



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7516**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on May 28, 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:

Mayfield Mix (61-045-24) / T26N, R09W, SEC. 19, SWSE.

T26N, R09W, SEC. 30, NENW,N1/2NE,SWNE.

Grand Traverse County, Advertised Price \$30,981.15, 82.5 Acres, Red Pine, White 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

Mayfield Mix (61-045-24)

T26N, R09W, SEC. 19; T26N, R09W, SEC. 30.  
Grand Traverse County (Advertised Price \$30,981.15)

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 Pine	108.9 MBF	\$ 100.00 / MBF
White Oak	5.4 MBF	\$ 44.00 / MBF
White Pine	27.5 MBF	\$ 56.00 / MBF
Pulpwood		
B. T. Aspen	2 Cords	\$ 17.55 / Cord
Jack Pine	286 Cords	\$ 14.50 / Cord
Mixed Hardwood	32 Cords	\$ 15.30 / Cord
Mixed Oak	90 Cords	\$ 20.15 / Cord
Red Pine	147 Cords	\$ 40.90 / Cord
White Pine	293 Cords	\$ 19.85 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 17.66 percent. There are an estimated 1,182 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 \$1,549.06 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	16.6%
02	5.3%
03	78.1%
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
93,351	1,182	17.66%	973	1,390

**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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
7	6,029	76	41.03%	45	108
8	67,295	852	22.72%	658	1,045
88	20,027	254	31.01%	175	332
<b>TOTAL:</b>	<b>93,351</b>	<b>1,182</b>		<b>878</b>	<b>1,485</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
7	9.9	2	9.9
8	46.2	3	46.2
88	26.4	1	26.4
<b>TOTAL:</b>	<b>82.5</b>		<b>82.5</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Pulpwood	2	Cords	26.4	\$5,155.65
	Jack Pine		55	Cords		
	Mixed Hardwood		6	Cords		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
	Mixed Oak		67	Cords		
	<i>Northern Pin Oak</i>		5	<i>Cords</i>		
	<i>White Oak</i>		62	<i>Cords</i>		
	Red Pine		19	Cords		
	White Pine		106	Cords		
2	Red Pine	Sawtimber	2.1	MBF	9.9	\$1,643.35
	White Oak		2.0	MBF		
	White Pine		0.9	MBF		
	Jack Pine	Pulpwood	3	Cords		
	Mixed Hardwood		15	Cords		
	<i>Red Maple</i>		2.6	<i>MBF</i>		
	<i>Red Maple</i>		10	<i>Cords</i>		
	Mixed Oak		12	Cords		
	<i>White Oak</i>		12	<i>Cords</i>		
	Red Pine		5	Cords		
White Pine	29	Cords				
3	Red Pine	Sawtimber	106.8	MBF	46.2	\$24,182.15
	White Oak		3.4	MBF		
	White Pine		26.6	MBF		
	Jack Pine	Pulpwood	228	Cords		
	Mixed Hardwood		11	Cords		
	<i>Black Cherry</i>		7	<i>Cords</i>		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Mixed Oak		11	Cords		
	<i>White Oak</i>		11	<i>Cords</i>		
	Red Pine		123	Cords		
White Pine	158	Cords				
TOTAL:			141.8	MBF		
TOTAL:			850	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Mayfield Mix

Sale Number: 61-045-24 Seq#: 2

### 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. The painted boundary line trees are not Included Timber and are to be protected. Yellow painted trees designating an interior Payment Unit boundary are not to be harvested.

### 2 - Timber Specifications

#### 2.1 - Included Timber

##### 2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 3, cut all trees that are one (1) inch or more at DBH, except do not cut green marked trees adjacent to motorcycle trail. In addition, protect all regeneration within 10 feet of motorcycle trail, using trail bed as center line.

##### 2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all aspen, jack pine, and red maple.

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

Within Payment Unit(s) 1, all trees are designated for cutting which meet minimum piece specifications in 2.2 Utilization, except do not cut any red pine, white pine, or white oak >10 inches at DBH.

##### 2.1.11 - Description of Timber Note (2/04)

Note that mixed hardwood includes approximately 2.6 MBF red maple, 17 cords red maple, and 10 cords black cherry. Mixed oak includes approximately 5 cords northern pin oak and 85 cords of white oak.

#### 2.2 - Utilization

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

Payment Unit 3 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 to minimize the amount of residual slash. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter is still applicable (G. C. & R. 2.2).

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

Stump heights within Payment Unit 3 shall not exceed six (6) inches for all trees. This is to facilitate planting operations.

### 3 - Payments

#### 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.

Within Payment Units 1 and 2, if more than 20% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the sale area are damaged, liquidated damages will be assessed at \$100.00 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5% of trees (> 4.5"

DBH) within Payment Units 1 and 2 are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged 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 only will be allowed.

#### **5 - Operations**

##### 5.2 - Conduct of Operations

###### 5.2.1 - Slash

###### 5.2.1.8 - Slash Height (12/08)

No slash or treetops within Payment Units 1 and 2 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 Units 1, 2 and 3, cutting, skidding, hauling within the Sale Area and brushing of access roads to the Sale Area 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.

###### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

###### 5.2.39 - ORV Trail/Route Protection (4/18)

The Grand Traverse Motorcycle Trail is shown on the Timber Sale Map. Do not cut trees or damage posts with trail markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the trail as the centerline. Do not run equipment down the motorcycle trail. Skidding across the trail or route 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 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

###### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Grand Traverse Motorcycle 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.



### TIMBER SALE MAP

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

Sale Number  
**61-045-24**

Date  
**09/27/2024**

Forest Management Unit	County	Mapped By: Patrick Cotant
Traverse City Mgt Unit	Grand Traverse	Cruised By: Patrick Cotant

Scale	Page	Of
1:10,000	1	1

Township	Range	Section(s) and Subdivision(s)
26N	09W	Sec. 19 SWSE; Sec. 30 NENW,N1/2NE,SWNE;

#### 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		

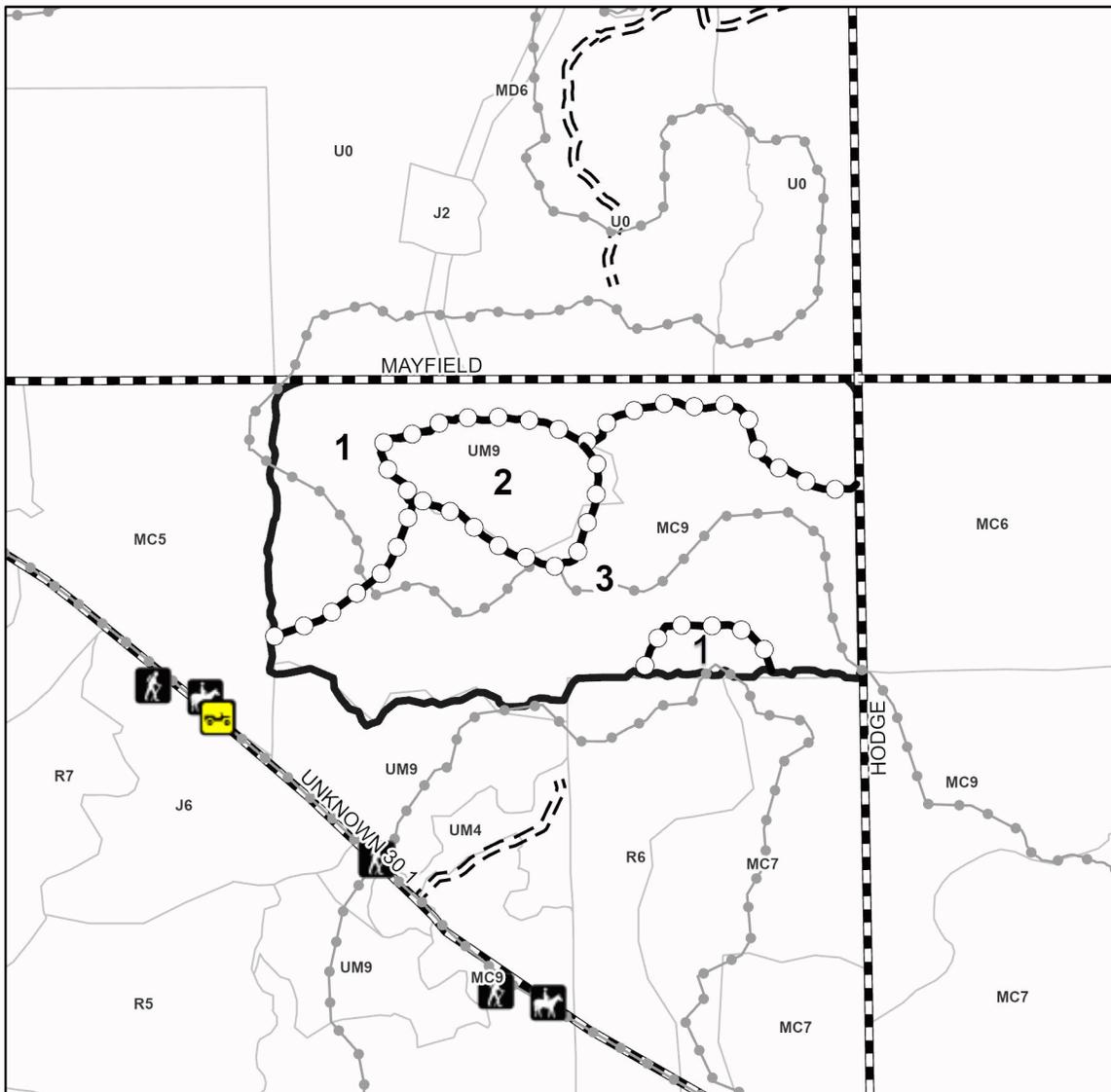
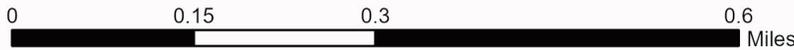
#### Density

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	26.4
2	9.9
3	46.2

### Mayfield Mix

**82.5 Acres**



#### Legend

- Against State (Red)
- Stand
- Payment Unit (Yellow)
- Recreational Trail
- Gravel Road
- County Road - Seasonal
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

