

## **Timber Sale Invitation to Bid**

### **LTC Coyote Crossing Harvest 40 Acres**

This is an invitation to place a lump sum bid for a **40 acre** timber sale located on a 40 acre property located on SW1/4 of NE1/4 of Section 15 T32N R6W, Charlevoix County, Michigan. The land is owned by Little Traverse Conservancy and is enrolled in Commercial Forest Program. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, February 28, 2018**. 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.

- Harvest all aspen, beech, ash and iron wood also harvest trees marked with **orange paint**.
- Leave trees that are marked with **green paint** for wildlife.

The Little Traverse Conservancy property is located between East Jordan and Boyne City. The property can be accessed from a private drive off of Behling road (north of the sale). LTC has an easement on the driveway but it must be kept in good shape at all times because the adjacent landowners also use this driveway on a daily basis. Upon completion of the timber harvest, at least 3 dump truck loads of good quality gravel must be spread on the driveway to repair and improve it, please take this into consideration when submitting your bid. The landing will be located west of the timber harvest area and some of the skidding distances may be as long as ½ mile. Refer to attached maps for further location information.

**Terrain Description:** Most of the property is hilly especially near the middle of the property. The majority of the property is operable with mechanized equipment. There is a trail in the middle of the property that can be used to access the majority of the property

The soils are heavy and easily rutted during wet weather conditions; harvest operations should drive on tree tops to reduce rutting and should only occur during dry or frozen ground conditions.

**Payment:** Ten percent of the sale value is to be paid up front **within ten days of when the contract is signed**.

**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 **\$1,000.00 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.

Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife

**Volume Estimates:** Sawlog volumes for sugar maple were determined by measuring 100% of the log trees being harvested. Sawlog volumes for ash, beech, basswood and aspen and all pulpwood volumes were determined by cruising 90 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/spec wood to an 7" top outside bark. All products were measured 100 inches long. The tops of sawlog trees are included in the estimated pulpwood volume. The cruised volume estimate is calculated to have a statistical margin of error of plus or minus 21%.

## LTC Coyote Crossing Harvest 40 acres

### **Harvest Boundaries:**

Are marked in Red paint.

### **Timber to be harvested:**

Harvest all aspen, beech, ash and iron wood also harvest trees marked with **orange paint**.

Leave trees that are marked with **green paint** for wildlife.

### **Special Considerations:**

- Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife.
- 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. The soils are heavy and easily rutted during wet weather conditions; harvest operations should drive on tree tops to reduce rutting and should only occur during dry or frozen ground conditions.
- Locations for main skid trails have been indicated on the harvest map.
- All saplings that are severely damaged or bent over during the harvest must cut down.

**Harvest Timeframe:** Timber harvesting operations must be completed by **April 1st Day, 2019**. No harvest operations can occur between April 1st and July 1st due to slippage season and nesting season.

Harvesting timber **during hunting season IS** allowed. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

## LTC C2 Coyote Crossing Harvest 40 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 C2 Salage Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

		International 1/4 "	Scribner	
S. Maple	Logs	4 MBF	3.6 MBF	\$ _____
Basswood	Logs	84 cords		\$ _____
Beech	Logs	85 cords		\$ _____
Ash (dead)	Logs	41 cords		\$ _____
Aspen	Logs	67 cords		\$ _____
Red Mpl	Logs	14 cords		\$ _____
Mixed Hrdcwds	Bolts	201 cords		\$ _____
Mixed Hrdwds	Pulp	291 cords		\$ _____
Aspen	Pulp	5 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: \_\_\_\_\_

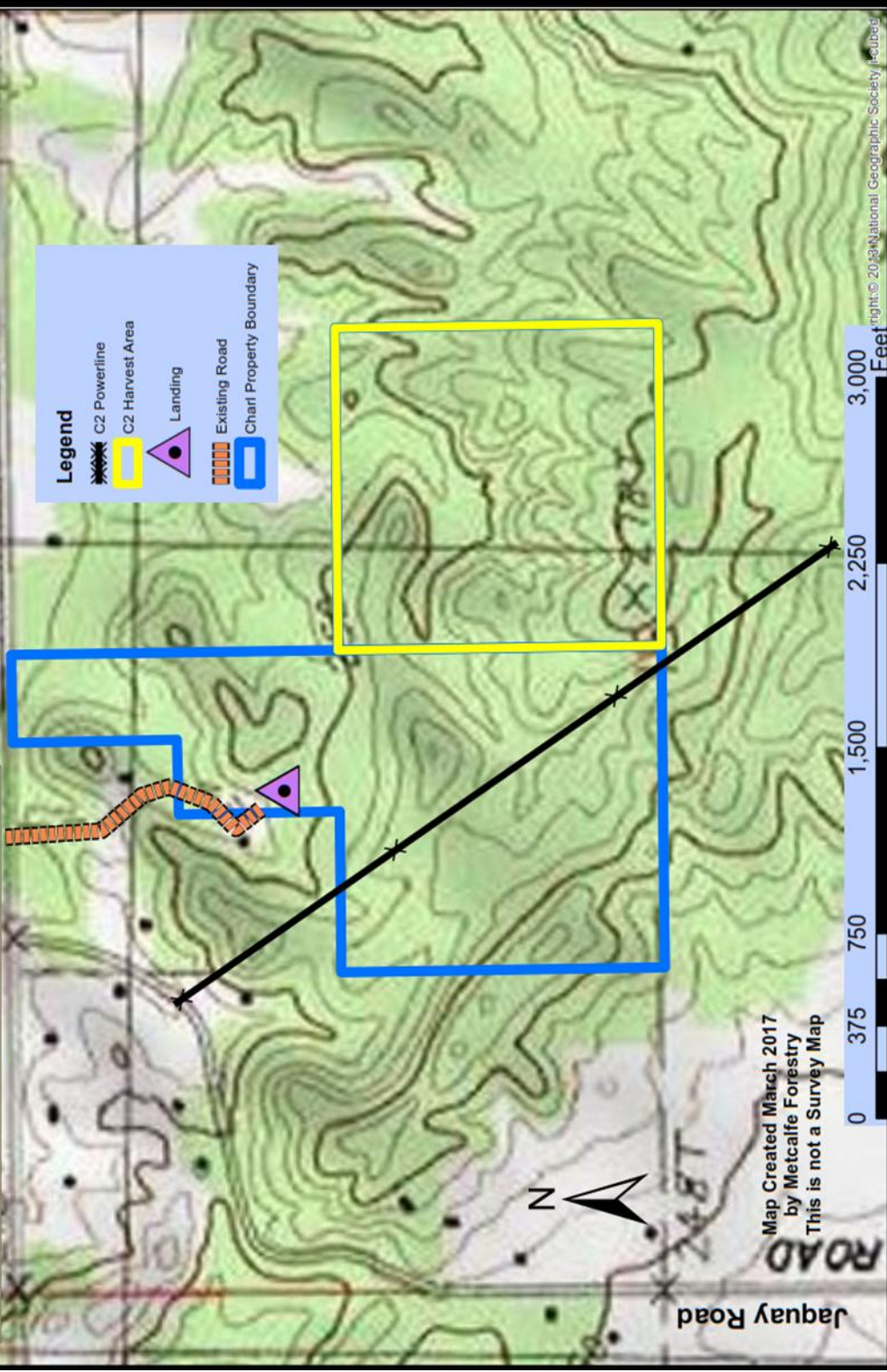
\_\_\_\_\_

Bidder's email: \_\_\_\_\_



SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4 and parts of the NE 1/4 of NW 1/4  
Section 15  
Wilson Township  
Charlevoix, County, Michigan

# Little Traverse Conservancy C2 Harvest Map



Map Created March 2017  
by Metcalfe Forestry  
This is not a Survey Map