



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7463**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on October 24, 2024.**

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:

Educated Turkey Mix (61-127-24) / T28N, R06W, SEC. 18, SWNW.

T28N, R07W, SEC. 13, S1/2NE, NESW, S1/2SW, N1/2SE, SWSE.

Kalkaska County, Advertised Price \$60,020.65, 78.4 Acres, Hardwood, White Pine.

SALE NOTE: See Spec 5.1.6 Consumers ROW Permit for Access to Sale.

TIMBER SALE INFORMATION

Educated Turkey Mix (61-127-24)
T28N, R06W, SEC. 18; T28N, R07W, SEC. 13.
Kalkaska County (Advertised Price \$60,020.65)

SALE NOTE: See Spec 5.1.6 Consumers ROW Permit for Access to Sale.

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		
Basswood	1.5 MBF	\$ 117.00 / MBF
Beech	4.6 MBF	\$ 155.00 / MBF
Black Cherry	4.4 MBF	\$ 153.00 / MBF
Red Maple	29.1 MBF	\$ 127.00 / MBF
Sugar Maple	80.9 MBF	\$ 314.00 / MBF
Pulpwood		
B. T. Aspen	15 Cords	\$ 20.40 / Cord
Mixed Hardwood	503 Cords	\$ 20.80 / Cord
Red Pine	111 Cords	\$ 51.20 / Cord
White Pine	539 Cords	\$ 23.95 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.44 percent. There are an estimated 1,448 cords on this timber sale, plus or minus 209 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 \$6,002.07 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	22.9%
02	21.0%
03	4.4%
04	51.7%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

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
114,364	1,448	14.44%	1,238	1,657

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
5	5,810	74	54.24%	34	113
29	45,272	573	25.99%	424	722
30	17,618	223	38.52%	137	309
32	4,102	52	72.45%	14	90
34	41,563	526	22.23%	409	643
TOTAL:	114,364	1,448		1,018	1,877

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
5	2.0	1	2.0
29	43.3	4	43.3
30	9.5	1	9.5
32	2.9	3	2.9
34	20.7	2	20.7
TOTAL:	78.4		78.4

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Beech	Sawtimber	0.7	MBF	11.5	\$13,742.95
	Black Cherry		4.4	MBF		
	Red Maple	10.9	MBF			
	Sugar Maple	16.3	MBF			
	B. T. Aspen	Pulpwood	15	Cords		
	Mixed Hardwood		131	Cords		
	Balsam Fir		1	Cords		
	Beech		11	Cords		
	Black Cherry		16	Cords		
	Red Maple		49	Cords		
	Sugar Maple		54	Cords		
	Red Pine		59	Cords		
	White Pine		17	Cords		
2	Mixed Hardwood	Pulpwood	4	Cords	20.7	\$12,585.10
	Black Cherry		4	Cords		
	White Pine		522	Cords		
3	Red Pine	Pulpwood	52	Cords	2.9	\$2,662.40
4	Basswood	Sawtimber	1.5	MBF	43.3	\$31,030.20
	Beech		3.9	MBF		
	Red Maple	18.2	MBF			
	Sugar Maple	64.6	MBF			
	Mixed Hardwood	Pulpwood	368	Cords		
	Basswood		2	Cords		
	Beech		23	Cords		
	Ironwood		6	Cords		
	Red Maple		71	Cords		
	Sugar Maple		266	Cords		
TOTAL:			120.5	MBF		
TOTAL:			1,168	Cords		

Sale Specific Conditions & Requirements

Sale Name: Educated Turkey Mix

Sale Number: 61-127-24 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, red and yellow paint. 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 marked with yellow paint. 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

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

Within Payment Unit(s) 3 and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all merchantable beech, ironwood and aspen unless marked with an orange "X". Also, within the green painted regen gaps in Payment Unit 4, cut all trees that are two (2) inches or more at DBH, except do not cut any maple less than 4 inches at DBH or any tree marked with green paint.

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

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

2.1.8 - Designated plantation row unit(s) (12/08)

Within Payment Unit(s) 2, all trees which meet minimum piece specifications in 2.2 Utilization, within designated plantation rows are designated for cutting. Do not cut any maple or oak. Designated plantation rows begin with the second row in from the outside of the plantation, then continue every other row, following a take one, leave one pattern. Because of the variability of row direction, it shall be the responsibility of the producer to maintain the every-other row sequence.

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) that have a value of over \$25,000, 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.

3.4 - Damaged Timber

3.4.1 - Damaged timber (7/16)

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 (1/4" to 4.5" DBH) within Payment Unit 1, and maple seedlings and saplings (1/4" to 4.5" DBH) within the regen gaps in Payment Unit 4.

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 and any utility permits that may be required. Consumers Energy must be Contacted by the Purchaser and a permit to use Consumers ROW will be purchased by the Purchaser. Consumers ROW will need to be used to access Payment Units 1 and 4. It is highly recommended to start permit process at least 30 days prior to moving into sale.

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 and landings 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.

5.1.6 - Utility R.O.W. (4/19)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the Consumers Powerline R.O.W. for operations. The Purchaser needs to reach out to 866-679-4054 or landcontracts@cmsenergy.com in order to use any portion of the Consumers R.O.W. This process takes about 30 days to complete from start to finish. It is the Purchaser's responsibility to pay the required fee to use the R.O.W.

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. Within Payment Units 2 or 3.

5.2.1.11 - Slash for reforestation (3/21)

To facilitate reforestation within Payment Units 1 and 4, it is encouraged to bunch top wood into a pile on all maple stumps that were harvested as part of timber sale. This will protect any stump sprouts from deer browse. Stumps shall be cut low to the ground and treetops should be placed directly on stump. Piles should be 3 to 4 feet tall to help discourage deer browse. In addition, all tops and brush from within the regen gaps in Payment Unit 4 shall be removed and scattered throughout the rest of the Payment Unit. This is necessary for any follow-up treatments.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark slippage restriction (3/09)

Within Payment Unit(s) 2-4, 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.

5.2.32 - 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 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 all county and state road that are affected by the timber sale 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
61-127-24

Date
07/26/2024

Forest Management Unit

County

Mapped By: Tom Peterson

Scale

Page

Of

Traverse City Mgt Unit

Kalkaska

Cruised By: Tom Peterson

1:15,840

1

1

Township

Range

Section(s) and

28N

06W /

Subdivision(s) Sec. 13 S1/2NE,NESW,S1/2SW,N1/2SE,SWSE; Sec. 18 SWNW;

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

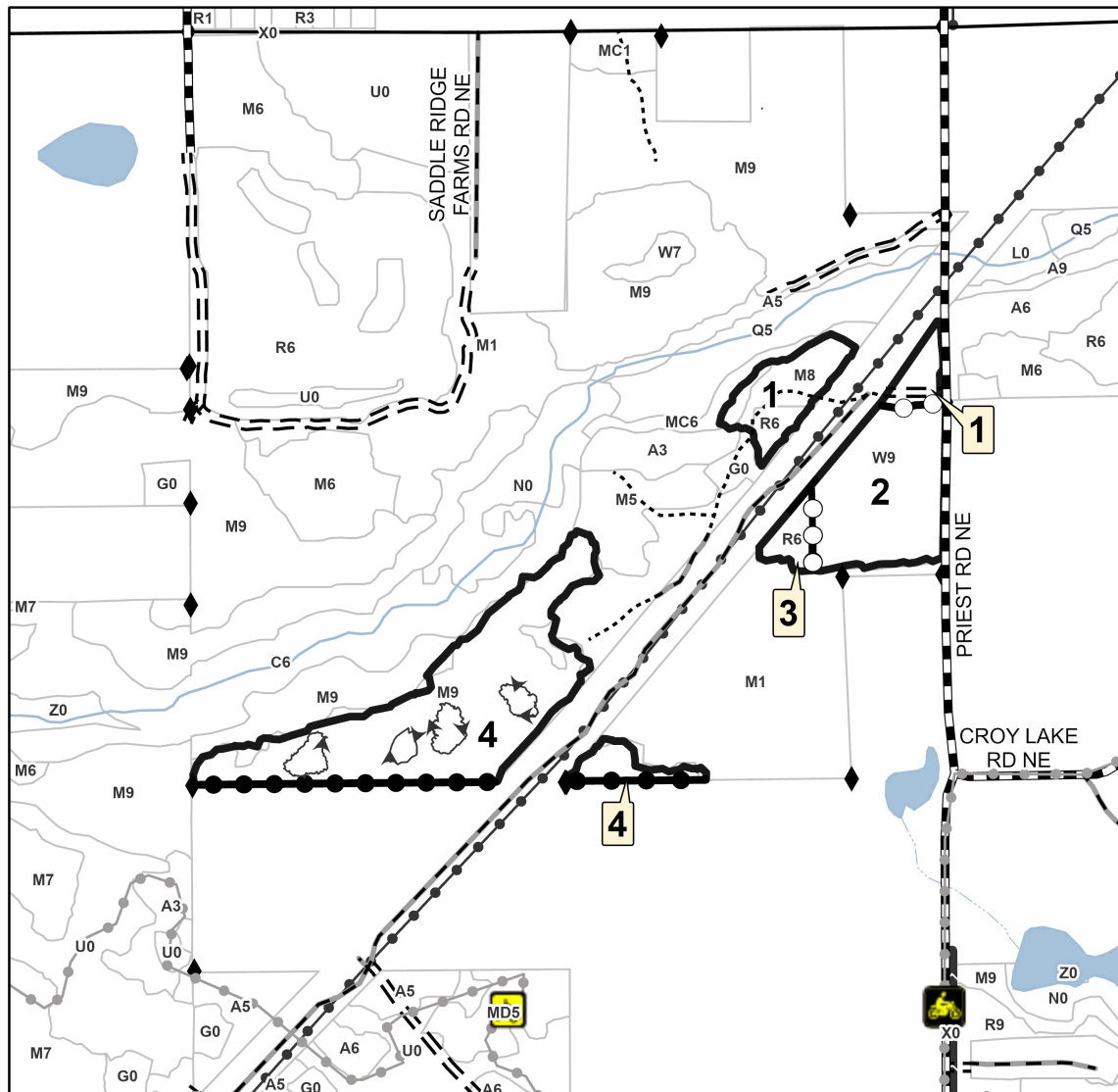
PU # Acres

1	11.5
2	20.7
3	2.9
4	43.3

Educated Turkey Mix

78.4 Acres

0 0.25 0.5 1 Miles



Legend

- Against State (Red)
- Payment Unit (Yellow)
- Private Line (Blue)
- Regeneration Gaps (Green)
- Recreational Trail
- Stand
- Paved Road
- Gravel Road
- County Road - Seasonal
- Private Road
- Pipeline
- Powerline
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Field Grade Corner
- Survey Grade Corner

Use QR Code to open Map in App

