

## Timber Sale Invitation to Bid

### RUBY & RELATIVES HARVEST

This is an invitation to place a lump sum bid for a **121 acre** timber sale located on three properties totaling 148 acres in Alcona County Michigan. The land is owned by several related family members, Charles Ruby and Vicky Chegash, Donna Hanson and Michael Ruby. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, March 13<sup>th</sup>, 2019**.

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 an oak forest. The landowners have pooled their timber harvests together to create a larger timber sale. The total harvest volume is estimated to be 1613 cords. 49% of this volume is estimated to be logs and bolts and the remainder is pulp or firewood. The terrain of the property is hilly; we believe the slopes can be harvested but they will be difficult to operate on, especially in the winter.

The Ruby & Relatives Harvest is located west of Hubbard Lake within the Consolidated Hunting League (CHL). Access to the CHL is strictly controlled due to the large number of hunting camps within. Bidders who wish to view this timber harvest must contact Metcalfe Forestry and make arrangements to get a key to the main gate at the entrance of CHL. The key must be returned to Metcalfe Forestry afterwards. The main gate must remain closed and locked at all times.

There are two secondary gates which are shown on the map. There is a combination master lock on both gates, the # is **3596**.

Note: the Michael Ruby property is listed in the plat book under the name Thomas Faulkner.

**Payment:** Ten percent of the sale value is to be paid up front within ten days of **when the contract is signed**. The harvest will be split into three payment units, one for each parcel of land.

**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 **\$2,000.00 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:** All species and product volumes were determined by cruising 128 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 **14.1%**.

## **Ruby & Relatives Harvest Summary; 121 acres**

### **Property Access:**

While the timber harvest is in operation the main gate can remain open. The logging company can lock the gate open provided that they put their company name and phone number on the padlock. This will explain to CHL members why the gate is open and unlocked and prevent them from locking the logging company in. The gate must be closed and locked after working hours. The logging company will post the road in several locations to warn drivers of log truck traffic. The CHL road is twisty and hilly with limited visibility; logging trucks will drive slowly on this road.

The secondary gates have combination Master locks on them. The combination # is **3596**. These gates can be left open during harvest operations but they must be closed and locked after hours.

**Landings:** Below are our recommended landing locations. We are open to suggestions for alternate locations.

Michael Ruby Property; Landing is to be located on the gas well pad.

Donna Hanson Property; The gravel driveway will be the haul route. The trucks will pull up the driveway and veer right at the oak tree with a large tire and sign (Hanson Hilltop). Continue on to the top of the hill where the ground flattens and the woods open up. This area was used as a landing for the previous harvest. Trees along the edge of the trail to the landing can also be removed and stumped.

Charles Ruby & Vicky Chegash Property; Landing is to be located alongside the trail that goes north and south in the center of the property. A T-intersection can be made to turn the trucks around and wood can be stacked alongside the trail. The intersection of the trail and the road is a very sharp angle and will require some stumping of pine trees and dozer work. The T-intersection will also require dozer work and stumping.

**Harvest Boundaries;** are marked with **Red** paint.

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

Michael Ruby; Harvest all red maple greater than 5" DBH and all trees marked with **orange** paint. Leave all trees marked with **aqua-green** paint. Leave aspen trees that are not marked with paint.

Donna Hanson & Charles Ruby & Vicky Chegash; Harvest all red maple and aspen greater than 5" DBH and all trees marked with **orange** paint. Leave all trees marked with **aqua-green** paint.

### **Special Considerations:**

- Whole tree skidding **IS NOT** permitted on this sale. Delimiting and topping trees and grapple skidding the poles is acceptable.
- 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.
- On the Charles Ruby & Vicky Chegash property, there is a septic system located next to the trailer. It is marked with yellow caution tape.
- Do not cut conifer trees, **ESPECIALLY** the red pine with the do not cut sign on it!
- On Michael Ruby's property; cut down orange marked aspen saplings alongside the trail closest to the north property line to improve vehicle access.

**Harvest Timeframe:** Timber harvesting operations must be completed by February 28th, 2021. No harvest operations can occur between April 15<sup>th</sup> and July 15<sup>th</sup> due to *oak wilt* season. Harvesting timber **during hunting season IS NOT** allowed, between November 1st and December 1<sup>st</sup>. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

**RUBY & RELATIVES HARVEST, 121 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 Ruby & Relatives Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Red Oak	Logs	166 cords	\$ _____
Mixed Oak	Logs	13 cords	\$ _____
B.T. Aspen	Logs	148 cords	\$ _____
Red Maple	Logs	10 cords	\$ _____
Mixed Oak	Bolts	290 cords	\$ _____
B.T. Aspen	Bolts	105 cords	\$ _____
Red Maple	Bolts	61 cords	\$ _____
Dead Oak	Firewood	36 cords	\$ _____
Mixed Oak	Firewood	413 cords	\$ _____
B.T. Aspen	Pulp	158 cords	\$ _____
Red Maple	Pulp	213 cords	\$ _____
Total		1613 cords	
<b>TOTAL LUMP SUM BID</b>			\$ _____

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: \_\_\_\_\_

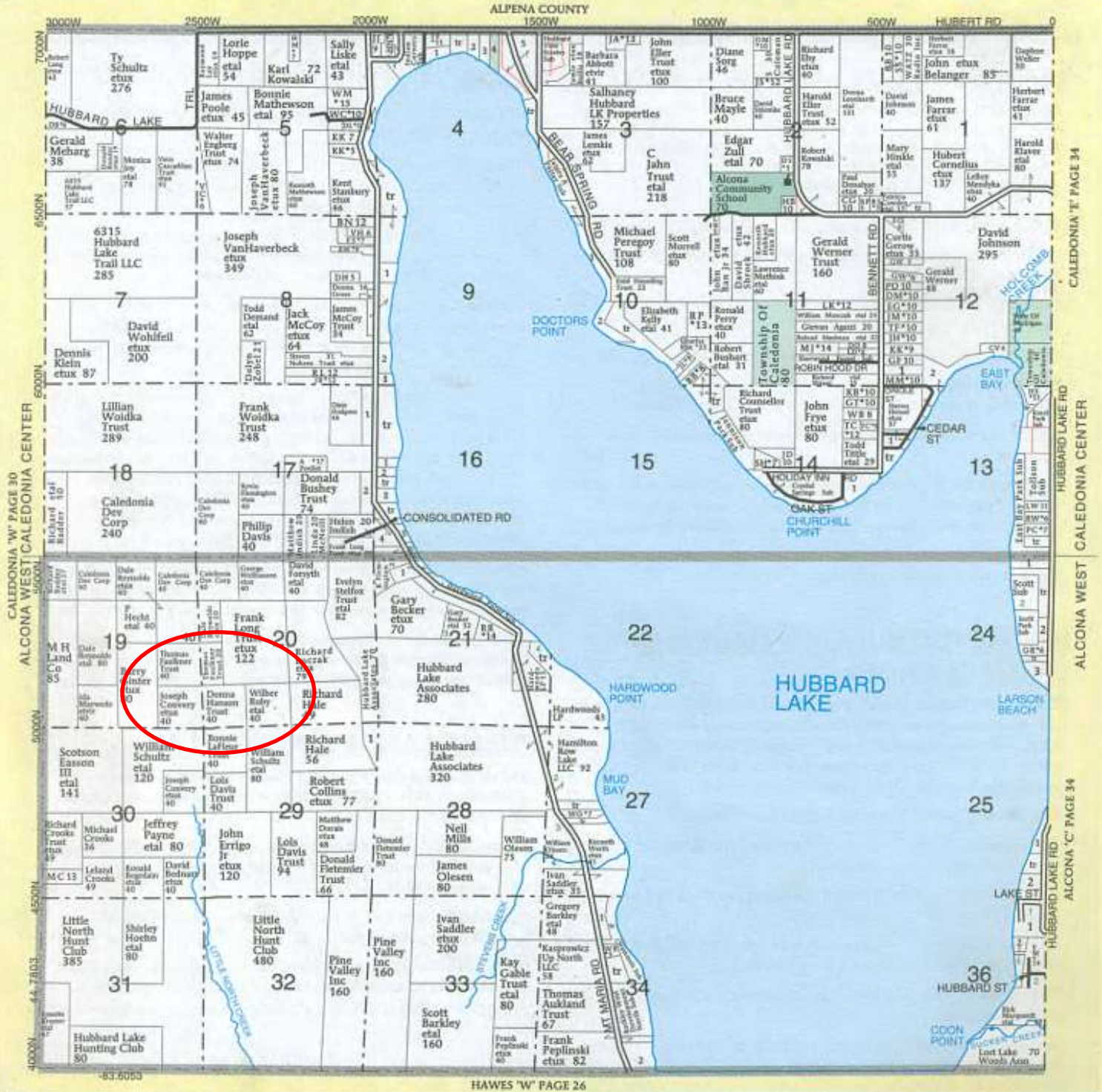
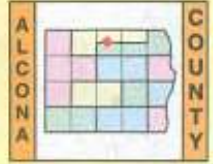


# ALCONA W/ CALEDONIA C

## T-28-N • R-7-E

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See Page 36 For Additional Names.



CALEDONIA 'W' PAGE 30  
ALCONA WEST CALEDONIA CENTER

CALEDONIA 'E' PAGE 34

HUBBARD LAKE RD  
CALEDONIA CENTER

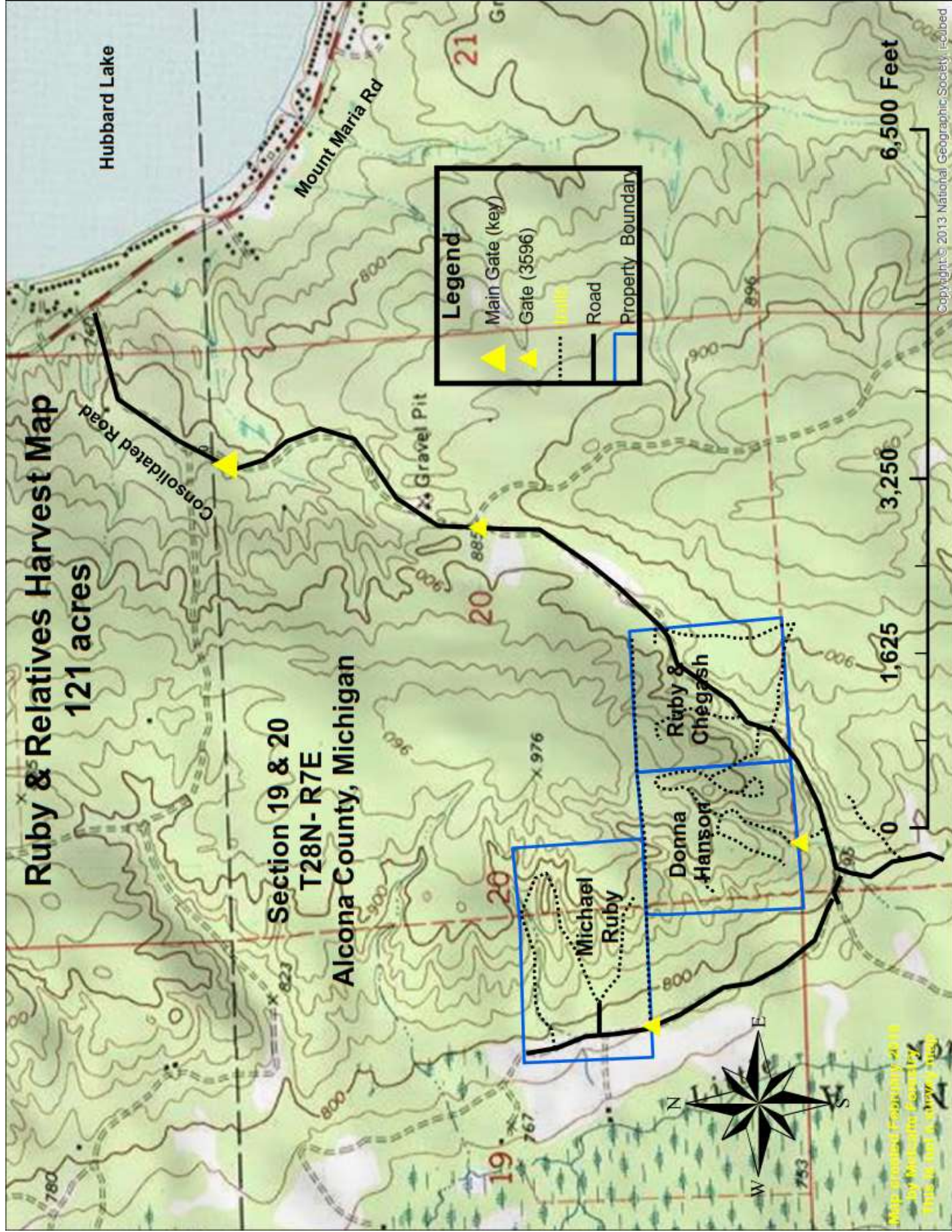
ALCONA WEST

HUBBARD LAKE RD  
ALCONA 'C' PAGE 34

# Ruby & Relatives Harvest Map

121 acres

Section 19 & 20  
T28N-R7E  
Alcona County, Michigan



# Ruby & Relatives Harvest Map

121 acres

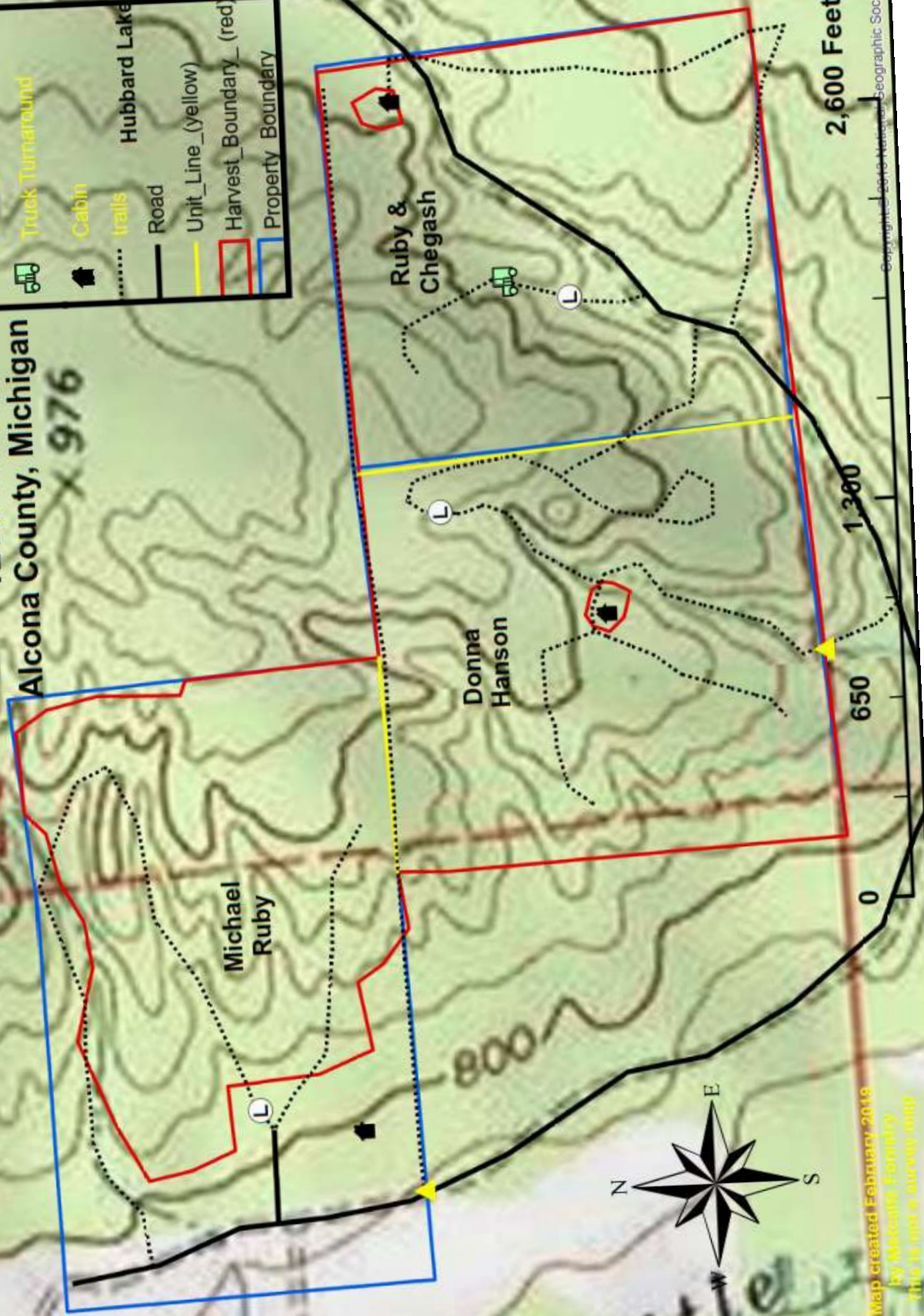
Section 19 & 20  
T28N-R7E

Alcona County, Michigan

X 976

### Legend

- Main Gate (key)
- Gate (3596)
- Landing
- Truck Turnaround
- Cabin
- trails
- Road
- Unit\_Line\_(yellow)
- Harvest\_Boundary\_(red)
- Property Boundary
- Hubbard Lake



Map created February 2019  
By Alcona Property  
This is not a survey map

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# Ruby & Relatives Harvest Map

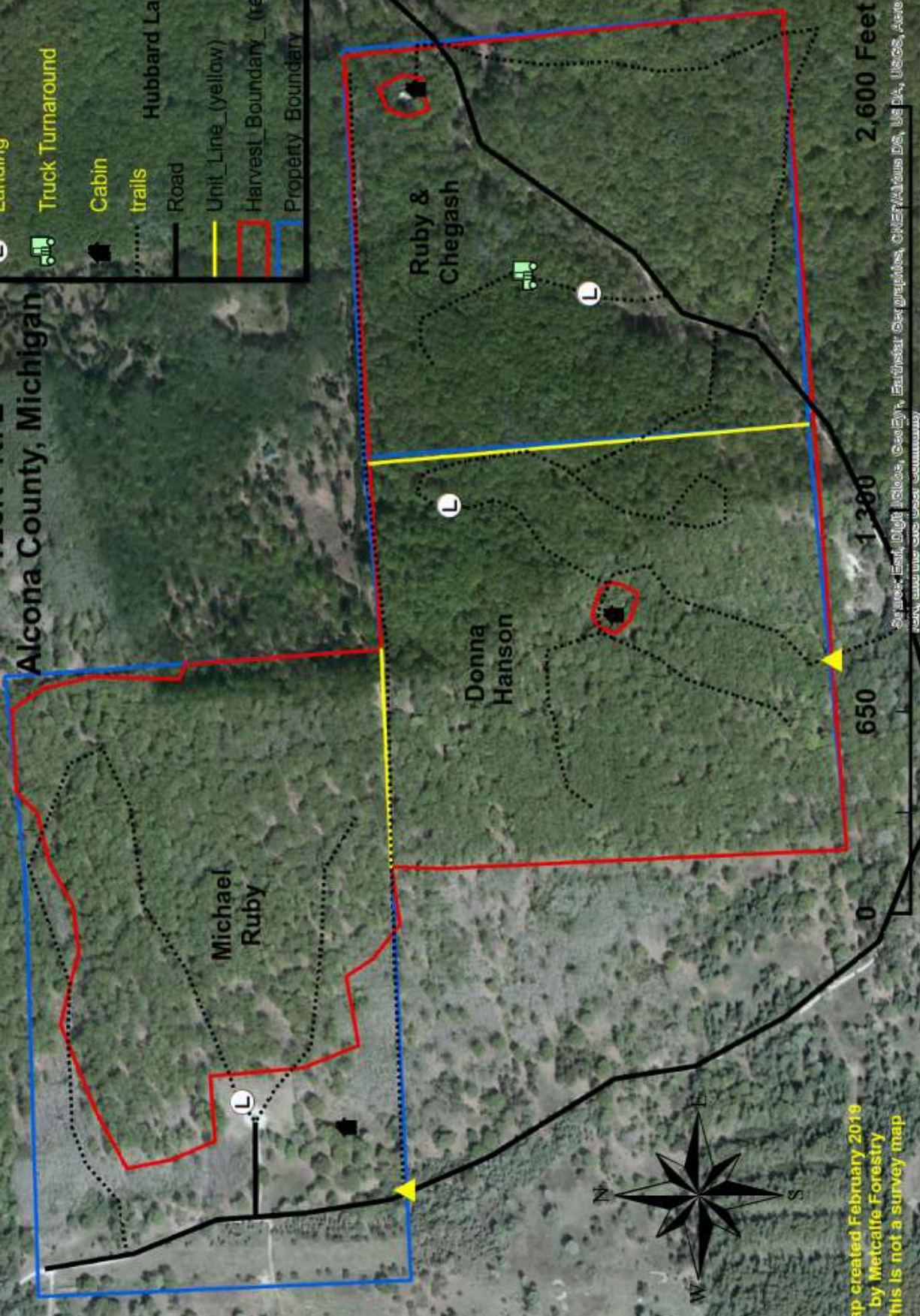
121 acres

Section 19 & 20  
T28N-R7E

Alcona County, Michigan

**Legend**

-  Main Gate (key)
-  Gate (3596)
-  Landing
-  Truck Turnaround
-  Cabin
-  trails
-  Road
-  Unit\_Line\_(yellow)
-  Harvest\_Boundary\_(red)
-  Property Boundary



Map created February, 2019  
by Metcalfe Forestry  
This is not a survey map

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community