

Decoster Timber Sale Invitation to Bid

Decoster Aspen Harvest

This is an invitation to place a lump sum bid for a **45 acre** timber sale located on a 136 acre property in portions of N1/2 Section 21, T27N-R6E, Mitchell E Township, Alcona County Michigan. The land is owned by Larry and Michelle Decoster. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, January 24, 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.

This is a good quality aspen clearcut with reserves mixed with oak and other hardwoods. Sale boundaries are marked with red paint. Within the sale boundaries, harvest all timber except trees marked with green paint. Do not cut or damage conifers.

The property is located 4 miles east of Curran MI, approximately 5 miles north of M-65/M-72. Due to the complex system of roads that must be traveled to reach the property, a detailed access map is attached.

The terrain in the sale area varies from level to rolling. There are some steeper areas in the north and south of the sale area. Areas that were too steep for mechanized logging equipment were excluded from the sale.

Payment: Ten percent of the sale value is to be paid up front within ten days of **when the contract is signed**. The remaining balance must be paid prior to harvesting the timber.

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 **\$3,500.00 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.

Special Provisions: The majority of the timber is located west of a bog that surrounds the lake on the property. There is a causeway that is approximately 300 feet long that crosses this bog. This causeway can only be crossed with skidders, no log trucks are allowed. It will require reinforcement with at least two loads of gravel on low spots prior to skidding. Also, trees that are growing on the edges of the causeway will need to be trimmed for access but should not be cut down or knocked over. Please plan your bids accordingly. There is a shortcut trail across the swamp that can be used for skidding. However, there is a culvert that will need protection with either tops or crane mats to prevent damage. A new skid trail will need to be established south of the garage because there are gas lines that cross the existing trail from the propane tanks near the garage to the house.

Volume Estimates: Sawlog volumes for all timber were determined by cruising 43 sample points with a 20 factor prism. All pulpwood was measured to a 4" top and sawlogs to a 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 **13%**.

Please note: Emerald Ash Borer (EAB) has been found within the stand. Ash mortality within the stand is expected within one to two years.

Decoster Harvest Summary 45 acres

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

Gate Combination: None.

Timber to be harvested:

Harvest all trees greater than 4” in order to facilitate aspen and oak regeneration in their respective areas. Do not cut or damage conifers or trees marked with **green** paint.

Special Considerations:

- Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife.
- At least two loads of gravel must be added to the causeway prior to skidding across it.
- 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 sandy in some areas but wet and easily rutted during wet weather conditions in other; 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 **February 28th, 2020**. No harvest operations can occur between March 15th and June 1st in order to protect the causeway. Areas of the property with significant amounts of oak (see map) cannot be harvested from March 15th through July 15th due to *oak wilt* season. Other areas that are dominated by aspen and being clearcut can be harvested during *oak wilt* season. These areas have been indicated on the map. Harvesting timber during the month of November **IS NOT** allowed due to hunting season. Due to the difficult skidding route, harvest may be restricted during wet conditions. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Decoster Aspen Harvest 45 ACRES

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

Company Name:

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

Aspen	Logs	681 cords	\$ _____
Red/Black Oak	Logs	13 cords	\$ _____
Sugar Maple	Logs	19 cords	\$ _____
Misc. Hardwood	Logs	34 cords	\$ _____
Aspen	Bolts	161 cords	\$ _____
Mixed Hardwood	Bolts	53 cords	\$ _____
Mixed Hardwoods	Pulp	119 cords	\$ _____
Basswood	Pulp	35 cords	\$ _____
Aspen	Pulp	610 cords	\$ _____

TOTAL LUMP SUM BID \$ _____

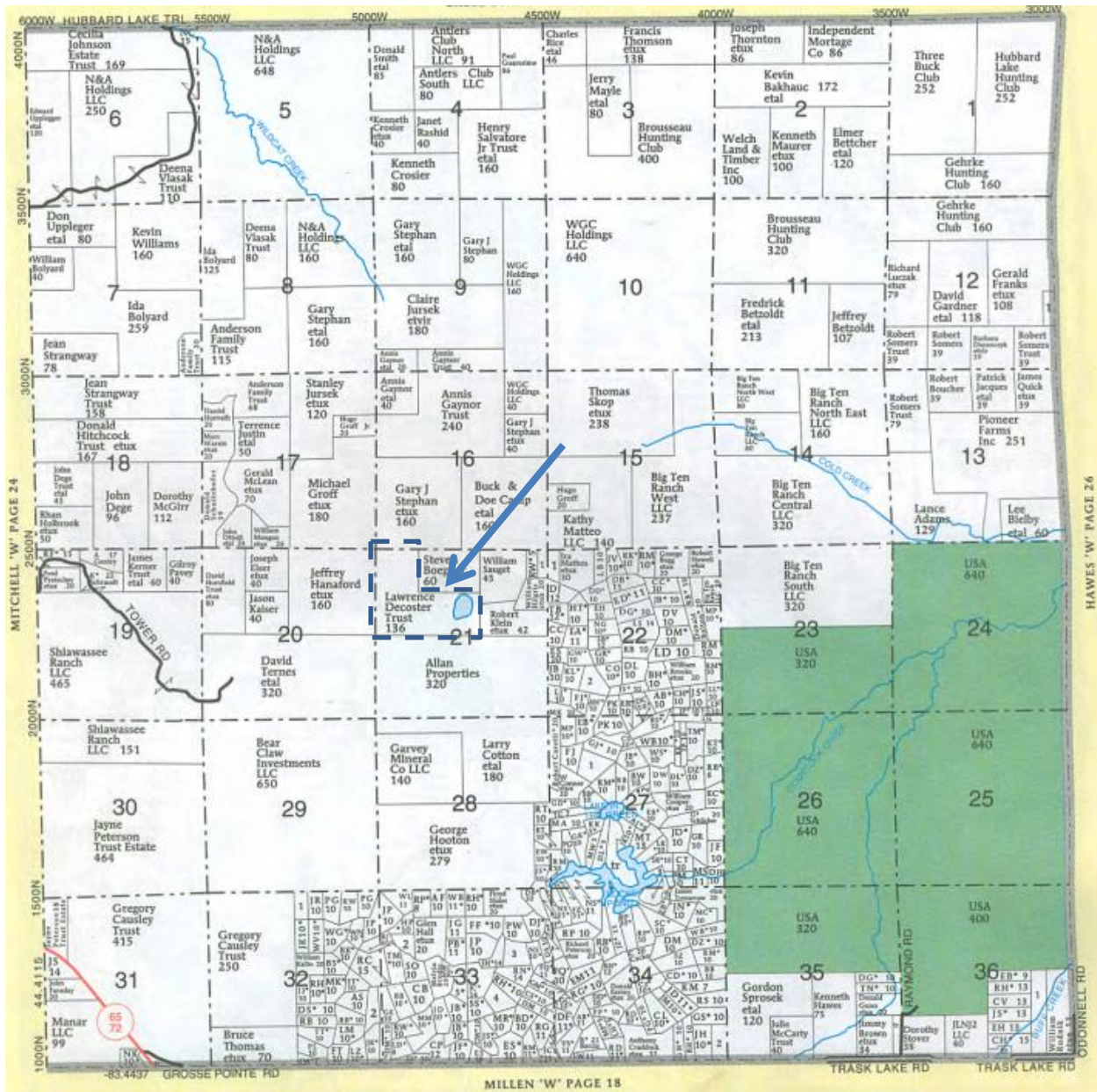
These bid prices are final and not subject to adjustment. Prospective bidders are urged to examine the timber sale before bidding. I understand that the estimated volume and grade of timber designated for cutting and removal is in no way guaranteed by the Seller or Metcalfe Forestry Co. I understand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

Bidder's name & signature: _____

Telephone # / fax #: _____

Bidder's mailing address: _____

Bidder's email: _____



Decoster Timberlands

Sale Map

Part of section 21

T27 N-R6E

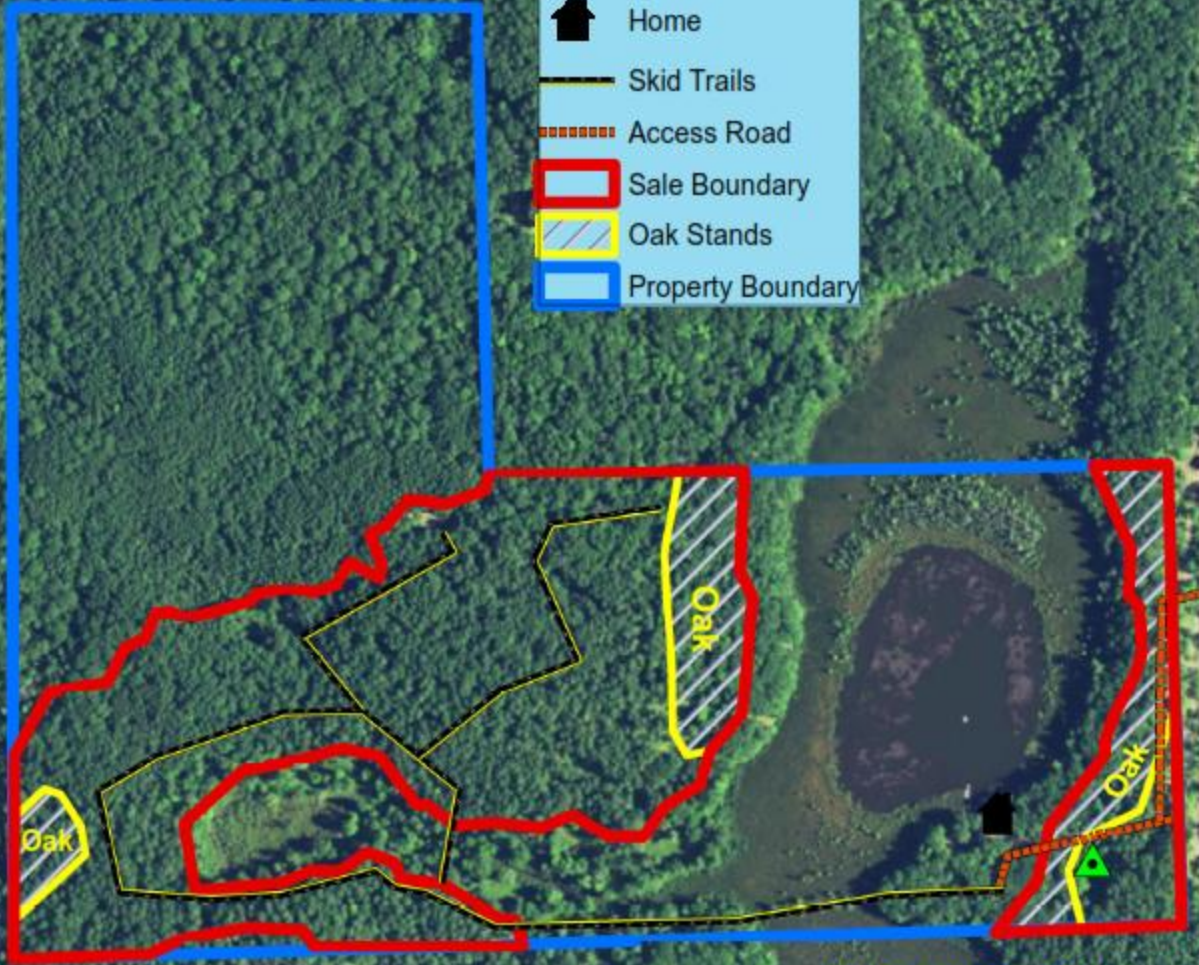
Mitchelle E Township

Alcona County, Michigan

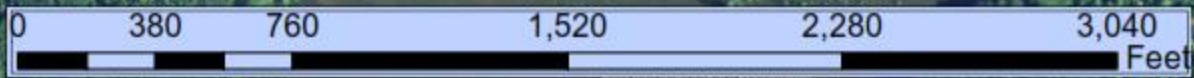


Legend

-  Landing
-  Home
-  Skid Trails
-  Access Road
-  Sale Boundary
-  Oak Stands
-  Property Boundary



Map Created December 2017
by Metcalfe Forestry
This is not a survey map



Decoster Timberlands Access Map

Part of section 21
T27 N-R6E
Mitchelle E Township
Alcona County, Michigan



Legend

-  Landing
-  Access Road
-  Sale Boundary
-  Property Boundary

Hwy 72/65

Gross Point Road

Map Created November 2017
by Metcalfe Forestry
This is not a survey map

