



**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;				

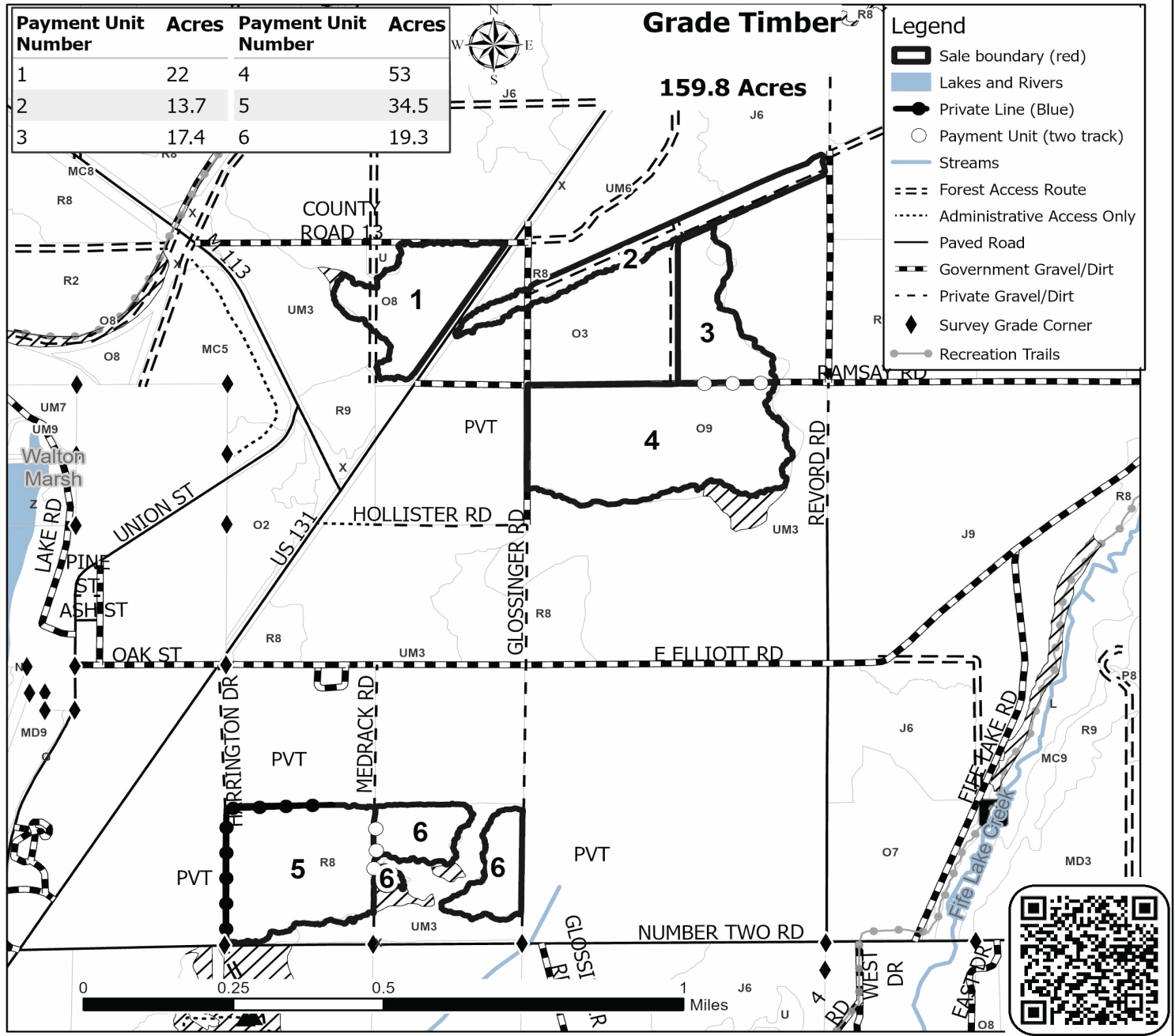
Cover Type

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:

Piece of Pie Mix (61-027-26) / T24N, R14W, SEC. 20, W1/2NW,E1/2NE,NESE.
T24N, R14W, SEC. 21, SWNW.

Manistee County, Advertised Price \$24,525.75, 43.0 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Piece of Pie Mix (61-027-26)
T24N, R14W, SEC. 20; T24N, R14W, SEC. 21.
Manistee County (Advertised Price \$24,525.75)

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 Cherry	28.5 MBF	\$ 105.00 / MBF
Mixed Aspen	19.9 MBF	\$ 96.00 / MBF
Red Maple	41.9 MBF	\$ 116.00 / MBF
Sugar Maple	29.6 MBF	\$ 138.00 / MBF
Pulpwood		
Mixed Aspen	135 Cords	\$ 22.15 / Cord
Mixed Hardwood	532 Cords	\$ 14.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 18.47 percent. There are an estimated 948 cords on this timber sale, plus or minus 175 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 \$1,226.29 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	57.4%
02	42.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
74,904	948	18.47%	773	1,123

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
1	46,898	594	25.45%	443	745
31	28,006	355	26.09%	262	447
TOTAL:	74,904	948		705	1,192

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 Cherry	Sawtimber	5.4	MBF	15.8	\$14,076.35
	Mixed Aspen		19.9	MBF		
	B. T. Aspen		19.9	MBF		
	Red Maple	Pulpwood	34.6	MBF		
	Mixed Aspen		135	Cords		
	B. T. Aspen		135	Cords		
	Mixed Hardwood		318	Cords		
	Beech		5	Cords		
	Black Cherry		19	Cords		
	Red Maple		294	Cords		
2	Black Cherry	Sawtimber	23.1	MBF	27.2	\$10,449.40
	Red Maple		7.3	MBF		
	Sugar Maple		29.6	MBF		
	Mixed Hardwood	Pulpwood	214	Cords		
	American Elm	Sawtimber	1.5	MBF		
	Beech		0.8	MBF		
	American Elm	Pulpwood	5	Cords		
	Beech		2	Cords		
	Black Cherry		55	Cords		
	Red Maple		11	Cords		
	Sugar Maple		136	Cords		
	TOTAL:		119.9	MBF		
	TOTAL:		667	Cords		

Sale Specific Conditions & Requirements

Sale Name: Piece of Pie Mix

Sale Number: 61-027-26 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, cut all trees that are two (2) inches or more at DBH, except leave all conifers regardless of merchantability.

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

Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Cut Ironwood as needed for operability.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited. within Payment Unit(s) 2. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

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 Payment Unit(s) 2, 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 \$250 per acre for all acreage within that specified portion of the Sale Area that was damaged.

4 - Transportation

4.1 - Construction

4.1.7 - Road Closure (10/11)

All new roads built into the sale must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing double earthen berms at strategic locations. 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.

4.1.8 - Road Work (1) (8/07)

The following road work is required: The producer will need to create one driveway to access Payment Unit(s) 1. The producer will need to work directly with Manistee County Road Commission on any driveway permits or other specifications they may require.

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 in a Payment Unit 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.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Gas pipeline runs through Payment Unit 2 along Big Bear Rd.

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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. Operations are to cease immediately if equipment and weather conditions result in rutting of roads which are 12 inches or greater in depth and 50 feet in length. In addition, operations are to cease immediately if equipment and weather conditions result in rutting on 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 county roads bordering unit 1 and Big Bear rd. running through Unit 2. 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
61-027-26Date
06/24/2026Forest Management Unit
Traverse City Mgt UnitCounty
ManisteeMapped By: C. Bey
Cruised By: C. BeyScale
1:10,000Page
1Of
1Township
24NRange
14WSection(s) and
Subdivision(s) Sec. 20 W1/2NW,E1/2NE,NESE; Sec. 21 SWNW;**Cover Type**

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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Payment Unit Number	Acres
1	15.8
2	27.2

Piece of Pie Mix
43.0 Acres**Legend**

- Against State (RED)
- Lakes and Rivers
- Private Line (Blue)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Private Gravel/Dirt
- Survey Grade Corner
- Berm
- Electric Electric

