



**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:

1915 Planted Pine (61-011-25) / T25N, R09W, SEC. 14, SWNW,NWSW,S1/2SW.

T25N, R09W, SEC. 23, S1/2SW.

T25N, R09W, SEC. 26, N1/2NW,SWNW,NWSW.

T25N, R09W, SEC. 27, E1/2NE,NESE.

Grand Traverse County, Advertised Price \$186,278.25, 109.8 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

1915 Planted Pine (61-011-25)

T25N, R09W, SEC. 14; T25N, R09W, SEC. 23; T25N, R09W, SEC. 26; T25N, R09W, SEC. 27.

Grand Traverse County (Advertised Price \$186,278.25)

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	45.5 MBF	\$ 106.00 / MBF
Red Pine	1,012.9 MBF	\$ 134.00 / MBF
Scotch Pine	12.9 MBF	\$ 38.00 / MBF
White Oak	26.9 MBF	\$ 62.00 / MBF
White Pine	41.9 MBF	\$ 75.00 / MBF
Pulpwood		
Jack Pine	20 Cords	\$ 16.30 / Cord
Mixed Oak	135 Cords	\$ 26.90 / Cord
Red Maple	11 Cords	\$ 20.50 / Cord
Red Pine	616 Cords	\$ 55.25 / Cord
Scotch Pine	7 Cords	\$ 16.20 / Cord
White Pine	83 Cords	\$ 25.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.70 percent. There are an estimated 3,541 cords on this timber sale, plus or minus 379 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 \$9,313.91 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	18.3%
02	15.7%
03	28.4%
04	18.3%
05	19.3%

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.

<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>
279,721	3,541	10.70%	3,162	3,920

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
15	96,783	1,225	16.10%	1,028	1,422
72	131,491	1,664	16.64%	1,388	1,941
94	51,446	651	27.83%	470	832
TOTAL:	279,721	3,541		2,885	4,196

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
15	32.9	1	17.7
		2	15.2
72	51.3	3	31.2
		4	20.1
94	25.6	5	25.6
TOTAL:	109.8		109.8

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid /Red (Hybrid) Oak Red Pine White Oak White Pine Mixed Oak /Red (Hybrid) Oak White Oak Red Pine White Pine	Sawtimber	7.5	MBF	17.7	\$34,077.70
			7.5	MBF		
			171.6	MBF		
		Pulpwood	10.0	MBF		
			17.8	MBF		
			27	Cords		
			8	Cords		
			19	Cords		
			129	Cords		
			19	Cords		
2	Black/Red (Hybrid /Red (Hybrid) Oak Red Pine White Oak White Pine Mixed Oak /Red (Hybrid) Oak White Oak Red Pine White Pine	Sawtimber	6.4	MBF	15.2	\$29,229.95
			6.4	MBF		
			147.4	MBF		
		Pulpwood	8.5	MBF		
			15.3	MBF		
			23	Cords		
			7	Cords		
			16	Cords		
			110	Cords		
			17	Cords		
3	Black/Red (Hybrid /Red (Hybrid) Oak Red Oak Red Pine Scotch Pine White Oak White Pine Mixed Oak /Red (Hybrid) Oak Red Oak White Oak Red Maple Red Maple Red Maple Red Pine Scotch Pine White Pine	Sawtimber	19.3	MBF	31.2	\$52,942.60
			16.1	MBF		
			3.2	MBF		
		Pulpwood	283.0	MBF		
			7.8	MBF		
			5.1	MBF		
			5.4	MBF		
			46	Cords		
			24	Cords		
			4	Cords		
			18	Cords		
			7	Cords		
		Sawtimber Pulpwood	1.8	MBF		
			3	Cords		
			177	Cords		
			4	Cords		
			29	Cords		
4	Black/Red (Hybrid /Red (Hybrid) Oak Red Oak Red Pine Scotch Pine White Oak White Pine Mixed Oak /Red (Hybrid) Oak Red Oak White Oak Red Maple Red Maple Red Maple Red Pine Scotch Pine White Pine	Sawtimber	12.3	MBF	20.1	\$34,035.60
			10.3	MBF		
			2.0	MBF		
		Pulpwood	182.4	MBF		
			5.1	MBF		
			3.3	MBF		
			3.4	MBF		
			28	Cords		
			15	Cords		
			2	Cords		
			11	Cords		
			4	Cords		
		Sawtimber Pulpwood	1.1	MBF		
			2	Cords		
			114	Cords		
			3	Cords		
			18	Cords		
5	Red Pine	Sawtimber	228.5	MBF	25.6	\$35,992.40

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Jack Pine	Pulpwood	20	Cords		
	Mixed Oak		11	Cords		
	/Red (Hybrid) Oak		8	Cords		
	White Oak		3	Cords		
	Red Pine		86	Cords		
TOTAL:			1,140.1	MBF		
TOTAL:			872	Cords		

Sale Specific Conditions & Requirements

Sale Name: 1915 Planted Pine

Sale Number: 61-011-25 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 paint and roads (see Timber Sale Map).

Exterior sale boundary lines against state are marked in red paint. Interior Payment Unit boundaries, between Payment Units 1 and 2 and Payment Units 3 and 4, are unpainted and designated by the roads. 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) 1-5, cut all trees that are one (1) inch or more at DBH, except do not cut trees marked in green paint (there are only a few green marked trees in Payment Unit 4).

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

This area 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. No exception will be granted. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter does not apply (G. C. & R. 2.2). This is because of subsequent silviculture operations post-harvest.

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

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. Only Skid trails will be allowed.

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. The access roads to Payment Units 1 and 2 are particularly sandy and may need some material and or maintenance.

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 operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 3 days in advance to schedule the conference.

5.2 - Conduct of Operations

5.2.40 - Pathway Protection (10/10)

The North Country Trail is a hiking and horse trail that crosses through Payment Units 3 and 4 and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers or horse trail 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.

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 North Country Trail (Hiking and Horse Trail) when working within Payment Units 3 and 4 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
61-011-25

Date
03/31/2025

Forest Management Unit		County	Mapped By: Ventimiglia	Scale 1:10,000	Page 2	Of 2
Traverse City Mgt Unit		Grand Traverse	Cruised By: Ventimiglia			
Township 25N	Range 09W	Section(s) and Subdivision(s) E1/2NE,NESE; Sec. 14 SWNW,NWSW,S1/2SW; Sec. 23 S1/2SW; Sec. 26 N1/2NW,SWNW,NWSW; Sec. 27				

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

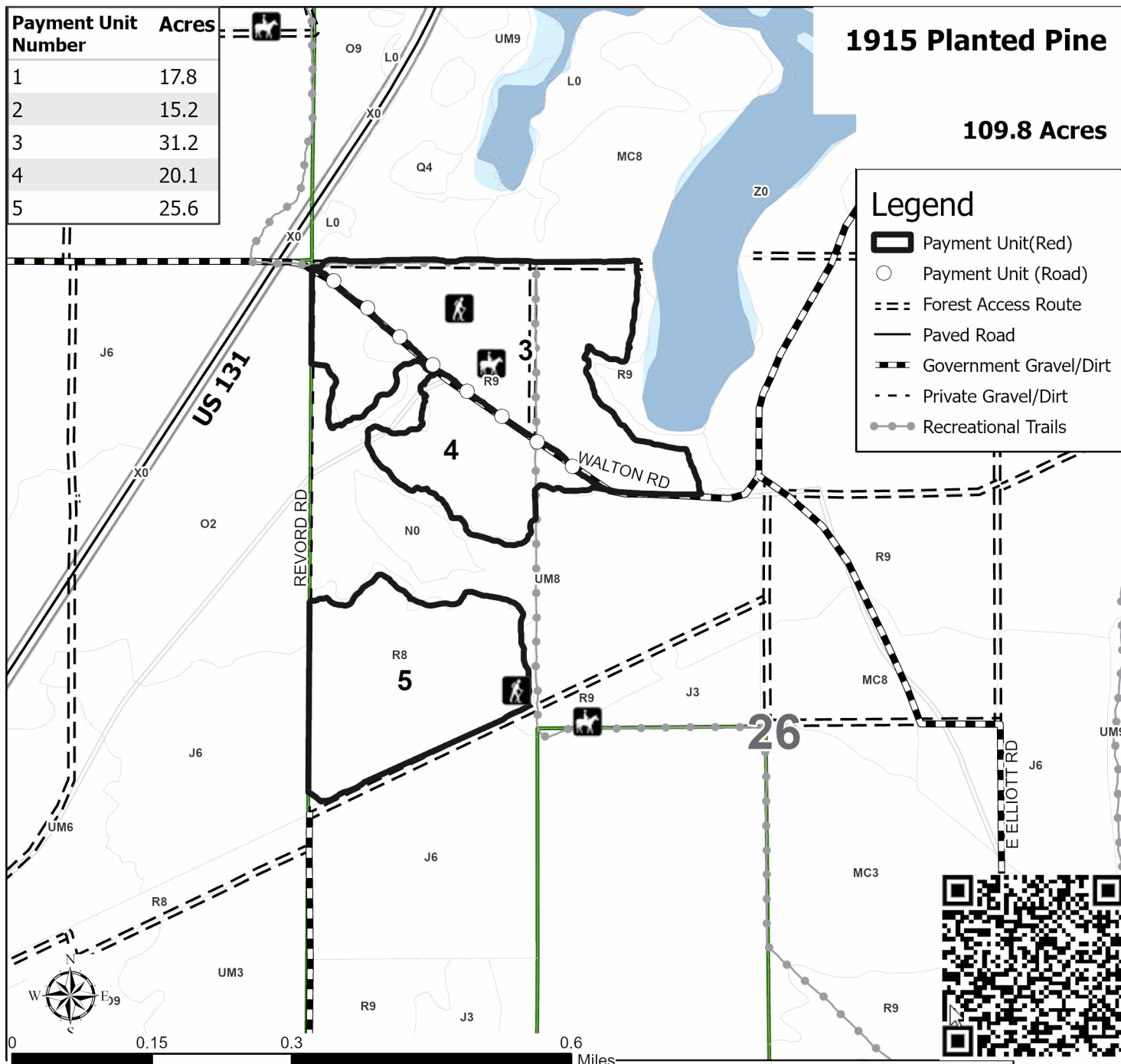
Payment Unit Number	Acres
1	17.8
2	15.2
3	31.2
4	20.1
5	25.6

1915 Planted Pine

109.8 Acres

Legend

-  Payment Unit(Red)
-  Payment Unit (Road)
-  Forest Access Route
-  Paved Road
-  Government Gravel/Dirt
-  Private Gravel/Dirt
-  Recreational Trails





TIMBER SALE MAP

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

Sale Number
61-011-25

Date
03/31/2025

Forest Management Unit

County

Mapped By: Ventimiglia

Scale

Page

Of

Traverse City Mgt Unit

Grand Traverse

Cruised By: Ventimiglia

1:10,000

1

2

Township

Range

Section(s) and E1/2NE,NESE;

Subdivision(s) Sec. 14 SWNW,NWSW,S1/2SW; Sec. 23 S1/2SW; Sec. 26 N1/2NW,SWNW,NWSW; Sec. 27

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1915 Planted Pine

109.8 Acres

Legend

- Payment Unit(Red)
- Payment Unit (Road)
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Active Railroad
- Recreational Trails
- Field Grade Corner

