



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7319**

**SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on March 14, 2024.**

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

**CONTACT NAME: Patrick Cotant**

**PHONE NUMBER: (231) 649-0544**

**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:

**Dead Horse Mix** (61-026-23) / T27N, R09W, SEC. 33, SENW,S1/2NE,NESW,N1/2SE.  
T27N, R09W, SEC. 34, SWNW,W1/2SW.

Grand Traverse County, Advertised Price \$140,188.40, 123.2 Acres, Hardwood, Red Pine.

**SALE NOTE:** This sale has a variety of timber products and equipment requirements. Chipping of tops is required in some Payment Units and short-wood harvesting (no feller buncher in other Payment Units). Oak wilt restrictions are in place.

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

Dead Horse Mix (61-026-23)

T27N, R09W, SEC. 33; T27N, R09W, SEC. 34.

Grand Traverse County (Advertised Price \$140,188.40)

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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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	9.6 MBF	\$ 147.00 / MBF
Northern Pin Oak	15.6 MBF	\$ 109.00 / MBF
Red Maple	6.2 MBF	\$ 146.00 / MBF
Red Oak	54.7 MBF	\$ 150.00 / MBF
Red Pine	370.7 MBF	\$ 129.00 / MBF
White Oak	107.2 MBF	\$ 86.00 / MBF
White Pine	95.2 MBF	\$ 93.00 / MBF
Pulpwood		
B. T. Aspen	48 Cords	\$ 20.90 / Cord
Mixed Hardwood	126 Cords	\$ 20.95 / Cord
Mixed Oak	443 Cords	\$ 32.20 / Cord
Red Pine	765 Cords	\$ 49.80 / Cord
White Pine	238 Cords	\$ 25.50 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 12.03 percent. There are an estimated 3,074 cords on this timber sale, plus or minus 370 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 \$7,009.42 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	5.8%
02	37.9%
03	19.9%
04	3.1%
05	33.3%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2027.

### **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
242,878	3,074	12.03%	2,704	3,444

## 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
122	14,907	189	33.60%	125	252
126	28,357	359	20.27%	286	432
133	25,625	324	25.33%	242	407
134	162,771	2,060	13.84%	1,775	2,346
155	11,218	142	64.60%	50	234
<b>TOTAL:</b>	<b>242,878</b>	<b>3,074</b>		<b>2,479</b>	<b>3,670</b>

## 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
122	18.5	1	18.5
126	8.5	3	8.5
133	10.5	3	10.5
134	77.9	2	41.5
		5	36.4
155	7.8	4	7.8
<b>TOTAL:</b>	<b>123.2</b>		<b>123.2</b>

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Northern Pin Oak	Sawtimber	3.0	MBF	18.5	\$8,181.90
	Red Maple		0.6	MBF		
	Red Oak		5.3	MBF		
	Red Pine		17.1	MBF		
	White Pine		26.9	MBF		
	Mixed Hardwood	Pulpwood	8	Cords		
	<i>Black Cherry</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
	Mixed Oak		25	Cords		
	<i>Northern Pin Oak</i>		2	<i>Cords</i>		
	<i>Red Oak</i>		18	<i>Cords</i>		
	<i>White Oak</i>		5	<i>Cords</i>		
	Red Pine		7	Cords		
	White Pine		37	Cords		
2	Red Oak	Sawtimber	12.7	MBF	41.5	\$53,097.70
	Red Pine		186.4	MBF		
	White Oak	Pulpwood	18.4	MBF		
	White Pine		26.6	MBF		
	Mixed Hardwood		36	Cords		
	<i>Black Cherry</i>		15	<i>Cords</i>		
	<i>Red Maple</i>		21	<i>Cords</i>		
	Mixed Oak		110	Cords		
	<i>Red Oak</i>		43	<i>Cords</i>		
	<i>White Oak</i>		67	<i>Cords</i>		
	Red Pine		339	Cords		
	White Pine		75	Cords		
3	B. T. Aspen	Sawtimber	1.6	MBF	19.0	\$27,960.80
	Northern Pin Oak		12.6	MBF		
	Red Maple	Pulpwood	5.6	MBF		
	Red Oak		24.4	MBF		
	Red Pine		3.7	MBF		
	White Oak		71.4	MBF		
	White Pine		18.3	MBF		
	B. T. Aspen		2	Cords		
	Mixed Hardwood		20	Cords		
	<i>Red Maple</i>		20	<i>Cords</i>		
	Mixed Oak		172	Cords		
	<i>Northern Pin Oak</i>		6	<i>Cords</i>		
	<i>Red Oak</i>		39	<i>Cords</i>		
	<i>White Oak</i>		127	<i>Cords</i>		
	Red Pine		121	Cords		
	White Pine		60	Cords		
4	B. T. Aspen	Sawtimber	8.0	MBF	7.8	\$4,325.85
	Red Oak		1.2	MBF		
	White Oak	Pulpwood	1.2	MBF		
	B. T. Aspen		46	Cords		
	Mixed Hardwood		31	Cords		
	<i>Red Maple</i>		31	<i>Cords</i>		
	Mixed Oak		39	Cords		
	<i>Red Oak</i>		1	<i>Cords</i>		
5	White Oak	Sawtimber	38	<i>Cords</i>	36.4	\$46,622.15
	Red Oak		11.1	MBF		
	Red Pine		163.5	MBF		
	White Pine		23.4	MBF		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Hardwood	Pulpwood	31	Cords		
	<i>Black Cherry</i>		13	<i>Cords</i>		
	<i>Red Maple</i>		18	<i>Cords</i>		
	Mixed Oak		97	Cords		
	<i>Red Oak</i>		38	<i>Cords</i>		
	<i>White Oak</i>		59	<i>Cords</i>		
	Red Pine		298	Cords		
	White Pine		66	Cords		
TOTAL:			659.2	MBF		
TOTAL:			1,620	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Dead Horse Mix**

**Sale Number: 61-026-23 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 red and yellow paint, along with a trail. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint, with the exception of the boundary between Payment Units 2 & 5, which is unmarked and identified by the North Country Trail. 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) 2 & 5, cut all trees that are one (1) inch or more at DBH, except do not cut trees marked with green paint along the North Country Trail or saplings within 20 feet of the trail (using the trail as the centerline). Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

##### **2.1.3 - Cut tree marked unit(s) (12/08)**

Within Payment Unit(s) 1 & 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all jack pine and aspen which meet minimum piece specifications.

##### **2.1.4 - Designated timber unit(s) (6/17)**

Within Payment Unit(s) 3, all oak, red maple, aspen, and jack pine trees which meet minimum piece specifications are designated for cutting, except do not cut trees marked with green paint. In addition, cut all red and white pine marked with orange paint at or below breast height.

#### **2.2 - Utilization**

##### **2.2.2 - Chipping required (2/18)**

Payment Units 2 & 5, must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter does not apply (G. C. & R. 2.2). This is because the slash would interfere with planting operations.

##### **2.2.3 - Stump heights (4/07)**

Stump heights within Payment Unit(s) 2 & 5, shall not exceed 6 inches for all trees. This is in order to facilitate planting operations.

##### **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) 1 & 3. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor (feller bunching harvester will not be allowed) in order to retain existing understory.

### **3 - Payments**

#### **3.4 - Damaged Timber**

##### **3.4.2 - Special Protection Trees (4/14)**

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint. If the Purchaser's operations have cut or damaged special protection trees through carelessness,

the Purchaser shall pay \$50 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**

###### **4.1.12 - No new roads (1/12)**

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Skid trails will only be allowed.

##### **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 bulldozer 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.

###### **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 a Payment Unit, to determine landing locations. The Unit Manager or his/her representative must be contacted at least 3 days in advance to schedule the conference.

###### **5.1.4 - Post-sale conference (10/16)**

A post-sale conference on site between the Purchaser and sale administrator is required 3 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

##### **5.2 - Conduct of Operations**

###### **5.2.1 - Slash**

###### **5.2.1.8 - Slash height (12/08)**

No slash or tree tops may exceed 30 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. This requirement does not apply to Payment Units 2 & 5.

###### **5.2.3 - Operating Restrictions**

###### **5.2.3.4 - Oak wilt restriction, no exceptions (1/18)**

Within Payment Unit(s) 1, 3 & 4, 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.

###### **5.2.3.5 - Oak wilt restriction (1/18)**

Within Payment Unit(s) 2 & 5, 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.

#### 5.2.3.6 - Bark beetle restriction (12/08)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two inches in diameter are removed from the sale area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within fifteen days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.3 - Dead and down creation, dead trees (6/07)

Except as provided for in General Condition and Requirement 5.2.2, no dead trees, standing or down, are to be cut, skidded, or processed. Dead trees within Payment Units 2 & 5 should be removed to prepare the site for planting.

##### 5.2.4.6 - Dead and down creation, other (9/09)

To create grouse habitat, within Payment Unit(s) 4, all trees marked with an orange 'X' will be cut at breast height and left with the upper part of the tree touching the stump. These are for drumming logs. If a clump of trees is marked, the clump should be cut and left in a pile. The slash height requirement does not apply to these drumming logs and the tops should be left intact.

#### 5.2.38 - No decking against live trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

#### 5.2.40 - Pathway protection (10/10)

The North Country Trail is a hiking trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Most of the trees adjacent to the trail through Payment Units 2 & 5 (clearcut units) are green marked for retention. 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.

#### 5.4 - 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

##### 6.2.1 - Road posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Dead Horse Road and adjacent forest 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 North Country 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.

### 8 - Performance and Settlement

#### 8.3 - Uncompleted or Terminated Contracts

##### 8.3.1 - Completion of contract, chipping (1/16)



In addition to cutting, all chipping must be completed by the contract expiration date. If chipping has not been completed, an extension fee or damages may be charged per General Condition & Requirement 7.2 and 8.3.

**TIMBER SALE MAP**

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

Sale Number	Year
61-026	23

Forest Management Unit Traverse City	County Grand Traverse	Mapped By Ruppen	Date 09/30/2023	Page 1	of 1
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Township 27N	Range 9W	Section(s) and Subdivision(s) Sec33 SENW.S1/2NE.NESW.N1/2SE//Sec 34SWNW.W1/2SW	Scale 1:15,840
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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 = Tread Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seedling Sapling Well	8 = Saw Timber Medium
E = Swamp Hardwoods	M = Mpl, Bch, Bach	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	PU	Acres
1	18.5	4	7.8
2	41.5	5	36.4
3	19		

**Dead Horse Mix**

Compartment 44

123.2 Acres

