



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7266**

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on November 7, 2023.

LOCATION: TRAVERSE CITY MGMT UNIT, 2122 M 37 SOUTH, TRAVERSE CITY, MI 49685.

CONTACT NAME: Patrick Cotant

PHONE NUMBER: (231) 649-0544

PROSPECTUS NOTE: Effective immediately: all bid openings for the Traverse City Management Unit (Kalkaska Field Office and Traverse City Field Office) will be held at the Traverse City Field Office regardless of sale location within the unit. All payments will now be handled through the Traverse City Field Office. The Kalkaska Field Office will no longer accept payments or hard paper copies of timber sale bids. Payments for all contracts, use permits, bonds, etc. should be sent to the Traverse City Field Office.

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:

Fife Lake Mix (61-015-23) / T25N, R09W, SEC. 15, W1/2NW.

T25N, R09W, SEC. 16, SENW,NE,NESW,SESE.

T25N, R09W, SEC. 21, NE.

Grand Traverse County, Advertised Price \$249,435.35, 191.2 Acres, Hardwood, Red Pine.

SALE NOTE: 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

Fife Lake Mix (61-015-23)

T25N, R09W, SEC. 15; T25N, R09W, SEC. 16; T25N, R09W, SEC. 21.

Grand Traverse County (Advertised Price \$249,435.35)

SALE NOTE: 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		
B. T. Aspen	34.4 MBF	\$ 113.00 / MBF
Jack Pine	13.8 MBF	\$ 35.00 / MBF
Red Maple	33.8 MBF	\$ 140.00 / MBF
Red Oak	382.5 MBF	\$ 105.00 / MBF
Red Pine	803.6 MBF	\$ 112.00 / MBF
White Oak	35.1 MBF	\$ 68.00 / MBF
White Pine	14.0 MBF	\$ 69.00 / MBF
Pulpwood		
B. T. Aspen	89 Cords	\$ 18.10 / Cord
Jack Pine	256 Cords	\$ 22.50 / Cord
Mixed Hardwood	378 Cords	\$ 19.90 / Cord
Mixed Oak	769 Cords	\$ 26.15 / Cord
Red Pine	1,467 Cords	\$ 48.40 / Cord
White Pine	38 Cords	\$ 21.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 9.93 percent. There are an estimated 5,923 cords on this timber sale, plus or minus 588 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 \$12,471.77 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	19.9%
02	9.1%
03	10.3%
04	19.7%
05	13.1%
06	21.0%
07	6.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2026.

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
467,880	5,923	9.93%	5,334	6,511

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	152,768	1,934	11.29%	1,715	2,152
55	6,920	88	30.54%	61	114
58	44,395	562	15.22%	476	647
310	120,506	1,525	14.82%	1,299	1,751
311	143,290	1,814	13.15%	1,575	2,052
TOTAL:	467,880	5,923		5,127	6,718

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
1	37.7	1	25.8
		2	11.9
55	7.8	7	7.8
58	40.6	7	40.6
310	59.4	3	20.4
		4	39.0
311	45.7	5	17.6
		6	28.1
TOTAL:	191.2		191.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	23.5	MBF	25.8	\$49,566.70
	Red Maple		23.1	MBF		
	Red Oak		145.1	MBF		
	Red Pine		65.6	MBF		
	White Oak		13.6	MBF		
	B. T. Aspen	Pulpwood	24	Cords		
	Mixed Hardwood		196	Cords		
	Red Maple		196	Cords		
	Mixed Oak		302	Cords		
	Red Oak		240	Cords		
	White Oak		62	Cords		
	Red Pine		164	Cords		
2	B. T. Aspen	Sawtimber	10.9	MBF	11.9	\$22,819.95
	Red Maple		10.7	MBF		
	Red Oak		66.9	MBF		
	Red Pine		30.2	MBF		
	White Oak		6.3	MBF		
	B. T. Aspen	Pulpwood	11	Cords		
	Mixed Hardwood		90	Cords		
	Red Maple		90	Cords		
	Mixed Oak		139	Cords		
	Red Oak		110	Cords		
	White Oak		29	Cords		
	Red Pine		75	Cords		
3	Red Oak	Sawtimber	3.6	MBF	20.4	\$25,717.70
	Red Pine		150.1	MBF		
	White Pine		1.7	MBF		
	Jack Pine	Pulpwood	1	Cords		
	Mixed Hardwood		10	Cords		
	Red Maple		10	Cords		
	Mixed Oak		30	Cords		
	Red Oak		24	Cords		
	White Oak		6	Cords		
	Red Pine		153	Cords		
4	Red Oak	Sawtimber	7.0	MBF	39.0	\$49,185.10
	Red Pine		286.9	MBF		
	White Pine		3.2	MBF		
	Jack Pine	Pulpwood	3	Cords		
	Mixed Hardwood		18	Cords		
	Red Maple		18	Cords		
	Mixed Oak		58	Cords		
	Red Oak		47	Cords		
	White Oak		11	Cords		
	Red Pine		292	Cords		
	White Pine		1	Cords		
5	Red Oak	Sawtimber	48.8	MBF	17.6	\$32,703.75
	Red Pine		104.3	MBF		
	Mixed Oak	Pulpwood	49	Cords		
	Red Oak		49	Cords		
	Red Pine		302	Cords		
6	Red Oak	Sawtimber	77.9	MBF	28.1	\$52,147.60
	Red Pine		166.5	MBF		
	Mixed Oak	Pulpwood	78	Cords		
	Red Oak		78	Cords		
	Red Pine		481	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7	Jack Pine	Sawtimber	13.8	MBF	48.4	\$17,294.55
	Red Oak		33.2	MBF		
	White Oak		15.2	MBF		
	White Pine		9.1	MBF		
	B. T. Aspen	Pulpwood	54	Cords		
	Jack Pine		252	Cords		
	Mixed Hardwood		64	Cords		
	Black Cherry	Sawtimber	0.7	MBF		
	Black Cherry	Pulpwood	27	Cords		
	Red Maple		36	Cords		
	Mixed Oak		113	Cords		
	Red Oak		79	Cords		
	White Oak		34	Cords		
	White Pine		37	Cords		
TOTAL:			1,317.2	MBF		
TOTAL:			2,997	Cords		

Sale Specific Conditions & Requirements

Sale Name: Fife Lake Mix

Sale Number: 61-015-23 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, yellow and red paint, or are unmarked and identified by two tracks. 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 unpainted and identified by two track roads, with the exception of the boundary between Payment Units 1 & 2, which is 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.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut unit(s) with unmerchantable trees (6/14)

Within Payment Unit(s) 7, cut all trees that are five (5) inches or more at DBH, except do not cut red pine or any trees marked with green paint. In addition, do not cut white pine 15 inches or more at DBH. Protect all trees four (4) inches or less at DBH, as much as possible during operations.

2.1.2 - Clearcut unit(s) w/o unmerchantable trees (8/11)

Within Payment Unit(s) 1 & 2, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut any trees marked with green paint.

2.1.5 - Overstory removal unit(s) (8/11)

Within Payment Unit(s) 3, 4, 5, & 6, all trees five (5) inches or more at DBH, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut any trees marked with green paint. In addition, within Payment Units 5 & 6, do not cut any white oak.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing payment units (7/14)

Payment Unit(s) 7, 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

4.1.12 - No new roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Skid trails only 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 (10/16)

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.

5.2 - Conduct of Operations

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) 3-7, cutting and skidding 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.

5.2.3.5 - Oak wilt restriction (1/18)

Within Payment Unit(s) 1 & 2, unless changed by written agreement, 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. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high risk period. Those steps may include completing all road brushing before April 15th and clearing a tree-length buffer along uncut oak cover before April 15th. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

5.2.39 - ORV trail/route protection (4/18)

A dirt bike trail runs through Payment Units 1, 2 & 3, as shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within 5 feet of the trail must be cut flush with the ground. Maintain a 15-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

5.2.40 - Pathway protection (10/10)

The NCT hiking trail is shown on the Timber Sale Map running through Payment Unit 7 and along the east edge of Payment Unit 4. Do not cut trees or damage posts with orange pathway markers. Maintain a 10-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. Do not use trail for any operations when working in Payment Units 3 & 4.

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 timber access roads 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.

6.2.3 - Recreational trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the NCT trail and dirt bike ORV trail 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.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating timber (7/09)

The sale area has received damage from deteriorating/aging jack pine in Payment Unit 7. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.

**TIMBER SALE MAP***This information provided by authority of Part 525, 1994 PA 451, as amended.*

Forest Management Unit Traverse City		County Grand Traverse	Mapped By Ventimiglia	Date 06/16/23	Page 1	of 1
Township 25N	Range 09W	Section(s) and Subdivision(s) Section 15 W1/2 NW, Section 16 Various, Section 21 NE		Scale 1:15,840		

Cover Type

A = Aspen	H = Hemlock	N = Marsh	U = Upland Brush
B = Paper Birch	J = Jack Pine	O = Oak	UM = Upland Mixed
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine
E = Swamp Hdwoods	M = Mpl, Bch, Brch	R = Red Pine	X = Non Stocked
F = Spruce Fir	MC = Mixed Conifer	S = Black Spruce	Z = Water
G = Grass	MD = Mixed Deciduous	T = Tamarack	

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

PU	Acres	PU	Acres
1	25.9	5	17.6
2	11.9	6	28.1
3	20.5	7	48.4
4	38.9		

FIFE LAKE MIX**Compartment 56****191.1 Acres**