

Timber Sale Invitation to Bid

BIG WOODS 2021 HARVEST

This is an invitation to place a lump sum bid for a **119 acre** timber sale located on a 1235 acre property located in Section 34, 35 and parts of 33, T31N R6W Antrim County Michigan. The land is owned by Big Woods Limited Partnership. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Friday, November 12th**. Metcalfe Forestry reserves the right to refuse any and all bids. Bid results will be available for all interested bidders. Please mail / fax / email all inquiries and bids to the address listed at the top of this page.

This is a Timber Stand Improvement harvest of a northern hardwood stand. Some areas have been TSI harvested approximately 10 years ago. Ash and beech sawlogs were salvaged out of some areas approximately 6 years ago. The Big Woods property is intensively managed for growing high quality sawtimber and the owners have experienced numerous timber harvests. The total harvest volume is 1508 cords of wood and averages 12.7 cords per acre. 40% of the harvest volume is composed of sawlogs and bolts and the remainder is pulpwood.

The terrain of the sale area is hilly but is workable with mechanized logging equipment and there are established skid trails. No whole tree skidding is permitted on this sale. The soils are sandy and well drained but have enough loam to become muddy during extremely wet weather.

This sale can be accessed from Morris Road. Morris Road dead ends at Big Wood's gate which is closed but unlocked. Please close the gate when you leave the property. From the gate, take a right and drive to the harvest area. The haul road is graveled with water bars and drain outs and has been used by log trucks before. Some portions of the road system have recently washed out but overall it is in good condition.

Payment: Ten percent of the sale value is to be paid up front within ten days of **when the contract is signed**. The harvest has been split into payment units and each unit must be paid in full before beginning harvest operations.

Performance Guarantee: The buyer will be required to provide a performance guarantee in cash, check, or an irrevocable letter of credit from a bank for **\$4,000.00 to be paid up front when the contract is signed**.

Insurance: Prior to the start of any logging or road building, the buyer shall provide proof of Worker's Compensation Insurance as required by law, and Liability Insurance coverage in the amounts of \$250,000 per person and \$500,000 per incident. The buyer shall maintain this required insurance until completion of all logging activities on the property.

Volume Estimates; Sawlog volumes for sugar maple were determined by measuring 100% of the log trees being harvested. All other product volumes were determined by cruising 73 sample points with a 10 factor prism. All pulpwood was measured to a 4" top and sawlogs to an 11" top outside the bark, boltwood to a 8" top outside bark. All products were measured 100 inches long. The tops of sawlog trees are included in the estimated pulpwood volume. The total volume estimate is calculated to have a statistical margin of error of plus or minus **14%**.

Please note: Beech Bark Disease has infected most of the beech trees within the harvest area. The beech trees are dying and expected to be worthless in one or two years.

BIG WOODS 2021 Harvest Summary 119 acres

Harvest Boundaries: are marked with Red paint. Private boundaries are marked with Blue paint. Payment unit boundaries and a clearcut area are marked with Yellow paint.

Gate Combination: the gate is left unlocked and closed.

Timber to be harvested:

Harvest all merchantable beech, aspen, ironwood and orange marked trees. Leave trees marked with aqua-green paint and trees with LEAVE written on them.

In the center of Payment Unit 2 is a clearcut area. Within the Yellow paint mark boundaries, clearcut all saplings and trees greater than 2 inches in diameter to promote aspen regeneration

Special Considerations:

- There are places where sub-merchantable saplings have been marked with orange paint along with larger trees in an effort to create large canopy gaps to regenerate new trees. The Purchaser will cut down or run over and flatten or uproot orange marked sub-merchantable trees in these areas.
- Where practical; the Purchaser will use non-merchantable tree branches to create brush piles that are placed on basswood stumps. The purpose of this is to discourage deer browse and improve the basswood regeneration. This does not have to be done on every stump and we do not expect the Purchaser to forward tops. This can be done at the operator's discretion wherever they have an ample supply of branches that are near a stump.
- The harvest area has multiple gas wells and associated lines around it. Proper precautions must be taken while working around the well facilities.
- Whole tree skidding **IS NOT** permitted on this sale.
- Purchaser shall take reasonable precautions to minimize unnecessary or excessive rutting. Excessive rutting is defined as ruts that are more than 12 inches deep and continue for more than 50 feet.
- Saplings that are severely damaged or bent over during the harvest must cut down.

Harvest Timeframe: Timber harvesting operations must be completed by **November 12th, 2023**. No harvest operations can occur between April 15th and July 15th due to wet weather and slippage season. No harvesting from November 14th through the 20th due to hunting season. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

100% Sugar Maple Log Tally

DBH	# 8' logs	# SM trees
12	1	320
14	1	105
14	2	143
16	1	34
16	2	55
16	3	45
16	4	4
18	1	14
18	2	19
18	3	26
18	4	8
20	1	9
20	2	17
20	3	18
20	4	16
20	5	7
20	6	1
22	1	5
22	2	3
22	3	11
22	4	12
22	5	2
24	2	2
24	3	7
24	4	8
24	5	2
28	2	2
		895

BIG WOODS 2021 Harvest, 119 ACRES

Please use the following format to place your bid. The following volumes are not guaranteed by the Seller or Metcalfe Forestry Co.

Company Name:

The following is my lump sum bid for the Big Woods 2021 Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Sugar Maple	International 1/4 “ Logs 84.6 MBF	\$ _____
Basswood	Logs 142 cords	\$ _____
B.T. Aspen	Logs 44 cords	\$ _____
Mix Hardwood	Bolts 200 cords	\$ _____
Mix Hardwood	Pulp 519 cords	\$ _____
Basswood	Pulp 155 cords	\$ _____
Aspen	Pulp 60 cords	\$ _____
Beech	Pulp 173 cords	\$ _____

TOTAL LUMP SUM BID \$ _____

These bid prices are final and not subject to adjustment. Prospective bidders are urged to examine the timber sale before bidding. I understand that the estimated volume and grade of timber designated for cutting and removal is in no way guaranteed by the Seller or Metcalfe Forestry Co.

I understand that any and all bids may be rejected.

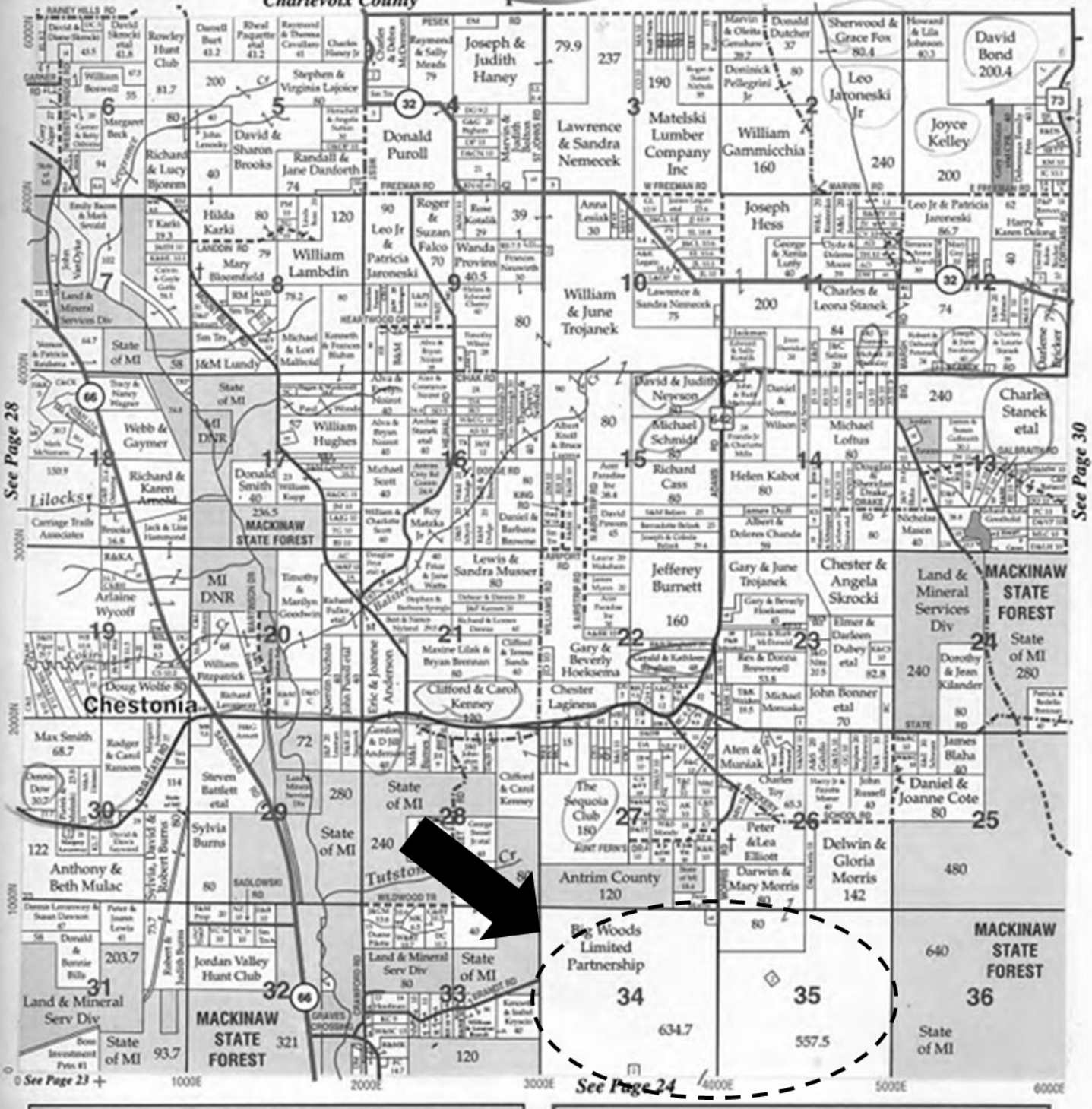
Bidder's name & signature: _____

Telephone # / fax #: _____

Bidder's mailing address: _____

Bidder's email: _____

Charlevoix County



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See Page 23

See Page 24



Big Woods Limited Partnership
34
634.7

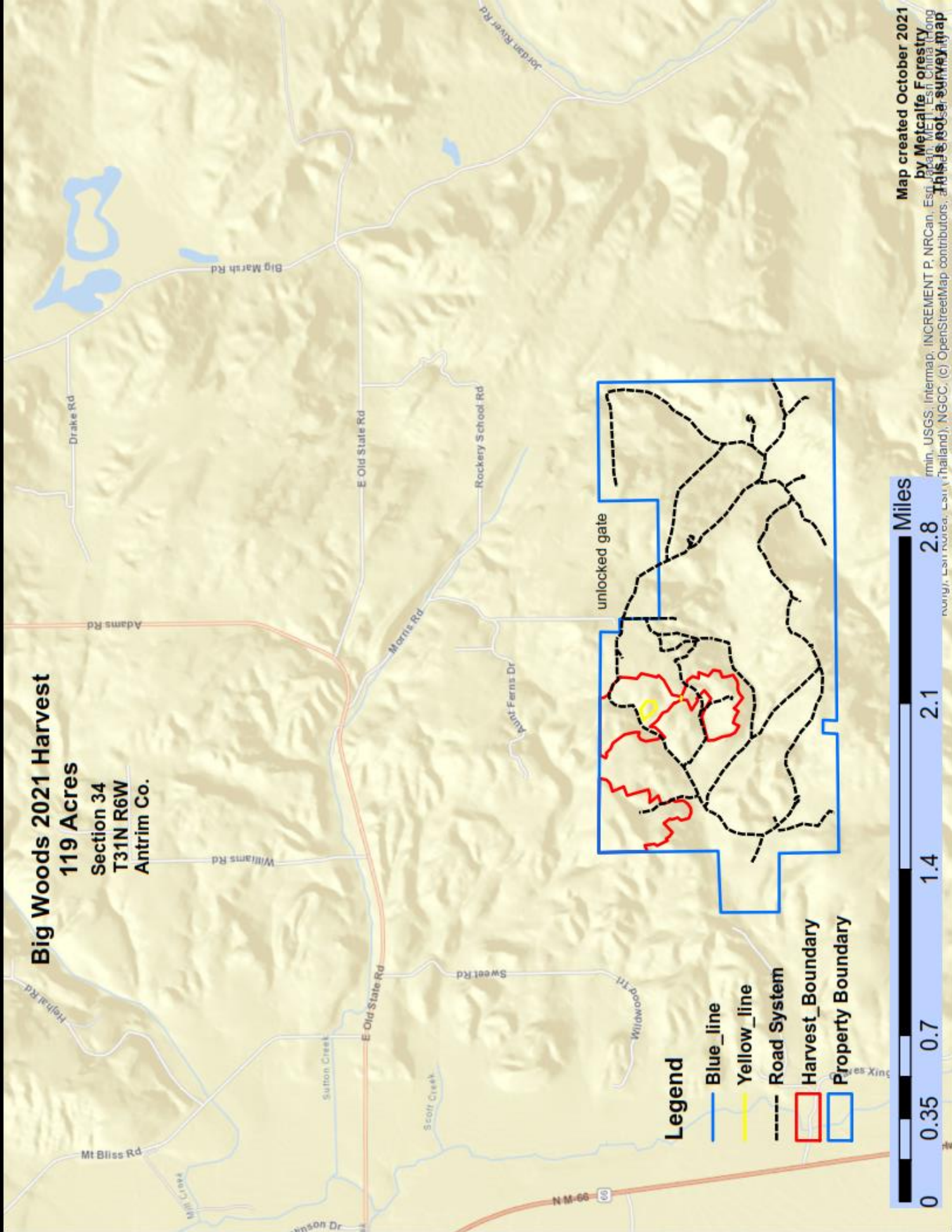
35
557.5

MACKINAW STATE FOREST
36
640

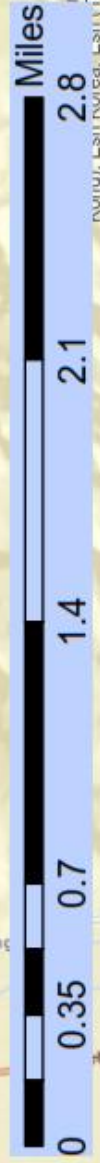
State of MI

Big Woods 2021 Harvest

119 Acres
Section 34
T31N R6W
Antrim Co.



- Legend**
- Blue_line
 - Yellow_line
 - Road System
 - Harvest_Boundary
 - Property Boundary



Map created October 2021
by Metcalfe Forestry

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This is not a survey map

Big Woods 2021 Harvest
119 Acres
Section 34
T31N R6W
Antrim Co.

PU1
48Acres

PU2
44Acres

PU3
27Acres

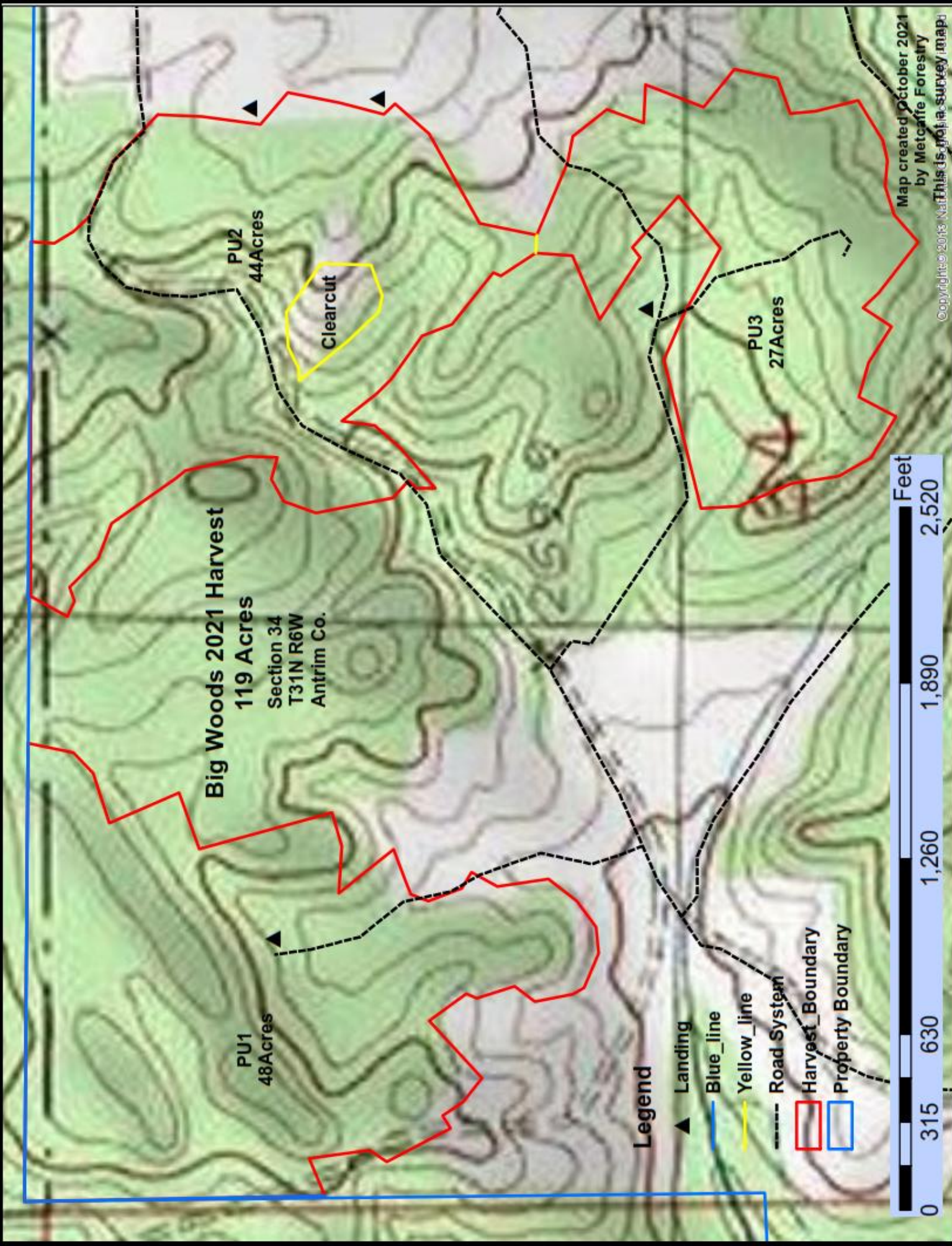
Clearcut

Legend

- Landing 
- Blue_line 
- Yellow_line 
- Road System 
- Harvest_Boundary 
- Property Boundary 



Map created October 2021
by Metcalf Forestry
Earthstar Geographics, ONES/Atlas Dr, Udon, Utah, USA
This is not a survey map



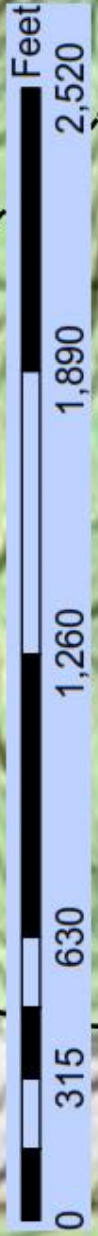
Big Woods 2021 Harvest
119 Acres
Section 34
T31N R6W
Antrim Co.

PU2
44 Acres

Clearcut

PU3
27 Acres

PU1
48 Acres



Legend

- ▲ Landing
- Blue_line
- Yellow_line
- Road System
- Red_outline Harvest Boundary
- Blue_outline Property Boundary