

Timber Sale Invitation to Bid

LLCC 2017 HARVEST

This is an invitation to place a lump sum bid for a **38 acre** timber sale located on a 1191 acre property located on Portions of Section 1 and 10, T32N R4W, Charlevoix County Michigan. The land is owned by the Lake Louise Christian Community (LLCC). A small portion of the land being harvested is owned by the Charlevoix County Parks and Recreation department and is being thinned to maintain forest health. This parcel is on the northern end of the Magee Road west stand (see map) pine stand and is separated from LLCC land by a yellow unit line.

The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, August 02, 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.

This is a selective harvest of six small red pine plantations. This is the third time that these stands have been thinned. The LLCC property is enrolled in the Commercial Forest Program and a portion of the property is sustainably harvested every year.

Access: The LLCC property is located between Boyne City and Vanderbilt Michigan and is easily accessed by Thumb Lake Road which is Class A road.

The four westernmost stands being harvested are located just north of Thumb Lake road. There is a landing just off of the road which has been used for previous logging operations. The entrances to the landing are blocked with stumps and logging debris which will need to be removed.

The two easternmost stands are located off of Magee road. There are landings sites which were used for previous logging operations. These stands could also be harvested during road restrictions by using a long skid trail route which leads to Thumb Lake road. However portions of these skid trails cross some seasonally wet areas and are likely to become muddy and rutted in March and April and will have to be repaired after the harvest.

The stand immediately west of Magee Rd Does not have Class A road access. The landing for this stand can be located on the south end of the stand on an existing trail. Log trucks can back into the trail from Magee Rd. There is a swale along the road and there is a swale to the west that should be avoided. Gravel will likely be needed to firm up this route during wet conditions. A hill on Magee road blocks the view to the North when entering the road and will need to be posted with logging signs. Refer to attached maps for further location information.

The terrain of the timber sale is flat. The soils are a sandy loam and are well drained. Rutting can be an issue during the early spring, however utilizing the tree tops and branches and driving on them will usually prevent this from happening.

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 **\$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: Harvest volumes were determined by cruising 36 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. One acre was deducted from the harvest size when estimating timber volumes due to Magee Rd and small openings. The cruised volume estimate is calculated to have a statistical margin of error of plus or minus 13%.

LLCC 2017 Harvest Summary 38 acres

Harvest Boundaries; are marked with **red paint**. 38 acres of this timber harvest is on property owned by LLCC and XX acres are on property owned by Charlevoix County Parks. The property boundary between the two owners is marked with **yellow paint**.

Timber to be harvested:

Harvest all trees marked with orange paint.

Special Considerations:

- Purchaser will drive on treetops to reduce the likelihood of rutting.
- 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 Magee road units can be harvested during road restrictions by forwarding the wood along some skid trails shown on the attached map. However these skid trails go through some seasonally wet areas and rutting is likely to become an issue during road restrictions. It is possible that the trails will only be useable during the first few weeks of road restrictions. These trails must be smoothed out after the timber harvest is completed.
- All saplings that are severely damaged or bent over during the harvest must be cut down.
- Landings on Magee Rd S have poor visibility so appropriate warning signs must be posted during logging operations.

Harvest Timeframe: Timber harvesting operations must be completed by July 30, 2019. **Harvesting timber during hunting season is allowed.** Harvest operations will be restricted or stopped if conditions become excessively wet and muddy. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

LLCC 2017 Harvest, 38 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 LLCC 2017 Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Red Pine Logs 343 cords \$ _____

Red Pine Bolts 200 cords \$ _____

Red Pine Pulp 143 Cords \$ _____

TOTAL LUMP SUM BID \$ _____

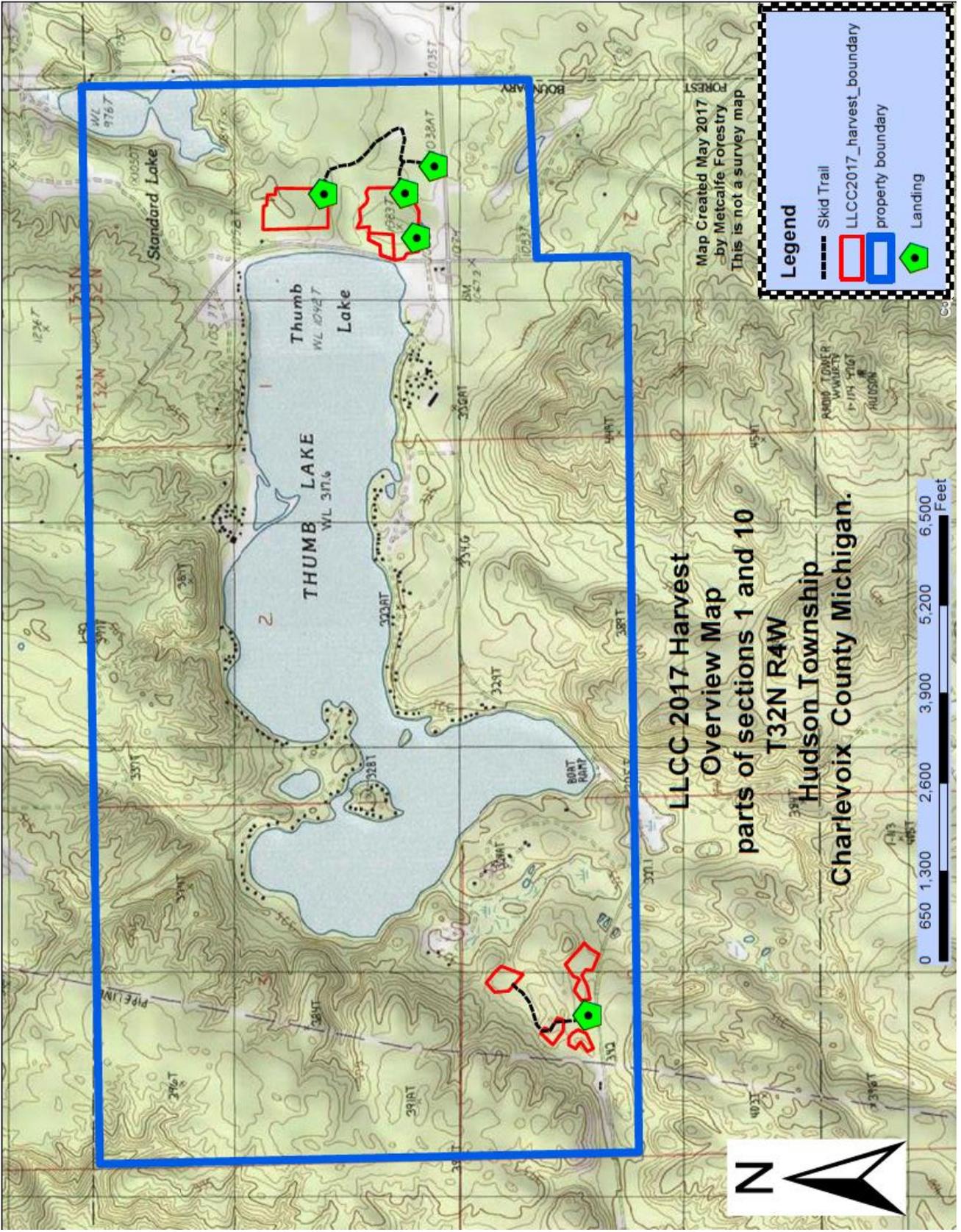
These bid prices are final and not subject to adjustment. Prospective bidders are urged to examine the timber sale before bidding. I understand that the estimated volume and grade of timber designated for cutting and removal is in no way guaranteed by the Seller or Metcalfe Forestry Co. I understand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

Bidder's name & signature: _____

Telephone # / fax #: _____

Bidder's mailing address: _____

Bidder's email: _____



LLCC 2017 Harvest
Eastern Harvest Area
parts of sections 1
T32N R4W
Hudson Township
Charlevoix County Michigan.

Thumb Lake

Magee Rd S

LLCC Property
12.2 Acres

Charlevoix County
Property
2.1 Acres

LLCC Property
13.7 Acres

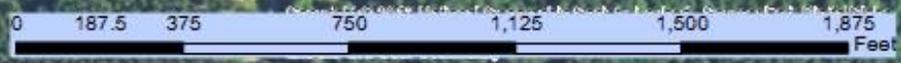
Thumb Lake Rd

Legend

-  2017 Landing
-  Skid Trail
-  LLCC2017_harvest_boundary



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

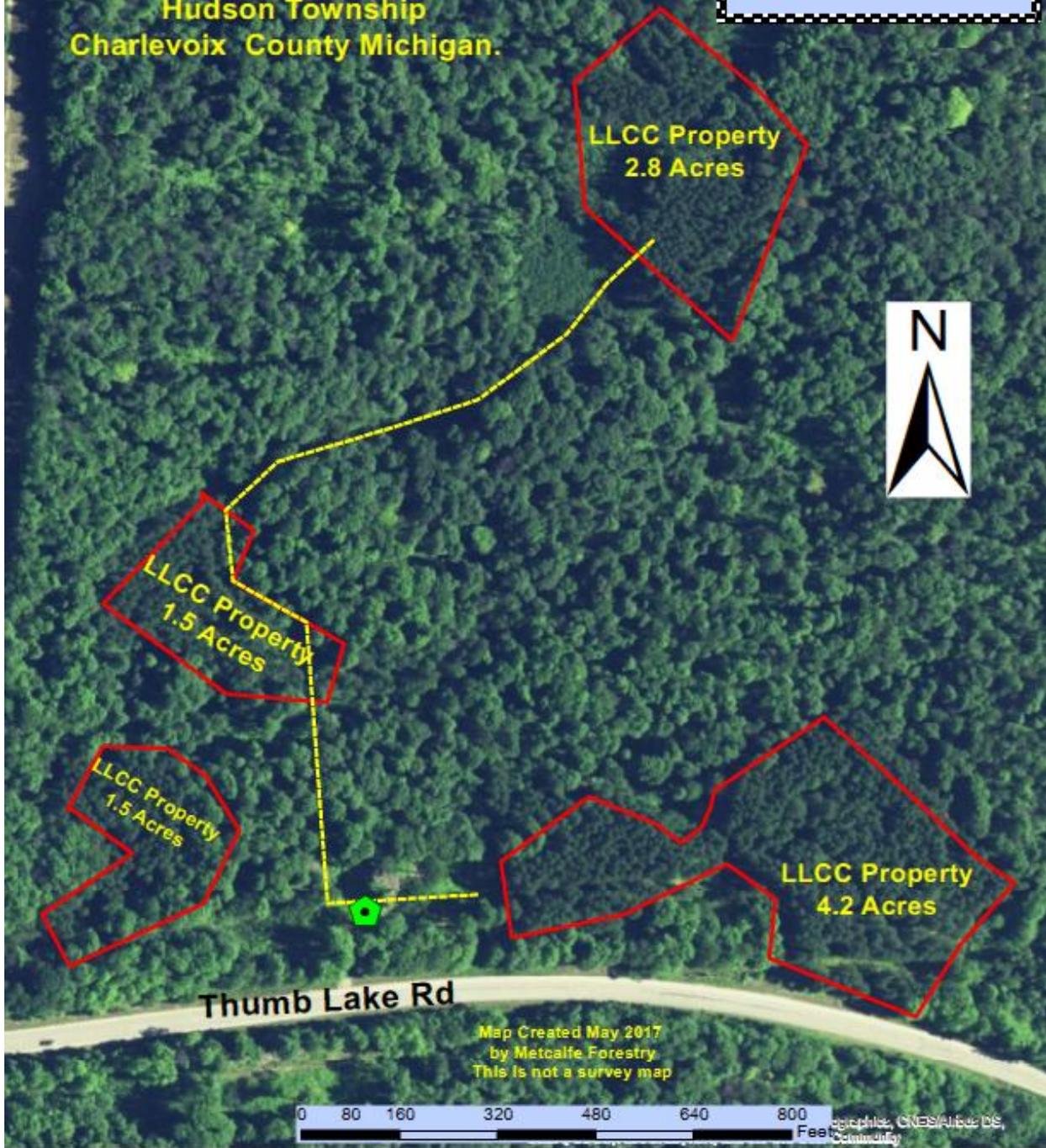


LLCC 2017 Harvest Western Harvest Area

parts of section 10
T32N R4W
Hudson Township
Charlevoix County Michigan.

Legend

- Skid Trail
- LLCC2017_harvest_boundary
- property boundary
- Landing



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

0 80 160 320 480 640 800 Feet
Geographic, CNES/Airbus DS, Community

HUDSON

See Chandler, Page 13

