



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7643**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on July 17, 2025.**

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:

What a Gem (61-041-24) / T25N, R13W, SEC. 21, E1/2NE.

T25N, R13W, SEC. 22, N1/2NW,SWNW.

T25N, R13W, SEC. 24, NENE.

Benzie County, Advertised Price \$12,397.50, 34.1 Acres, Aspen, Hardwood.

SALE NOTE: This sale has a 3-year contract due to many restrictions in the sale that limit harvest operations and some extra coordination will be necessary due to Betsie GEM hunting trail area.

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

What a Gem (61-041-24)

T25N, R13W, SEC. 21; T25N, R13W, SEC. 22; T25N, R13W, SEC. 24.

Benzie County (Advertised Price \$12,397.50)

SALE NOTE: This sale has a 3-year contract due to many restrictions in the sale that limit harvest operations and some extra coordination will be necessary due to Betsie GEM hunting trail area.

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		
Black Cherry	1.9 MBF	\$ 178.00 / MBF
Mixed Aspen	40.0 MBF	\$ 125.00 / MBF
Red Maple	16.0 MBF	\$ 114.00 / MBF
Pulpwood		
Mixed Aspen	173 Cords	\$ 24.10 / Cord
Mixed Hardwood	52 Cords	\$ 20.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 34.75 percent. There are an estimated 360 cords on this timber sale, plus or minus 125 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 \$619.88 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	55.2%
02	44.8%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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
28,469	360	34.75%	235	486

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
2	12,091	153	42.03%	89	217
16	5,938	75	48.67%	39	112
45	10,440	132	84.69%	20	244
TOTAL:	28,469	360		148	573

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
2	18.8	1	18.8
16	8.2	1	8.2
45	7.1	2	7.1
TOTAL:	34.1		34.1

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black Cherry	Sawtimber	1.9	MBF	27.0	\$6,843.40
	Mixed Aspen		15.8	MBF		
	<i>Quaking Aspen</i>		15.8	<i>MBF</i>		
	Red Maple	Pulpwood	1.8	MBF		
	Mixed Aspen		165	Cords		
	<i>Quaking Aspen</i>		165	<i>Cords</i>		
	Mixed Hardwood		17	Cords		
	<i>Black Cherry</i>		15	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
2	Mixed Aspen	Sawtimber	24.2	MBF	7.1	\$5,554.10
	<i>B. T. Aspen</i>		24.2	<i>MBF</i>		
	Red Maple		14.2	MBF		
	Mixed Aspen	Pulpwood	8	Cords		
	<i>B. T. Aspen</i>		8	<i>Cords</i>		
	Mixed Hardwood		35	Cords		
	<i>Red Maple</i>		35	<i>Cords</i>		
TOTAL:			57.9	MBF		
TOTAL:			225	Cords		

Sale Specific Conditions & Requirements

Sale Name: What a Gem

Sale Number: 61-041-24 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

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 1 and 2, all aspen, maple, and cherry trees are designated for cutting, regardless of merchantability, except do not cut any trees marked with green paint above and below stump height.

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 DBH and 4 inches for trees smaller than 10 inches DBH.

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 as determined by the Sale Administrator.

4.2 - Maintenance

4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate to the Betsie GEM hunter trail is used to access Payment Unit 1 and must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

5 - 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.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, unless changed by written agreement, cutting, skidding, and hauling are not permitted during the period of September 1 through January 1 of each year. This restriction is for the safety purposes due to the use of the

GEM walking/hunting trails during this period.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit 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 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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.

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-inch or larger diameter (or largest diameter trees within stand) whole tree on the ground for every 2 acres, preferably a hardwood species such as maple. Leave this piece directly adjacent to a tree stump at least 3 feet tall or taller. These trees will be evenly scattered throughout the unit, preferably at 50 feet from any roads, two-tracks, or trails open to vehicles.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

The administrative road that leads into Payment Unit 1 from the GEM walking trail may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system due to seasonal soil moisture conditions. The exact location of this can be coordinated and agreed upon with the Sale Administrator. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

5.2.40 - Pathway Protection (10/10)

The Betsie GEM hunting pathway is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. The use of equipment down the pathway must be closely coordinated with the Sale Administrator to gain access to Payment Unit 1. Leveling and grading of the pathway after all sale operations are completed may be necessary.

5.2.41 - Snowmobile Trail Protection (9/11)

The Betsie River snowmobile trail 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. 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. In addition, any trees cut within 5 feet of the trail must have the stumps removed and be disposed of according to the direction of the Unit Manager or his/her representative.

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

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Betsie River snowmobile trail 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 on the Betsie GEM hunting pathway 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
61-041-24

Date
09/27/2024

Forest Management Unit
Traverse City Mgt Unit

County
Benzie

Mapped By: Craig Allen
Cruised By: Allen / Hurin

Scale
1:7,920

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Of
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Township 25N Range 13W Section(s) and Subdivision(s) Sec. 21 E1/2NE; Sec. 22 N1/2NW,SWNW; Sec. 24 NENE;

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	27.1
2	7.1

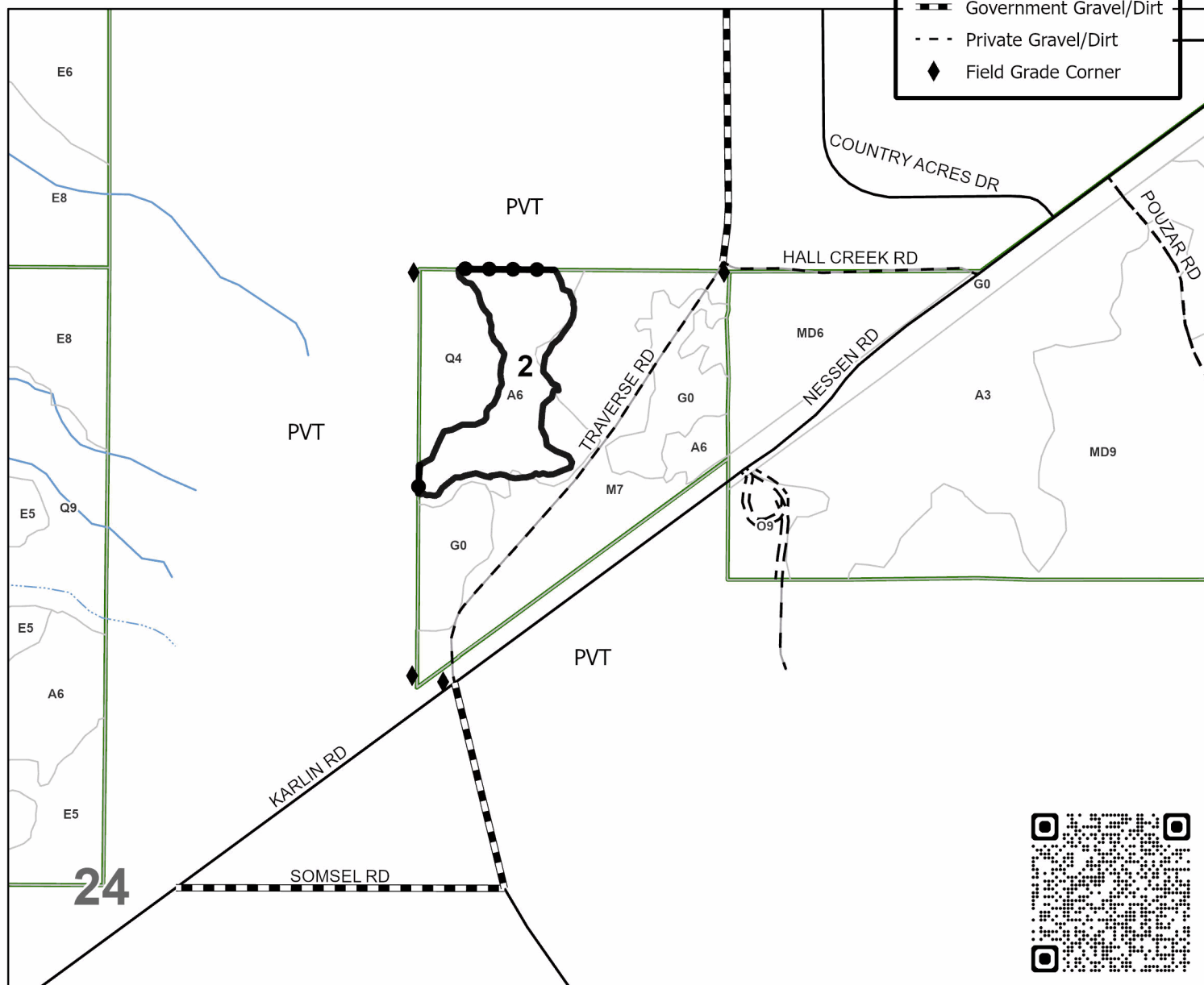
What a Gem
34.1 Acres



0 0.13 0.25 0.5 Miles

Legend

- Against State (red)
- Private Line (Blue)
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Field Grade Corner



**TIMBER SALE MAP**

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

Forest Management Unit		County	Mapped By: Craig Allen	Scale 1:15,840	Page 1	Of 2
Traverse City Mgt Unit		Benzie	Cruised By: Allen / Hurin			
Township 25N	Range 13W	Section(s) and Subdivision(s) Sec. 21 E1/2NE; Sec. 22 N1/2NW,SWNW; Sec. 24 NENE;				

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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		

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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	27.1
2	7.1

What a Gem
34.1 Acres**Legend**

- Against State (red)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Gem hunter access trail
- Field Grade Corner

0 0.25 0.5 1 Miles

