



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN**

TIMBER SALE PROSPECTUS #7739

REVISION NOTICE #1 - March 11, 2026

SCHEDULED SALE DATE AND TIME: 4:00 p.m. (local time) on Thursday, March 26, 2026

LOCATION: TRAVERSE CITY MGMT UNIT, 2122 M 37 South, Traverse City, MI 49685

This prospectus has been modified with the following changes in sale "**Aylsworth a Look**" sale number **61-049-25**"

Note correction to Spec 2.1.7 - adding harvest of white pine to units 2 and 3.

New Spec 2.1.7 - Leave Tree Marked Unit(s) shall read as follows:

Within Payment Unit(s) 2 and 3, cut all aspen, maple, cherry, ironwood, beech trees regardless of merchantability. Also, cut all white pine trees that are four (4) inches and greater at DBH. Within Payment Unit 1, cut all aspen, cherry, beech, ironwood, maple trees regardless of merchantability. Also, cut all white pine trees that are eighteen (18) inches or less at DBH. Within all payment units do not cut any trees marked with green paint above and below stump height.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Matthew Edison at 906-291-0095.



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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:

Valley Pine (61-037-25) / T27N, R14W, SEC. 4 , NESE,S1/2SE.
T27N, R14W, SEC. 9 , N1/2NE.

Benzie County, Advertised Price \$56,822.75, 70.2 Acres, Aspen, Red Pine.

TIMBER SALE INFORMATION

Valley Pine (61-037-25)

T27N, R14W, SEC. 4; T27N, R14W, SEC. 9.

Benzie County (Advertised Price \$56,822.75)

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		
B. T. Aspen	35.6 MBF	\$ 123.00 / MBF
Red Maple	4.1 MBF	\$ 94.00 / MBF
Red Pine	58.5 MBF	\$ 135.00 / MBF
Sugar Maple	29.8 MBF	\$ 187.00 / MBF
White Pine	8.5 MBF	\$ 80.00 / MBF
Pulpwood		
B. T. Aspen	194 Cords	\$ 24.90 / Cord
Mixed Hardwood	160 Cords	\$ 17.25 / Cord
Red Pine	438 Cords	\$ 59.70 / Cord
White Pine	153 Cords	\$ 27.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.93 percent. There are an estimated 1,266 cords on this timber sale, plus or minus 189 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 \$2,841.14 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	22.1%
02	39.1%
03	6.4%
04	8.5%
05	23.9%
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
100,018	1,266	14.93%	1,077	1,455

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
17	10,109	128	42.84%	73	183
18	17,758	225	24.63%	169	280
26	13,559	172	30.87%	119	225
27	28,874	365	39.97%	219	512
38	29,717	376	23.78%	287	466
TOTAL:	100,018	1,266		867	1,665

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	1.1	MBF	19.2	\$12,578.55
	Red Pine		31.4	MBF		
	B. T. Aspen	Pulpwood	4	Cords		
	Mixed Hardwood		13	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	0.7	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Black Cherry</i>		10	<i>Cords</i>		
	Red Pine		132	Cords		
2	Red Pine	Sawtimber	27.1	MBF	26.3	\$22,243.05
	Sugar Maple		1.2	MBF		
	B. T. Aspen	Pulpwood	3	Cords		
	Mixed Hardwood		1	Cords		
	<i>Sugar Maple</i>		1	<i>Cords</i>		
	Red Pine		306	Cords		
3	B. T. Aspen	Sawtimber	8.0	MBF	2.2	\$3,614.30
	Sugar Maple		0.8	MBF		
	B. T. Aspen	Pulpwood	83	Cords		
	Mixed Hardwood		24	Cords		
	<i>Sugar Maple</i>		24	<i>Cords</i>		
4	B. T. Aspen	Sawtimber	1.7	MBF	14.9	\$4,812.60
	White Pine		6.2	MBF		
	B. T. Aspen	Pulpwood	5	Cords		
	Mixed Hardwood		5	Cords		
	<i>Beech</i>		3	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	White Pine		143	Cords		
5	B. T. Aspen	Sawtimber	24.8	MBF	7.6	\$13,574.25
	Red Maple		4.1	MBF		
	Sugar Maple		27.8	MBF		
	White Pine		2.3	MBF		
	B. T. Aspen	Pulpwood	99	Cords		
	Mixed Hardwood		117	Cords		
	<i>Ironwood</i>	<i>Sawtimber</i>	1.1	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	8	<i>Cords</i>		
	<i>Black Cherry</i>		7	<i>Cords</i>		
	<i>Ironwood</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		38	<i>Cords</i>		
	<i>Sugar Maple</i>		56	<i>Cords</i>		
	White Pine		10	Cords		
	TOTAL:			136.5		
TOTAL:			945	Cords		

Sale Specific Conditions & Requirements

Sale Name: Valley Pine

Sale Number: 61-037-25 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. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. 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) 3 and 5, cut all trees that are two (2) inches or more at DBH, except for green marked trees. Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

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

Within Payment Unit(s) 1, 2, and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

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 green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$100 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

4.1.12 - 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

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

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 any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in

advance to schedule the conference.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 3 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Valley Rd prior to beginning operations. The road 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.



TIMBER SALE MAP

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

Sale Number	Date	
61-037-25	09/03/2025	
Scale	Page	Of
1:7,920	1	1

Forest Management Unit	County	Mapped By: Hurin
Traverse City Mgt Unit	Benzie	Cruised By: Hurin, Bey, Cotant, Ventimiglia

Township	Range	Section(s) and Subdivision(s)
27N	14W	Sec. 4 NESE,S1/2SE; Sec. 9 N1/2NE;

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	19.2
2	26.3
3	2.2
4	14.9
5	7.6

