



**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:

Around Dair Aspen (61-050-25) / T25N, R14W, SEC. 11, S1/2SW.  
T25N, R14W, SEC. 14, SESW,SWSE.

Benzie County, Advertised Price \$86,297.45, 55.5 Acres, Aspen, Hardwood.

# TIMBER SALE INFORMATION

Around Dair Aspen (61-050-25)  
 T25N, R14W, SEC. 11; T25N, R14W, SEC. 14.  
 Benzie County (Advertised Price \$86,297.45)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	264.5 MBF	\$ 124.00 / MBF
Black Cherry	67.8 MBF	\$ 143.00 / MBF
Red Maple	160.1 MBF	\$ 101.00 / MBF
Sugar Maple	9.8 MBF	\$ 207.00 / MBF
Pulpwood		
B. T. Aspen	525 Cords	\$ 24.60 / Cord
Mixed Hardwood	136 Cords	\$ 17.65 / Cord
Red Maple	583 Cords	\$ 17.65 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 15.43 percent. There are an estimated 2,420 cords on this timber sale, plus or minus 374 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 \$4,314.87 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	38.6%
02	61.4%
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		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
191,205	2,420	15.43%	2,047	2,794

**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
41	76,088	963	23.33%	738	1,188
66	115,116	1,457	20.79%	1,154	1,760
<b>TOTAL:</b>	<b>191,205</b>	<b>2,420</b>		<b>1,893</b>	<b>2,948</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
<b>TOTAL:</b>			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	19.1	MBF	27.5	\$33,273.10
	Black Cherry		63.9	MBF		
	Red Maple		133.7	MBF		
	B. T. Aspen	Pulpwood	36	Cords		
	Mixed Hardwood		92	Cords		
	<i>Basswood</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>		
	<i>Basswood</i>	<i>Pulpwood</i>	5	<i>Cords</i>		
	<i>Black Cherry</i>		84	<i>Cords</i>		
	Red Maple		326	Cords		
2	B. T. Aspen	Sawtimber	245.4	MBF	28.0	\$53,024.35
	Black Cherry		3.9	MBF		
	Red Maple		26.4	MBF		
	Sugar Maple		9.8	MBF		
	B. T. Aspen	Pulpwood	489	Cords		
	Mixed Hardwood		44	Cords		
	<i>Beech</i>		5	<i>Cords</i>		
	<i>Black Cherry</i>		19	<i>Cords</i>		
	<i>Sugar Maple</i>		20	<i>Cords</i>		
	Red Maple		257	Cords		
	TOTAL:			502.2		
TOTAL:			1,244	Cords		

## Sale Specific Conditions & Requirements

**Sale Name: Around Dair Aspen**

**Sale Number: 61-050-25 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. Also, Landis road is the sale boundary in unit 2. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

### 2 - Timber Specifications

#### 2.1 - Included Timber

##### 2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 1 and 2, all aspen, maple, cherry, beech, basswood and ironwood trees, regardless of merchantability, are designated for cutting except trees marked with green paint above and below stump height.

#### 2.2 - Utilization

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

Stump heights within units 1 and 2 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.

##### 2.2.4 - Skidding Length (12/24)

Skidding of lengths over 17 feet is permissible as long as the Sale Administrator approves the method and machinery used. If at any point damage exceeds specification 3.4.1, all of the remaining wood must be skid in lengths less than 17 feet.

##### 2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 2, all wood must be removed by tree segment, or roundwood. No chipping is permitted.

##### 2.2.11 - Chipping Restriction (9/14)

If chipping occurs on this sale, in payment unit 1, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

### 4 - Transportation

#### 4.1 - Construction

##### 4.1.2 - Stream Crossings, Specific (3/11)

In unit 1, Dair Creek may require the installation of a temporary portable bridge crossing. The portable bridge may be borrowed from the DNR. This installation will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR.

##### 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.

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

The Purchaser will secure any necessary stream crossing 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.

## 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

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Units 1 and 2 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.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1 and 2 leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as a maple or cherry. These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

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

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. 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.

#### 5.2.31 - Landing Locations (9/13)

Recommended landing areas are marked on the Timber Sale Map with the letter "L". Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative.

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

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



**TIMBER SALE MAP**

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

Sale Number  
**61-050-25**

Date  
**02/09/2026**

Forest Management Unit	County	Mapped By: Craig Allen
Traverse City Mgt Unit	Benzie	Cruised By: Allen, Ventimiglia, Cotant

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
25N	14W	Sec. 11 S1/2SW; Sec. 14 SESW,SWSE;

**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

