



**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:

Sheet Flow Aspen (61-012-25) / T24N, R13W, SEC. 6 , SWNE,E1/2SW,W1/2SE.

Manistee County, Advertised Price \$66,935.15, 67.8 Acres, Aspen, Hardwood.

SALE NOTE: Please note sale specific specs 4.1.5 & 4.1.8 which identify road work needed to access sale. In addition, spec 5.2.3.1 details restricted periods for operating within sale.

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

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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		
Quaking Aspen	197.3 MBF	\$ 108.00 / MBF
Red Maple	116.6 MBF	\$ 99.00 / MBF
Pulpwood		
Mixed Hardwood	167 Cords	\$ 17.75 / Cord
Quaking Aspen	959 Cords	\$ 20.90 / Cord
Red Maple	624 Cords	\$ 17.75 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 18.78 percent. There are an estimated 2,489 cords on this timber sale, plus or minus 468 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 \$3,346.76 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	51.8%
02	48.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

### **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
196,664	2,489	18.78%	2,022	2,957

**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
20	196,664	2,489	18.79%	2,022	2,957
<b>TOTAL:</b>	<b>196,664</b>	<b>2,489</b>		<b>2,022</b>	<b>2,957</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
20	67.8	1	35.1
		2	32.7
<b>TOTAL:</b>	<b>67.8</b>		<b>67.8</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Quaking Aspen	Sawtimber	102.1	MBF	35.1	\$34,650.30
	Red Maple		60.4	MBF		
	Mixed Hardwood	Pulpwood	87	Cords		
	<i>Basswood</i>	<i>Sawtimber</i>	2.6	<i>MBF</i>		
	<i>Black Cherry</i>		2.4	<i>MBF</i>		
	<i>Basswood</i>	<i>Pulpwood</i>	30	<i>Cords</i>		
	<i>Black Cherry</i>		47	<i>Cords</i>		
	Quaking Aspen		496	Cords		
	Red Maple		323	Cords		
2	Quaking Aspen	Sawtimber	95.2	MBF	32.7	\$32,284.85
	Red Maple		56.2	MBF		
	Mixed Hardwood	Pulpwood	80	Cords		
	<i>Basswood</i>	<i>Sawtimber</i>	2.4	<i>MBF</i>		
	<i>Black Cherry</i>		2.2	<i>MBF</i>		
	<i>Basswood</i>	<i>Pulpwood</i>	27	<i>Cords</i>		
	<i>Black Cherry</i>		44	<i>Cords</i>		
	Quaking Aspen		463	Cords		
	Red Maple		301	Cords		
TOTAL:			313.9	MBF		
TOTAL:			1,750	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Sheet Flow Aspen**

**Sale Number: 61-012-25 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 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 green paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected unless marked with a red "X". Boundary line trees marked with a red "X" shall be cut and felled so that they fall outside of the sale boundary, perpendicular to the boundary line. 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 and 2, cut all trees that are two (2) inches or more at DBH, except do not cut any conifers within Sale Area.

Special protection areas identified in accordance with condition 3.4.3, within clearcutting unit boundaries, are not Included Timber and are to be protected.

#### **2.2 - Utilization**

##### **2.2.3 - Stump Heights (12/24)**

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

### **3 - Payments**

#### **3.4 - Damaged Timber**

##### **3.4.3 - Special Protection Areas (8/11)**

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are marked with a green boundary line. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay \$500.00 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated timber.

### **4 - Transportation**

#### **4.1 - Construction**

##### **4.1.5 - Culverts (5/14)**

Access route may require the installation of culverts for cross drainage or at natural drainage-ways. If culverts are needed in these locations, their placement will be specified by the Sale Administrator, and they shall be installed prior to hauling. The culverts shall be new, corrugated metal or plastic gauge. Culverts will be a minimum of 12 inches in diameter and 24 feet in length. If culverts are removed, fill shall be removed from wetland soils as specified. Soils shall be maintained and left in a non-erodible condition, with water bars, seed, fertilizer, mulch, and slash installed as directed by the Sale Administrator and as specified in the BMP manual. Consultation has taken place with EGLE and it was determined no permits are required for this access.

##### **4.1.8 - Road Work (1) (8/07)**

The following road work is required: a properly sized culvert as specified in sale spec 4.1.5 will need to be placed to allow for

equalization flow along access route to sale. In addition, fill will need to be added to surround culvert. On top of this culvert, crane mats will likely be needed in order to utilize this route, for skidding only. No truck access will be allowed into Sale Area.

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

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

## 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.

#### 5.2.2 - 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

##### 5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 and 2, unless changed by written agreement, cutting, skidding, and hauling are limited to DRY spring/summer/fall conditions, or if this area experiences entirely frozen conditions during winter months. This restriction is due to the fact that the access route crosses an area that experiences sheet flow during winter thaws and during spring runoff making the access route unusable.

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

Access route/skid trail may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. Approximately 180 feet of road or trail will need extra protection at locations shown on the Timber Sale Map. 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 and the Marquette ICC. 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.

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

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

#### 5.2.41 - Snowmobile Trail Protection (9/11)

The 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.

### 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**

#### **6.2.2 - Snowmobile Trail Posting (10/20)**

The Purchaser is responsible for posting and maintaining caution signs on the 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 state forest road used for accessing 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.

Forest Management Unit		County	Mapped By: Patrick Cotant	Scale 1:15,840	Page 1	Of 1
Traverse City Mgt Unit		Manistee	Cruised By: Cotant, Ventimiglia			
Township 24N	Range 13W	Section(s) and Subdivision(s) Sec. 6 SWNE,E1/2SW,W1/2SE;				

## 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	35
2	32.7

## Sheet Flow Aspen

67.8 Acres

