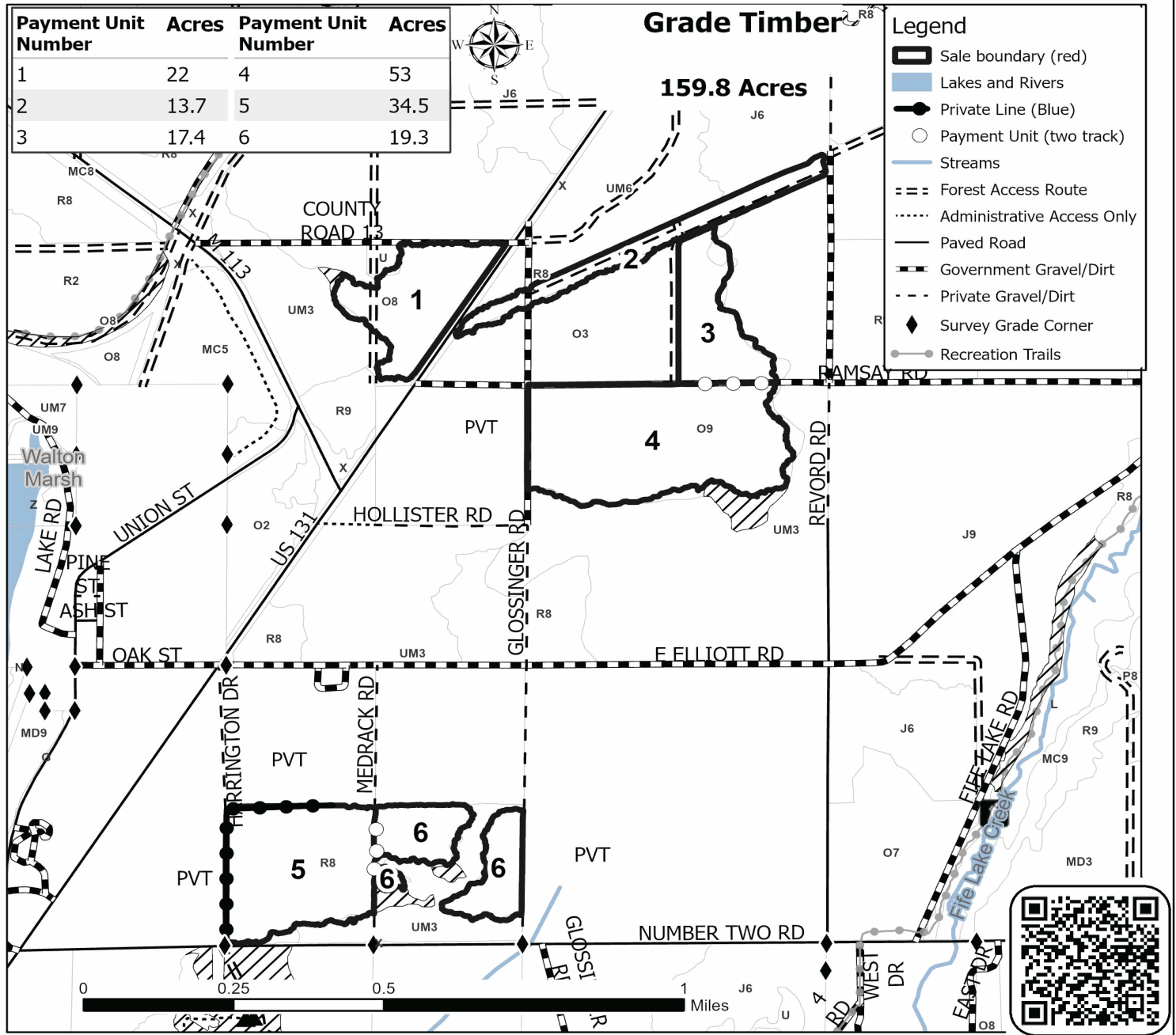
Cover Type

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	Payment Unit Number	Acres
1	22	4	53
2	13.7	5	34.5
3	17.4	6	19.3





**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7896**

SCHEDULED SALE DATE AND TIME: 11:00 a.m. (local time) on September 30, 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:

VST Oak (61-030-26) / T27N, R09W, SEC. 30, S1/2SE.

T27N, R09W, SEC. 31, N1/2NE.

Grand Traverse County, Advertised Price \$34,588.35, 52.1 Acres, Hardwood, Red Oak.

SALE NOTE: VASA single track recreation trail traverses through unit 1.

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

VST Oak (61-030-26)

T27N, R09W, SEC. 30; T27N, R09W, SEC. 31.
Grand Traverse County (Advertised Price \$34,588.35)

SALE NOTE: VASA single track recreation trail traverses through unit 1.

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Oak	80.2 MBF	\$ 148.00 / MBF
White Oak	28.5 MBF	\$ 136.00 / MBF
Pulpwood		
B. T. Aspen	151 Cords	\$ 23.75 / Cord
Black Cherry	5 Cords	\$ 15.50 / Cord
Jack Pine	2 Cords	\$ 11.50 / Cord
Red Maple	148 Cords	\$ 15.50 / Cord
Red Oak	202 Cords	\$ 29.50 / Cord
White Oak	234 Cords	\$ 29.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.04 percent. There are an estimated 996 cords on this timber sale, plus or minus 170 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 \$1,729.42 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	48.7%
02	51.3%
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
78,688	996	17.04%	826	1,166

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
108	33,130	419	25.31%	313	525
127	45,559	577	23.39%	442	712
TOTAL:	78,688	996		755	1,237

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	47.8	MBF	19.8	\$16,847.05
	White Oak		22.4	MBF		
	B. T. Aspen	Pulpwood	7	Cords		
	Red Maple		54	Cords		
	Red Oak		83	Cords		
	White Oak		111	Cords		
2	Red Oak	Sawtimber	32.4	MBF	32.3	\$17,741.30
	White Oak		6.1	MBF		
	B. T. Aspen	Pulpwood	144	Cords		
	Black Cherry		5	Cords		
	Jack Pine		2	Cords		
	Red Maple		94	Cords		
	Red Oak		119	Cords		
	White Oak		123	Cords		
	TOTAL:			108.7		
TOTAL:			742	Cords		

Sale Specific Conditions & Requirements

Sale Name: VST Oak

Sale Number: 61-030-26 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. 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

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

Within Payment Unit(s) 1 & 2, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting EXCEPT red and white pine, AND trees marked with green paint above and below stump height. Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

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.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1 & 2, all wood must be removed by tree segment, or roundwood. No chipping is permitted. tops may not be chipped.

3 - Payments

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint, and also include red and white pine. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$100.00 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

4 - Transportation

4.1 - Construction

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required. Access to the sale will require crossing a Utility right-of-way. It is recommended that the producer contact the companies with above and below ground infrastructure in the right-of-way.

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.

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, 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 Singletrack is a non-motorized mountain biking and hiking trail and is shown on the Timber Sale Map. The trail bed lies entirely within Payment Unit 1. Prior to any operations within the sale area, the producer must walk the length of the trail within the sale area with the sale administrator, and determine one location to skid across the trail. Do not cut trees or damage posts with pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. Skidding across the trail may only occur in locations approved by the Sale Administrator.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 1 & 2 the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the VASA Singletrack 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
61-030-26Date
07/09/2026

Forest Management Unit	County	Mapped By: Patrick Cotant
Traverse City Mgt Unit	Grand Traverse	Cruised By: Patrick Cotant

Scale
1:7,920Page
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1

Township	Range	Section(s) and Subdivision(s)
27N	09W	Sec. 30 S1/2SE; Sec. 31 N1/2NE;

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
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Density

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Payment Unit Number	Acres
1	19.8
2	32.3

VST Oak**52.1 Acres****Legend**

- Against State (Red)
- Lakes and Rivers
- Private Line (Blue)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Survey Grade Corner
- Recreation Trails

VASA Single Track

BEEBE CT

SUPPLY RD

Use QR Code to
open Map and tree
list in App