



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7741**

SCHEDULED SALE DATE AND TIME: **4:00 p.m. (local time) on April 16, 2026.**

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:

Comp 24 Hardwood and Pine (61-041-25) / T25N, R14W, SEC. 13, SWNW,NWSW.

T25N, R14W, SEC. 14, NENE,S1/2NE,NESW,SE.

Benzie County, Advertised Price \$152,878.45, 193.4 Acres, Hardwood, Sugar Maple.

TIMBER SALE INFORMATION

Comp 24 Hardwood and Pine (61-041-25)
T25N, R14W, SEC. 13; T25N, R14W, SEC. 14.
Benzie County (Advertised Price \$152,878.45)

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		
Basswood	360.1 MBF	\$ 93.00 / MBF
Beech	32.9 MBF	\$ 162.00 / MBF
Mixed Aspen	34.3 MBF	\$ 124.00 / MBF
Red Pine	142.0 MBF	\$ 135.00 / MBF
Sugar Maple	202.5 MBF	\$ 207.00 / MBF
Pulpwood		
Basswood	418 Cords	\$ 10.65 / Cord
Mixed Aspen	34 Cords	\$ 24.60 / Cord
Mixed Hardwood	213 Cords	\$ 17.65 / Cord
Red Pine	468 Cords	\$ 59.65 / Cord
Sugar Maple	666 Cords	\$ 17.65 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.10 percent. There are an estimated 3,611 cords on this timber sale, plus or minus 401 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 \$7,643.92 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	13.8%
02	17.0%
03	29.7%
04	39.5%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
285,256	3,611	11.10%	3,210	4,012

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
51	63,201	800	15.96%	672	928
62	222,055	2,811	13.57%	2,429	3,192
TOTAL:	285,256	3,611		3,102	4,120

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	Red Pine	Sawtimber	63.7	MBF	15.6	\$21,126.00	
	Red Pine	Pulpwood	210	Cords			
2	Red Pine	Sawtimber	78.3	MBF	19.2	\$25,960.20	
	Red Pine	Pulpwood	258	Cords			
3	Basswood	Sawtimber	154.4	MBF	68.0	\$45,338.60	
	Beech		14.1	MBF			
	Mixed Aspen		14.7	MBF			
	<i>B. T. Aspen</i>		1.4	<i>MBF</i>			
	<i>Quaking Aspen</i>		13.3	<i>MBF</i>			
	Sugar Maple		86.8	MBF			
	Basswood		Pulpwood	179			Cords
	Mixed Aspen			14			Cords
	<i>B. T. Aspen</i>			1			<i>Cords</i>
	<i>Quaking Aspen</i>			13			<i>Cords</i>
	Mixed Hardwood	91		Cords			
	<i>Red Maple</i>	<i>Sawtimber</i>		5.6			<i>MBF</i>
	<i>Beech</i>	<i>Pulpwood</i>	74	<i>Cords</i>			
	<i>Red Maple</i>		6	<i>Cords</i>			
	Sugar Maple		286	Cords			
	4	Basswood	Sawtimber	205.7			MBF
Beech		18.8		MBF			
Mixed Aspen		19.6		MBF			
<i>B. T. Aspen</i>		1.8		<i>MBF</i>			
<i>Quaking Aspen</i>		17.8		<i>MBF</i>			
Sugar Maple		115.7		MBF			
Basswood		Pulpwood		239	Cords		
Mixed Aspen				20	Cords		
<i>B. T. Aspen</i>				2	<i>Cords</i>		
<i>Quaking Aspen</i>				18	<i>Cords</i>		
Mixed Hardwood			122	Cords			
<i>Red Maple</i>			<i>Sawtimber</i>	7.5	<i>MBF</i>		
<i>Beech</i>		<i>Pulpwood</i>	98	<i>Cords</i>			
<i>Red Maple</i>			9	<i>Cords</i>			
Sugar Maple			380	Cords			
TOTAL:			771.8	MBF			
TOTAL:			1,799	Cords			

Sale Specific Conditions & Requirements

Sale Name: Comp 24 Hardwood and Pine

Sale Number: 61-041-25 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, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Also, Haze road is the payment unit boundary between units 3 and 4. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Also, all beech are designated for cutting regardless of merchantability unless marked with green paint above and below stump height. In addition, any sub-merchantable ironwood and beech may be cut as needed to facilitate logging operations. (Avoid damage or cutting of sub-merchantable maple or ash in units 3 and 4)

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.

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited, within all Payment Units. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-4, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted. Tops may not be chipped.

4 - Transportation

4.1 - Construction

4.1.3 - Slash and Earthen Piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale as determined by the DNR sale administrator.

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.

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.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-4, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.3.5 - Oak Wilt Restriction (1/18)

3 and 4, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

5.2.3.6 - Bark Beetle Restriction (1/25)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two (2) inches in diameter are removed from the Sale Area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within 15 days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.4 - Soil Protection

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

5.4.3 - Erosion Control (12/08)

Skid trails or haul roads may require erosion control structures or berms per direction of the Unit Manager or his/her representative.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.



TIMBER SALE MAP

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

Sale Number	Date	
61-041-25	02/09/2026	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: Craig Allen
Traverse City Mgt Unit	Benzie	Cruised By: Contractor

Township	Range	Section(s) and Subdivision(s)
25N	14W	Sec. 13 SWNW,NWSW; Sec. 14 NENE,S1/2NE,NESW,SE;

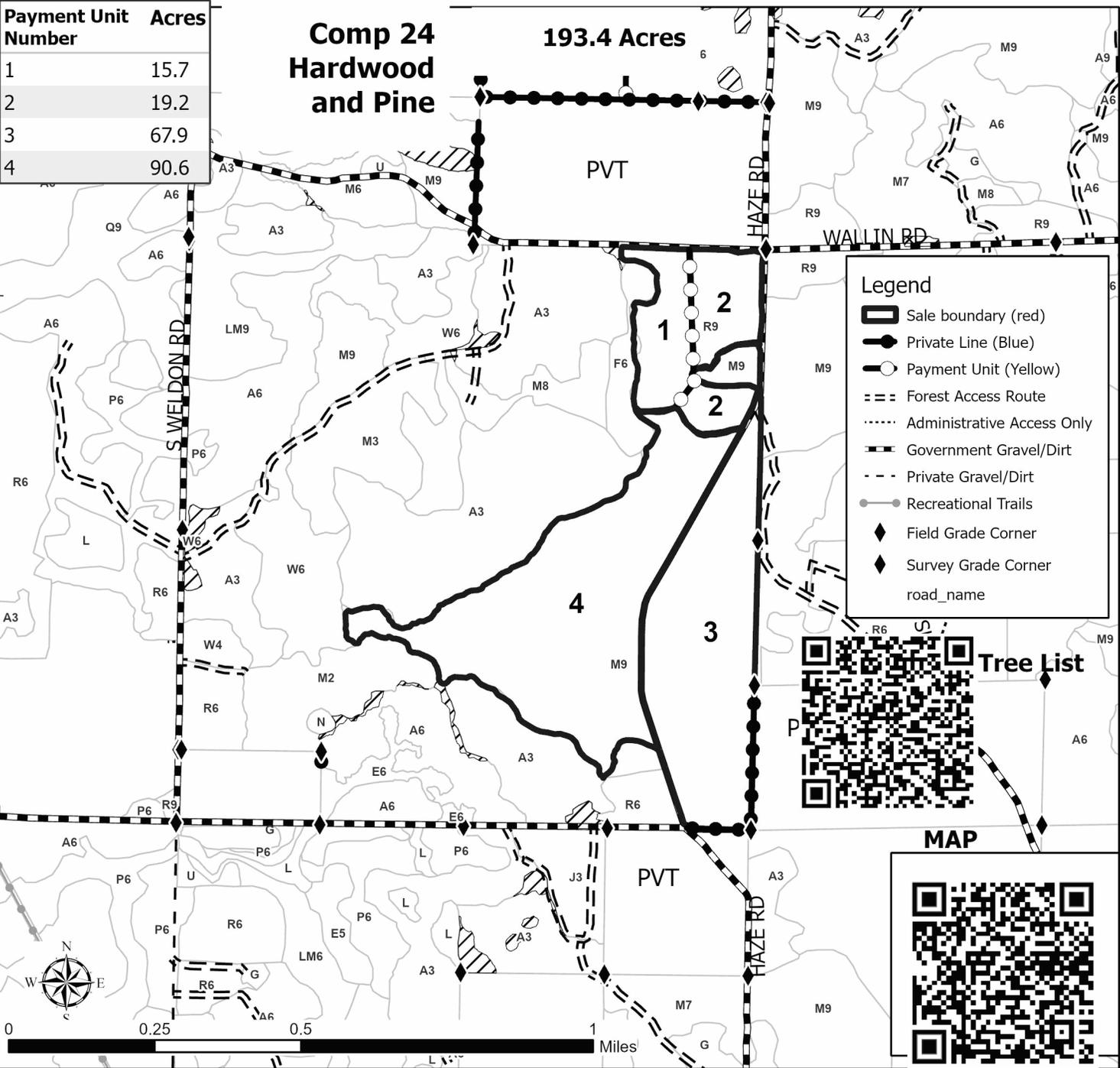
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	15.7
2	19.2
3	67.9
4	90.6

Comp 24 Hardwood and Pine

193.4 Acres



Legend	
	Sale boundary (red)
	Private Line (Blue)
	Payment Unit (Yellow)
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt
	Private Gravel/Dirt
	Recreational Trails
	Field Grade Corner
	Survey Grade Corner
	road_name

Tree List

MAP

