

## **Timber Sale Invitation to Bid**

### **ECKHARDT 2017 HARVEST**

This is an invitation to place a lump sum bid for a **52 acre** timber sale located on an 120 acre property in N1/2 of the SE1/4 and the SW1/4 of the NE1/4 of Section 11, T30N R8W Antrim County Michigan. The land is owned by Mark and Cynthia Eckhardt. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, July 12, 2017**.

Metcalf 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.

The majority of this timber harvest is a selective harvest of a northern hardwood stand. The northern area of the sale was cut very heavily in the past and has significantly less timber per acre than the southern area. This area is primarily a beech salvage, although there is other timber marked there. The southern area of the harvest is better stocked. There is a patch of aspen that is being clearcut.

This property is located about 3 miles North West of Bellaire. The area being harvested is best accessed from M-88 via a gas well road. M-88 is a class A road however this property has loamy soils that are prone to rutting. The gas well road must be kept in good condition and the buried pipeline cannot be damaged. Therefore this property will not be suitable for logging operations during the latter half of road restrictions. Depending on the weather, it might be suitable during the first week or two of road restrictions. Refer to attached maps for further location information.

The terrain of the sale area is hilly, but workable with mechanized logging equipment. The soils are heavy and easily rutted during wet weather conditions; harvest operations should only occur during dry or frozen ground conditions. At the southern end of the sale are two steep ravines that have potential to be easily damaged by logging activities. Red boundary lines have been marked to keep operations outside of these areas.

**Payment:** Ten percent of the sale value is to be paid up front within ten days of **when the contract is signed**. The harvest can be 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 **\$3,000 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. Sawlog volumes for all other species and all pulpwood volumes were determined by cruising 61 sample points with a 10 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 14%.

**Please note: Emerald Ash Borer (EAB) has been found within the stand. Some of the ash trees within the sale are currently alive but are not expected to live for long. Beech Bark Disease (BBD) has also been found within the stand. The beech trees are expected to live for 1-2 years.**

## ECKHARDT 2017 HARVEST Summary 52 acres

**Harvest Boundaries;** are marked in **Red** paint. Harvest unit boundaries are marked in **Yellow** paint.

**Timber to be harvested:**

Harvest all aspen, beech, ash and ironwood trees that are greater than 5" DBH. Harvest all trees marked with **Orange** paint.

Do not cut or damage conifers.

Do not cut or damage trees marked with **Aqua-Green** paint.

Within aspen unit: Cut or flatten all trees greater than 1" DBH to facilitate aspen regeneration except conifers.

**Special Considerations:**

- Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife.
- The harvest area has a gas well 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. The soils are a loamy clay mixture and are 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.
- Aspen unit is to be clear cut sub merchantable saplings 1" and greater need to be cut to facilitate aspen regeneration.

**Harvest Timeframe:** Timber harvesting operations must be completed by November 1<sup>st</sup> 2019. No harvest operations can occur between March 15<sup>th</sup> and July 15<sup>th</sup> due to wet weather and slippage season. No harvest operations can occur between October 15<sup>th</sup> and December 1<sup>st</sup> due to wet weather and hunting season. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Below is a summary of the sugar maple log trees that were tallied by diameter and log height.

		Total		127
		Volume per Tree		# Trees
DBH	# logs	BF Inter1/4"	BF Scribner	sugar maple
12	1	31	28	36
12	2	56	48	20
14	1	45	40	9
14	2	78	70	18
14	3	105	96	9
16	1	60	54	10
16	2	106	93	4
16	3	143	129	7
16	4	180	158	4
16	5	210	191	1
16	6	241	224	1
18	1	78	72	1
18	2	136	122	1
20	1	99	90	2
20	2	171	156	2
20	3	234	212	2
26	3	414	388	1
28	2	347	327	1

**Eckhardt 2017 Harvest, 52 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 Eckhardt Timber 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	9.8 MBF	9.1 MBF	\$ _____
Basswood	Logs	8 cords		\$ _____
Beech	Logs	67 cords		\$ _____
Ash	Logs	17 cords		\$ _____
Aspen	Logs	79 cords		\$ _____
Red Maple	Logs	8 cords		\$ _____
Mixed hdwd.	Bolts	107 cords		\$ _____
Aspen	Bolts	13 cords		\$ _____
Aspen	Pulp	35 cords		\$ _____
Mixed Hdwd	Pulp	272 cords		\$ _____
Basswood	Pulp	3 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: \_\_\_\_\_

# Eckhardt Property Harvest Map



120 acres property in  
N1/2 SE1/4 & SW1/4 NE1/4 of section 11  
T30N R8W, Forest Home Twn,  
Antrim County, Michigan.  
NW SE Zoned Agricultural

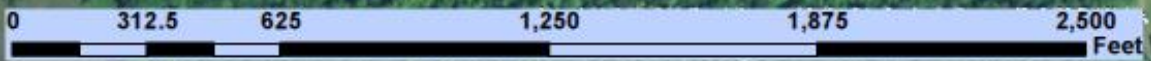
### Legend

-  Landing
-  Haul Road
-  Fence
-  Sale Area
-  Property Boundary

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

Mosher Rd

Aspen Clear Cut

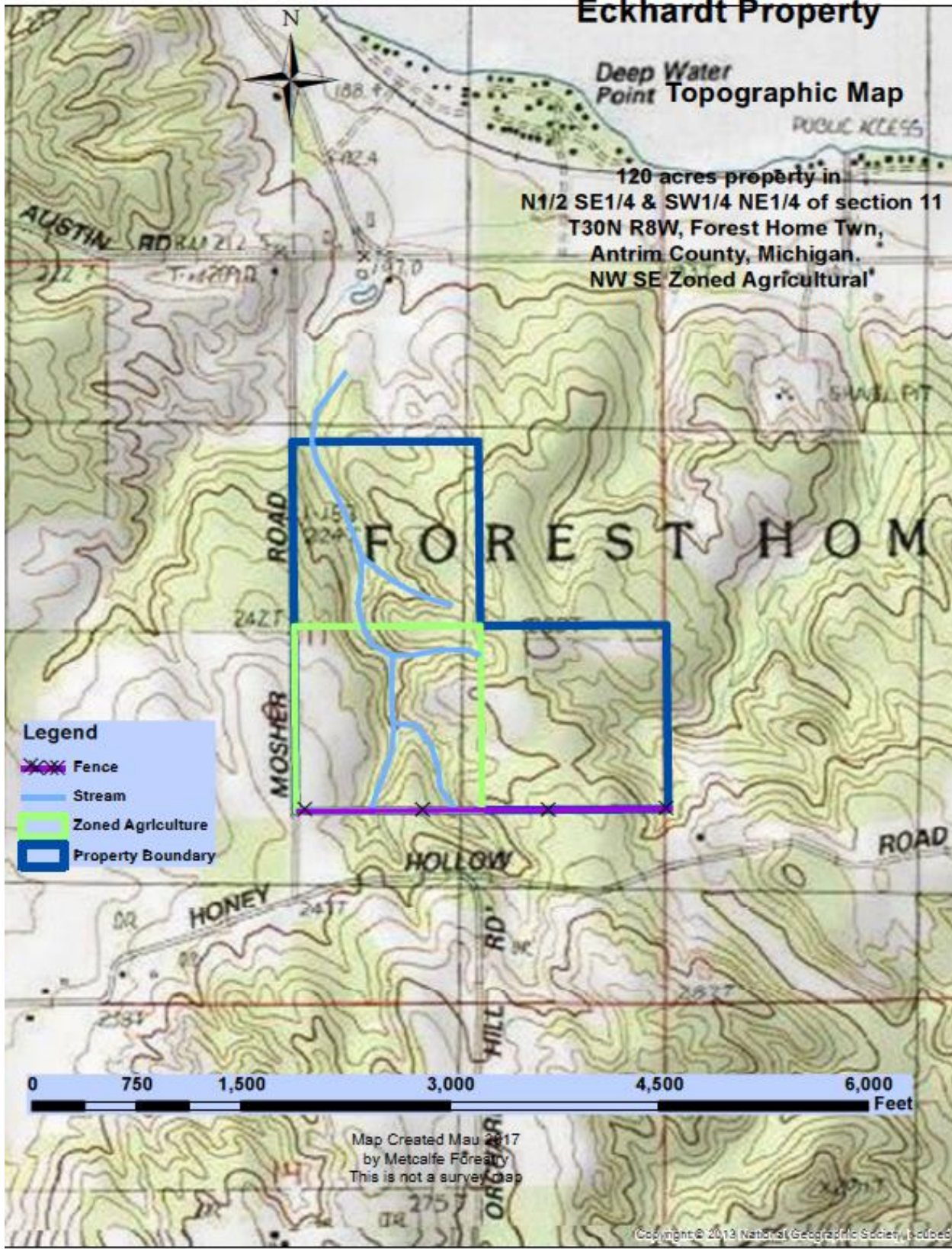




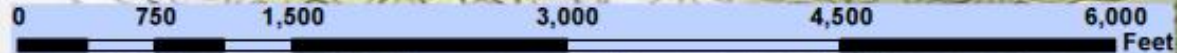
# Eckhardt Property

Deep Water  
Point Topographic Map

120 acres property in  
N1/2 SE1/4 & SW1/4 NE1/4 of section 11  
T30N R8W, Forest Home Twn,  
Antrim County, Michigan.  
NW SE Zoned Agricultural\*



- Legend**
- ✕✕✕ Fence
  - Stream
  - Zoned Agriculture
  - Property Boundary



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

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# T.30N - R.08W

See CENTRAL LAKE, page 11



# FOREST HOME