



**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:

Dutchman Aspen (61-013-25) / T24N, R13W, SEC. 18, W1/2NW.

T24N, R13W, SEC. 7, NWSW.

Manistee County, Advertised Price \$51,698.90, 38.4 Acres, Aspen, White Pine.

TIMBER SALE INFORMATION

Dutchman Aspen (61-013-25)
T24N, R13W, SEC. 18; T24N, R13W, SEC. 7.
Manistee County (Advertised Price \$51,698.90)

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		
Mixed Aspen	105.0 MBF	\$ 125.00 / MBF
White Pine	124.8 MBF	\$ 75.00 / MBF
Pulpwood		
Mixed Aspen	639 Cords	\$ 24.10 / Cord
Mixed Hardwood	260 Cords	\$ 20.50 / Cord
White Pine	336 Cords	\$ 25.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 18.76 percent. There are an estimated 1,785 cords on this timber sale, plus or minus 335 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 \$2,584.95 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	15.0%
02	50.9%
03	34.1%
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
140,999	1,785	18.76%	1,450	2,120

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
67	20,378	258	54.57%	117	399
105	45,090	571	26.25%	421	721
199	75,530	956	28.55%	683	1,229
TOTAL:	140,999	1,785		1,221	2,348

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
67	5.2	1	5.2
105	11.6	3	11.6
199	21.6	2	21.6
TOTAL:	38.4		38.4

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Aspen	Sawtimber	32.1	MBF	5.2	\$7,740.10
	B. T. Aspen		32.1	MBF		
	Mixed Aspen	Pulpwood	56	Cords		
	B. T. Aspen		56	Cords		
	Mixed Hardwood		116	Cords		
	Red Maple	Sawtimber	23.9	MBF		
	Sugar Maple		6.0	MBF		
	Red Maple	Pulpwood	46	Cords		
	Sugar Maple		10	Cords		
2	Mixed Aspen	Sawtimber	13.5	MBF	21.6	\$26,323.40
	B. T. Aspen		13.5	MBF		
	White Pine		124.8	MBF		
	Mixed Aspen	Pulpwood	209	Cords		
	B. T. Aspen		209	Cords		
	Mixed Hardwood		93	Cords		
	Black Cherry	Sawtimber	1.3	MBF		
	Red Maple		2.4	MBF		
	Black Cherry	Pulpwood	31	Cords		
	Red Maple		54	Cords		
	White Pine		330	Cords		
3	Mixed Aspen	Sawtimber	59.4	MBF	11.6	\$17,635.40
	Quaking Aspen		59.4	MBF		
	Mixed Aspen	Pulpwood	374	Cords		
	Quaking Aspen		374	Cords		
	Mixed Hardwood		51	Cords		
	Black Cherry	Sawtimber	1.1	MBF		
	Black Cherry	Pulpwood	10	Cords		
	Red Maple		39	Cords		
	White Pine		6	Cords		
TOTAL:			229.8	MBF		
TOTAL:			1,235	Cords		

Sale Specific Conditions & Requirements

Sale Name: Dutchman Aspen

Sale Number: 61-013-25 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 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

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

Within Payment Unit(s) 1, 2 and 3, cut all trees that are two (2) inches or more at DBH.

Within Payment Unit 1, do not cut conifers or trees marked with blue paint.

Within Payment Unit 2, do not cut green marked trees.

Within Payment Unit 3, do not cut any white pine that are 10 inches or more at DBH. In addition, do not cut any sugar maple.

Special protection trees identified in accordance with condition 3.4.2, 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

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with blue paint in Payment Unit 1, green paint in Payment Unit 2, and all white pine that are 10 inches or more at DBH and all sugar maple in Payment Unit 3 (these trees are not identified with paint, it is the Purchaser's responsibility to identify these trees to be retained). If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$100.00 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

4 - Transportation

4.1 - Construction

4.1.11 - Permits (2/12)

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

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 along with access points and landing area off Thompsonville Road for each Payment Unit. Each of these access points along with associated landing areas will need to be rehabbed and closed to the satisfaction of the Sale Administrator prior to sale completion.

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, 2 and 3, unless changed by written agreement, cutting, skidding, and hauling are limited to dry and/or frozen conditions. This restriction is due to the fact that portions of each unit are seasonally wet and sensitive soils are located adjacent to these areas.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and Down Creation, Hare and Grouse (1/25)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two 12-inch diameter or larger log size pieces on the ground for every two (2) acres. They should be scattered throughout the sale or positioned per the Sale Administrator's instructions. If possible, the logs or trees should be felled so they overlap. Note these pieces should have a minimum length of five (8) feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree.

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.

5.3 - Stream Protection

5.3.1 - Operating Near Stream (1/25)

No tracked or wheeled vehicles shall be operated within 50 feet of Dutchman Creek. No crossings will be approved.

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.



TIMBER SALE MAP

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

Forest Management Unit Traverse City Mgt Unit	County Manistee	Mapped By: Patrick Cotant	Sale Number 61-013-25	Date 03/28/2025	
		Cruised By: Patrick Cotant		Scale 1:15,840	Page 1

Township 24N	Range 13W	Section(s) and Subdivision(s) Sec. 18 W1/2NW; Sec. 7 NWSW;
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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	5.2
2	21.6
3	11.6

Dutchman Aspen

38.4 Acres

12

7

Legend

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

