



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN**

**TIMBER SALE PROSPECTUS #7444**

**REVISION NOTICE #1 - August 1, 2024**

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on Thursday, August 22, 2024

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

This prospectus has been modified with the following changes.

The sale condition 5.2.41 for the 15 Gallons Hardwood timber sale (61-116-24) has been updated. Please use the attached sale conditions when bidding on this sale and disregard the original sale conditions sent with the prospectus.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Patrick Cotant at 231-649-0544.

## **Sale Specific Conditions & Requirements**

**Sale Name: 15 Gallons Hardwood**

**Sale Number: 61-116-24    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. 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) 1-5, cut all trees that are one (1) inch or more at DBH.

#### **2.2 - Utilization**

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

Payment Units 1-5 must be chip harvested to facilitate subsequent planting operations. 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 is still applicable (G. C. & R. 2.2).

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

Stump heights within the Sale Area shall not exceed 10 inches for trees greater than 10 inches DBH and 4 inches for trees smaller than 10 inches DBH. This is in order to facilitate planting operations.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing payment units (7/14)**

Payment Unit(s) greater than \$25,000 in value 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**

##### **4.1.3 - Slash and earthen piles (8/04)**

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale.

##### **4.1.11 - Permits (2/12)**

The Purchaser will secure any necessary county road permits that may be required.

##### **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 to the designated landing 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 to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

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

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. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

5.2.40 - Pathway protection (10/10)

The hiking and horse trail is shown on the Timber Sale Map. Do not cut trees or damage posts with blue 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.

5.2.41 - Snowmobile trail protection (9/11)

Merita Ln NE is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

### **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 is 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 any county or state road that comes into contact with logging operations 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.

**6.2.2 - Snowmobile trail posting (10/20)**

The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail, Merita Ln NE, prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 hiking and horse 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.



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7444**

**SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on August 22, 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: Four sales are for Kalkaska County, and one sale is for Grand Traverse County.**

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:

Lone Wolf (61-119-24) / T27N, R07W, SEC. 7 , SWNW,S1/2NE,N1/2SW.

T27N, R07W, SEC. 8 , SWNW,NWSW.

T27N, R07W, SEC. 9 , W1/2NW.

Kalkaska County, Advertised Price \$32,039.65, 54.8 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

Lone Wolf (61-119-24)

T27N, R07W, SEC. 7; T27N, R07W, SEC. 8; T27N, R07W, SEC. 9.

Kalkaska County (Advertised Price \$32,039.65)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Maple	4.4 MBF	\$ 129.00 / MBF
Red Oak	19.2 MBF	\$ 149.00 / MBF
Red Pine	61.1 MBF	\$ 125.00 / MBF
White Pine	5.2 MBF	\$ 87.00 / MBF
Pulpwood		
B. T. Aspen	166 Cords	\$ 20.50 / Cord
Balsam Fir	15 Cords	\$ 22.70 / Cord
Jack Pine	39 Cords	\$ 20.65 / Cord
Mixed Hardwood	390 Cords	\$ 20.80 / Cord
Red Oak	57 Cords	\$ 29.50 / Cord
Red Pine	108 Cords	\$ 50.25 / Cord
White Pine	32 Cords	\$ 23.50 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 22.25 percent. There are an estimated 1,020 cords on this timber sale, plus or minus 227 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 \$1,601.98 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	25.5%
02	20.8%
03	17.8%
04	14.8%
05	21.1%

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
80,568	1,020	22.25%	793	1,247

## 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
8	8,639	109	94.28%	6	212
12	12,675	160	51.72%	77	243
16	21,368	270	41.63%	158	383
31	17,237	218	48.32%	113	324
36	11,694	148	53.95%	68	228
42	8,955	113	89.71%	12	215
<b>TOTAL:</b>	<b>80,568</b>	<b>1,020</b>		<b>434</b>	<b>1,606</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
8	4.3	1	4.3
12	9.7	1	9.7
16	18.8	2	18.8
31	7.6	3	7.6
36	10.7	5	10.7
42	3.7	4	3.7
<b>TOTAL:</b>	<b>54.8</b>		<b>54.8</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Sawtimber	28.6	MBF	14.0	\$8,159.30
	B. T. Aspen	Pulpwood	51	Cords		
	Balsam Fir		15	Cords		
	Jack Pine		22	Cords		
	Mixed Hardwood		95	Cords		
	Red Maple		95	Cords		
	Red Oak		9	Cords		
	Red Pine		10	Cords		
2	Red Maple	Sawtimber	4.4	MBF	18.8	\$6,673.30
	Red Pine		1.5	MBF		
	B. T. Aspen	Pulpwood	73	Cords		
	Jack Pine		3	Cords		
	Mixed Hardwood		145	Cords		
	Black Cherry		7	Cords		
	Red Maple		117	Cords		
	Sugar Maple		21	Cords		
	Red Oak		20	Cords		
	Red Pine		15	Cords		
3	Red Oak	Sawtimber	6.1	MBF	7.6	\$5,698.65
	Red Pine		5.9	MBF		
	B. T. Aspen	Pulpwood	36	Cords		
	Mixed Hardwood		145	Cords		
	Beech		19	Cords		
	Red Maple		126	Cords		
	Red Oak		5	Cords		
	Red Pine		3	Cords		
4	Red Oak	Sawtimber	13.1	MBF	3.7	\$4,744.75
	B. T. Aspen	Pulpwood	6	Cords		
	Jack Pine		14	Cords		
	Mixed Hardwood		5	Cords		
	Red Maple		5	Cords		
	Red Oak		23	Cords		
	Red Pine		29	Cords		
	White Pine		6	Cords		
5	Red Pine	Sawtimber	25.1	MBF	10.7	\$6,763.65
	White Pine		5.2	MBF		
	Red Pine	Pulpwood	51	Cords		
	White Pine		26	Cords		
TOTAL:			89.9	MBF		
TOTAL:			807	Cords		



## **Sale Specific Conditions & Requirements**

**Sale Name: Lone Wolf**

**Sale Number: 61-119-24 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. 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) 1-3, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint, white oak or white pine.

Within Payment Unit 4, cut all trees that are six (6) inches or more at DBH, except do not cut trees marked with green paint.

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

Within Payment Unit(s) 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

#### **2.2 - Utilization**

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

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches at DBH and 4 inches for trees smaller than 10 inches at DBH.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing payment units (7/14)**

Payment Unit(s) 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**

##### **4.1.6 - Road construction (4/24)**

Construction of new roads or improvements of existing roads shall be done in such a way as to minimize the environmental and visual impacts. Merchantable trees shall be cut and utilized unless otherwise directed. Non-merchantable trees shall be severed and laid flat on the ground. Slash shall be scattered, and not left in windrows and kept a minimum of 10 feet back from the road edge. Stumps shall be set upright, not left on edge, and be moved at least 10 feet away from the road edge. Disturbed soil shall be feathered into the woods and not left in berms or windrows.

##### **4.1.11 - Permits (2/12)**

The Purchaser will secure any necessary highway and stream crossing permits that may be required.

#### **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.

#### 4.3 - Public Right-of-Way

##### 4.3.1 - MDOT R-O-W (11/14)

The Michigan Department of Transportation (MDOT) must be contacted prior to harvesting timber within the MDOT right-of-way. This applies for Payment Unit 4.

#### 4.4 - Access

##### 4.4.2 - Alternate route on private property (2/04)

It is the Purchaser's responsibility to obtain access across private land for any routes other than the route shown on the Timber Sale Map.

### 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, to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 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. Written permission is required before harvest operations begin and must be submitted to the Unit Manager. This is the access route for Payment Unit 1.

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

A post-sale conference on site between the Purchaser and sale administrator is required 5 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 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) 1-5, 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.

##### 5.2.32 - 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. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

#### 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 is 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 Valley Rd, Rice Rd and US 131 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 any recreational trails utilized 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  
**61-119-24**

Date  
**05/19/2024**

Forest Management Unit	County	Mapped By: Paul Roell	Scale	Page	Of
Traverse City Mgt Unit	Kalkaska	Cruised By: Paul Roell	1:24,000	1	1

Township	Range	Section(s) and Subdivision(s)
27N	07W	Sec. 7 SWNW,S1/2NE,N1/2SW; Sec. 8 SWNW,NWSW; Sec. 9 W1/2NW;

**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

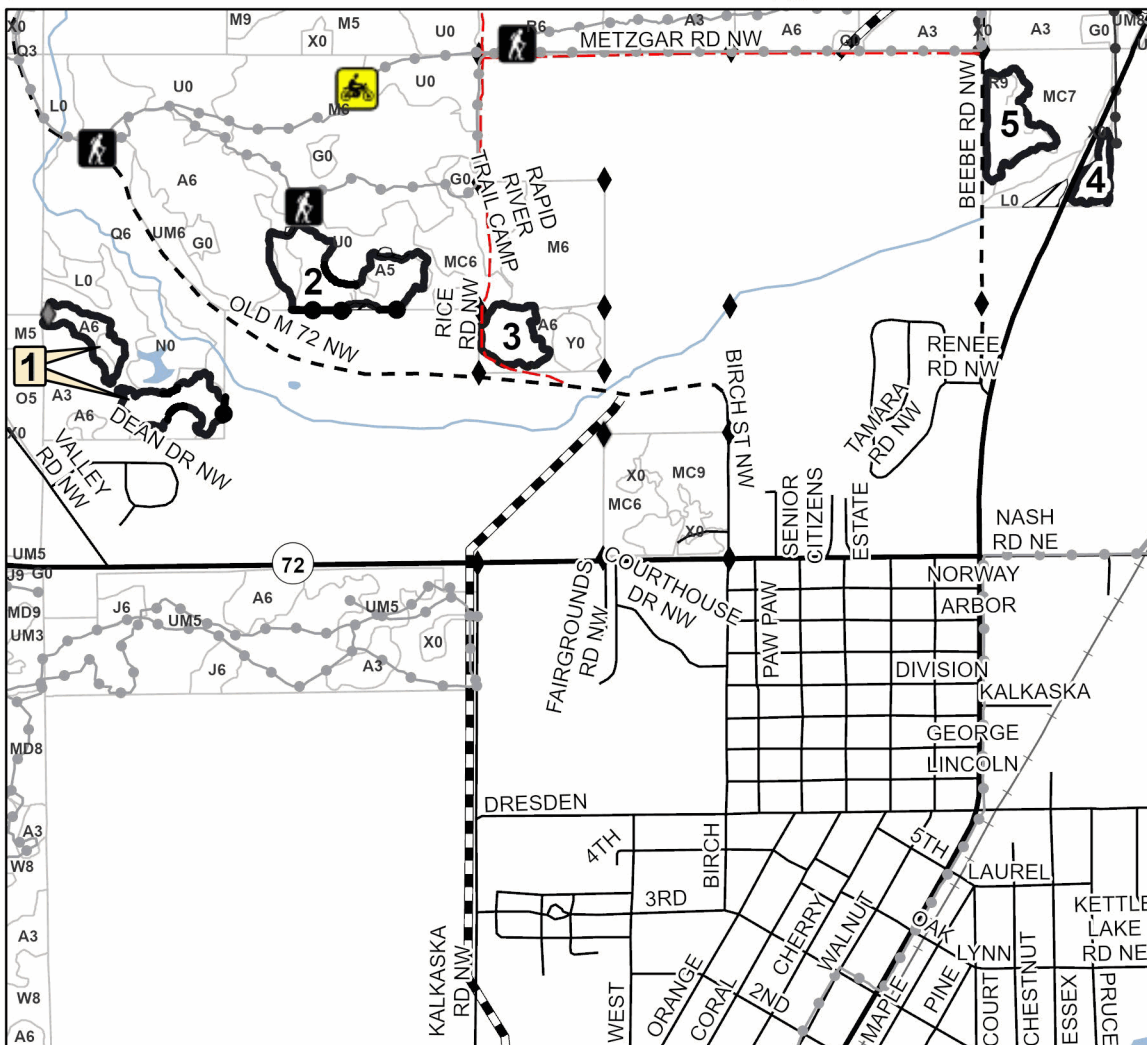
**PU # Acres**

1	14.0
2	18.8
3	7.6
4	3.7
5	10.7

**Lone Wolf**  
**Acres 54.8**



0 0.38 0.75 1.5 Miles



**Legend**

- Against State (Red)
- Private Line (Blue)
- Stand
- Retention Areas
- Recreational Trail
- Paved Road
- Gravel Road
- County Road - Seasonal
- Private Road
- Highway
- Pipeline
- Powerline
- Active Railroad
- Field Grade Corner
- Survey Grade Corner

