



**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:

Badger Sett (61-633-26) / T25N, R05W, SEC. 10, NE.

T25N, R05W, SEC. 11, NWNW.

T25N, R05W, SEC. 2, S1/2SW, SWSE.

Kalkaska County, Advertised Price \$41,072.00, 80.4 Acres, Aspen, Hardwood.

SALE NOTE: Military restrictions apply to units 1 and 3. Oak wilt restriction applies to all payment units.

TIMBER SALE INFORMATION

Badger Sett (61-633-26)

T25N, R05W, SEC. 10; T25N, R05W, SEC. 11; T25N, R05W, SEC. 2.

Kalkaska County (Advertised Price \$41,072.00)

SALE NOTE: Military restrictions apply to units 1 and 3. Oak wilt restriction applies to all payment units.

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	148.5 MBF	\$ 101.00 / MBF
Red Maple	29.5 MBF	\$ 124.00 / MBF
Pulpwood		
Black Cherry	15 Cords	\$ 15.50 / Cord
Misc. Species 2	80 Cords	\$ 11.25 / Cord
Mixed Aspen	416 Cords	\$ 23.75 / Cord
Mixed Oak	241 Cords	\$ 29.50 / Cord
Red Maple	277 Cords	\$ 15.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 19.99 percent. There are an estimated 1,445 cords on this timber sale, plus or minus 289 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 \$2,053.60 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	56.6%
02	33.2%
03	10.2%
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
114,168	1,445	19.99%	1,156	1,734

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
27	59,986	759	26.01%	562	957
30	9,333	118	48.76%	61	176
34	44,849	568	36.89%	358	777
TOTAL:	114,168	1,445		981	1,910

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	85.4	MBF	37.2	\$23,218.95
	Red Maple		25.2	MBF		
	Black Cherry	Pulpwood	9	Cords		
	Misc. Species 2		46	Cords		
	Mixed Aspen		217	Cords		
	<i>B. T. Aspen</i>		55	Cords		
	<i>Quaking Aspen</i>		162	Cords		
	Mixed Oak		103	Cords		
	<i>/Red (Hybrid) Oak</i>		99	Cords		
	<i>Red Oak</i>		4	Cords		
	Red Maple		169	Cords		
2	Black/Red (Hybrid	Sawtimber	37.4	MBF	33.4	\$13,647.35
	Red Maple		4.3	MBF		
	Black Cherry	Pulpwood	6	Cords		
	Misc. Species 2		30	Cords		
	Mixed Aspen		199	Cords		
	<i>Quaking Aspen</i>		199	Cords		
	Mixed Oak		86	Cords		
	<i>/Red (Hybrid) Oak</i>		77	Cords		
	<i>Red Oak</i>		9	Cords		
	Red Maple		106	Cords		
3	Black/Red (Hybrid	Sawtimber	25.7	MBF	9.8	\$4,205.70
	Misc. Species 2	Pulpwood	4	Cords		
	Mixed Oak		52	Cords		
	<i>/Red (Hybrid) Oak</i>		52	Cords		
	Red Maple		2	Cords		
TOTAL:			178.0	MBF		
TOTAL:			1,029	Cords		

Sale Specific Conditions & Requirements

Sale Name: Badger Sett

Sale Number: 61-633-26 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 and are to be protected unless marked with orange paint. 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, except do not cut white pine, red pine, white oak and trees marked with green paint. In addition do not cut any oak trees less than 4 inches at DBH.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 3, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut white pine, red pine, white oak and trees marked with green paint.

2.1.11 - Description of Timber Note (2/04)

Note that Misc. Species 2 is dead oak.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

Payment units 1 and 3 must be chip harvested to meet National Guard requirements. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter does not apply (G. C. & R. 2.2). This is because this is Military owned land and is not certified under SFI or FSC.

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. This is in order to facilitate military requirements. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 and 2 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.

4 - Transportation

4.1 - Construction

4.1.7 - Road Closure (10/11)

All closed roads that are reopened 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.

4.1.12 - No New Roads (1/12)

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

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference 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.

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

The Purchaser is responsible for contacting the gas or pipeline company prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.1.5 - National Guard Notification (1/25)

This sale is upon lands utilized for training by the Michigan National Guard - Camp Grayling. A minimum of five (5) business days prior to opening this sale, the Purchaser must request that the Sale Administrator contact the military for information regarding training plans that may impact sale 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. This applies only to unit 2. Units 1 and 3 must be chipped.

5.2.3 - Operating Restrictions

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

Within Payment Units 1, 2 and 3 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.

5.2.3.7 - National Guard Training Restriction (1/25)

Operations on this contract , for payment units 1 and 3, may not be allowed during National Guard training operations. Typically, the restricted period is from May 1 to October 31. The Purchaser must check with the Unit Manager, who will coordinate the cutting schedule with the Military. All harvest equipment and timber products must be removed from the Sale Area during the period of May 1 to October 31.

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 and 2 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 of wood.

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.

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 Maple Rd. and Ten Point Rd. 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
61-633-26Date
07/17/2026Forest Management Unit
Traverse City Mgt UnitCounty
KalkaskaMapped By: Crigier
Cruised By: CrigierScale
1:15,840Page
1Of
1Township
25N
Range
05W
Section(s) and
Subdivision(s) Sec. 10 NE; Sec. 11 NWNW; Sec. 2 S1/2SW,SWSE;**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

