

Timber Sale Invitation to Bid

CX2 Ranch 2017 Harvest

This is an invitation to place a lump sum bid for an **83 acre** timber sale located on a 538 acre property in S3/4 of section 30 and parts of N1/2 of Section 31, T27N R6E, Alcona County Michigan. The land is owned by CX2 Ranch, LLC. The timber sale will be administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday October 18th, 2017**. 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 following address:

Metcalfe Forestry
402 Chestnut St.
Grayling, MI 49738
Office 989-348-3596
Fax 989-348-3599 call b4 faxing
Cell: Bryce- 989-619-7086
metcalfeforestry@yahoo.com

This harvest is mostly composed of aspen and oak and sugar maple. Most of the trees are being harvested except an average of 20 Basal Area of good quality oak and maple seed trees. There are a few areas that are being clearcut and some areas being select cut.

This sale can be accessed from M72/M65, **a class A road** on the SW corner. The access drive is gated and the combination to the lock is **3596**. Please relock the gate after viewing the timber. The access road for the timber harvest is shown on the attached map. During the summer of 2017, the landowners had over \$28,000 of road improvement work done in order to make the road useable year round. The successful bidder will repair the road to the same condition or better upon completion of the harvest.

The terrain of the sale area has moderate hills that are workable with mechanized logging equipment. Whole tree skidding and chipping is permitted but not required on this sale.

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 **\$5,000.00 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; Sawlog volumes for Red Oak were determined by measuring 100% of the log trees being harvested. Volumes for all other species and products were determined by cruising 45 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: Beech Bark Disease (BBD) and Emerald Ash Borer (EAB) has been found within the stand. Beech trees are expected to die two or three years and the ash trees are dead.

CX2 Ranch 2017 Harvest Summary 83 acres

Harvest Boundaries: are marked with Red paint.

Gate Combination: 3596

Timber to be harvested:

Harvest all aspen, beech, ash and maple trees that are larger than 4 inches in diameter at chest height. In addition, harvest trees marked with orange paint. Leave oaks, conifers and trees that are marked with aqua green paint. Leave standing dead trees 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** 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.
- All saplings that are severely damaged or bent over during the harvest must cut down.

Harvest Timeframe: Timber harvesting operations must be completed by **October 18, 2019**. No harvest operations can occur between April 15th through July 15th due to oak wilt season. Trucking wood will be allowed during this time frame. No harvest operations can occur between November 15th and the 30th due to hunting season. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Summary of Oak Sawtimber trees

<u>Summary of Oak Sawtimber trees</u>			<u>Summary of Oak Sawtimber trees</u>		
DBH	# logs	# Trees Oak	DBH	# logs	# Trees Oak
12	1	24	20	1	4
12	2	9	20	2	19
14	1	16	20	3	30
14	2	20	20	4	9
14	3	17	20	5	1
14	4	2	22	1	1
16	1	9	22	2	6
16	2	18	22	3	16
16	3	26	22	4	7
16	4	9	24	1	1
16	5	1	24	2	2
18	1	5	24	3	6
18	2	17	24	4	1
18	3	15	26	2	1
18	4	7	26	3	1
			28	3	1

301 total trees

Please use the following format to place your bid:

CX2 Ranch 2017 Harvest

83 acres

Company Name:

The following is my lump sum bid for the CX2 Ranch Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

		International 1/4 "	Scribner	
Oak	Logs	47.3 MBF	42.8 MBF	\$ _____
Aspen	Logs	222 cords		\$ _____
Sugar Maple	Logs	34 cords		\$ _____
Basswood	Logs	14 cords		\$ _____
Beech	Logs	23 cords		\$ _____
Aspen	Bolts	430 cords		\$ _____
Mix Hwd	Bolts	62 cords		\$ _____
Oak	Bolts	109 cords		\$ _____
Aspen	Pulp	899 cords		\$ _____
Mix Hwd	Pulp	248 cords		\$ _____
Basswood	Pulp	30 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: _____

**CX2 Ranch
2017 Harvest Map**

Map Created September 2017
by Metcalfe Forestry
This is not a survey Map

