

Timber Sale Invitation to Bid

Swamp Fever Harvest

This is an invitation to place a lump sum bid for a **185 acre** timber sale located on a 785 acre property in the E ½ of the NE ¼ and the NE ¼ of the SE ¼ and the N ¾ of the NW ¼ and the NW ¾ of the W ½ of the NE ¼ of section 4 T29NR4E; the S ½ and the E ½ of the NE ¼ of Section 33 and the E ½ of the SE ¼ of Section 32 T30N R4E Montmorency County, Michigan. The land is owned by Mr. Bill Raymond. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Friday, August 23rd 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 sale is located approximately 12 miles southeast of Atlanta. It is located between Fletcher Pond and M-33 off of Klein Rd. Refer to attached maps for further location information. The total harvest volume of standing timber (not including Norway Hollow or blowdowns) is estimated to be **6621** cords and averages 35 cords per acre. **69%** of the harvest is composed of logs and bolts and the remainder is pulpwood.

This timber harvest has the following components :

Units 1-5 are **112 acres** of cedar and mix conifer swamps which are being clearcut. The cedar is declining in health and unit 1 includes **4 acres** of cedar blowdowns. Cedar blowdowns were not included in the volume estimates of this harvest.

Unit 6-8 are **60 acres** of upland areas that are forested with Red Oak and Big Toothed Aspen and Sugar Maple. Most of the timber here is being harvested except for some seed trees.

There are two Stream Management Zones (SMZ) that are a total of **10 acres** in size and are being selectively harvested in accordance with Michigan's Best Management Practices (BMP). The timber being cut within the SMZ's is overmature aspen. This is a minor portion of the overall harvest volume.

The shooting lanes are two small clearcuts that are shown in pink on the attached maps. The skid trails into these areas have been flagged with pink ribbon. Harvest all trees within 30' of the ribbons (60' total width). At the end of the skid trail multiple ribbons have been hung which is where the clearcut is to occur. At the northern shooting lane, clearcut approximately two acre area (300' x 300'). At the southern shooting lane, clearcut approximately one acre area (210' x 210').

The timber within Units 1-8 and the SMZ are being sold as lump sum amount. The bid winner of this job will have the option of harvesting additional timber within Norway Hollow (**418 acres**) on a scale basis. Norway Hollow was heavily cut about 15 years ago but has scattered red maple and aspen trees were left standing. These trees are now dying. Some of these trees are easy to access and may be worth harvesting but others are not. Prior to harvesting within Norway Hollow, the purchaser and Metcalfe Forestry will tour the property and discuss where and where not to cut timber.

Landing locations are shown with yellow numbers on the attached map. Mr. Raymond is open to considering alternate landing locations. **#1:** This area is overgrown with invasive shrubs which can be cleared. **#2:** This is a small flat field. The landing can be moved a little closer to the harvest area by dozing some shrubs. The haul road will need to be smoothed and straightened. **#3:** A loop can be dozed though some small trees which can go about 100 feet east of the road and then join back into the road. Further east than that and the ground is too wet. This is a 3,000' skid from the furthest corner of Unit 5 but it is the best that we can do. **#4:** This gas well and grassy area will work when the weather is dry or frozen but not when wet. **#5:** A high and dry gas well. A road could be dozed straight south to the existing road which would eliminate some sharp turns. **#6:** A grassy and flat spot situated where the road is straight. **#7:** There is a short spur that goes north east of the main road and ends at the property line. This spur could be extended east as far as possible and a landing could be dozed in a semi-open area. This is a 3,200' skid from the north end of unit 1 to the landing but again, it is the best that we can do.

The road that accesses unit 6 crosses a stream. This stream crossing has been improved to accommodate log trucks but may require extra gravel. Sections of the road may not be suitable for log trucks during wet weather.

Active gas and oil facilities are present on the property. Reasonable precautions will have to be taken to prevent damage to gas and oil infrastructure. This may entail berming pipelines, calling MISSDIG before doing dozer work, and keeping the roads in usable condition.

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 **\$8,000.00 to be paid up front when the contract is signed**. This amount will be returned when work is completed according to the terms of the contract. **If the Purchaser decides to harvest in Units 6-8 during oak wilt season, the performance guarantee will not be returned until the absence of oak wilt within the harvest boundaries has been confirmed by Metcalfe Forestry.**

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: Volumes for all species and products within Units 1-8 were determined by cruising 80 sample points with a 20 factor prism. Volumes within the SMZ areas were determined by measuring every 15th tree that is being harvested. Product specifications for deciduous trees are as follows; pulpwood was measured to a 4" top, boltwood to a 7" top and sawlogs to an 11" top outside of the bark. Product specifications for coniferous trees are as follows; pulpwood was measured to a 4" top, boltwood to a 5" top and sawlogs to an 8" top outside of the bark. All products were measured 100 inches long. The tops of sawlog sized 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 **11%**.

Please note: The white cedar within this harvest is dying and is expected to gradually deteriorate in quality.

Swamp Fever Harvest Summary 185 acres

Harvest Boundaries: are marked in **Red** paint on the entire timber sale. Payment unit boundaries are marked in **Yellow** paint.

Gate Combination: 3596

Timber to be harvested:

Units 1-8: Harvest all trees greater than 5" in diameter at breast height. Leave all white and red pine trees unless marked with **orange** paint. Leave all trees marked with **aqua- green** paint.

SMZ areas: Harvest trees that are marked with **orange** paint.

Norway Hollow: Harvest easily accessible red maple and aspen trees that are greater than 5" in diameter at breast height. Do not harvest trees that are not economically feasible to cut or trees that would result in a lot of damage to the aspen understory. This timber will be sold on a scale basis. Prior to harvesting within Norway Hollow, the purchaser and Metcalfe Forestry will tour the property and discuss where to cut timber and where not.

Special Considerations:

- Purchaser will drive on treetops in order to reduce the likelihood of rutting. This is especially important within Units 1-5 and it is critical within the SMZ. Excessive rutting within Units 6-8 is defined as being a combination of 12" deep and 50 feet long. **Rutting within the SMZ must not exceed a combination of 6" deep and 25' long**, this will be strictly enforced. Rutting standards will not be enforced in Units 1-5 although we still expect the Purchaser to minimize their occurrences.
- The harvest area has multiple gas wells and associated lines around it. Proper precautions must be taken while working around the well facilities.
- Whole tree skidding **IS** permitted in Units 6-8 provided that it occurs outside of oak wilt season. Whole tree skidding will not be allowed in Units 1-5 due to the likelihood of severe rutting.
- All saplings that are severely damaged or bent over during the harvest must cut down.

Harvest Timeframe: Timber harvesting operations must be completed by **September 30th, 2021**. Units 1-5 and the SMZ can only be harvested during frozen or dry ground conditions.

Units 6-8 can be harvested during oak wilt season, which is from April 15th to July 15th, provided that the Purchaser agrees to the following terms. If oak wilt is detected within the harvest areas of the property before September 15th of 2023 and confirmed by the Michigan State University Diagnostic Services, then Purchaser shall pay for the treatment of oak wilt on the property to the satisfaction of Metcalfe Forestry. Oak wilt treatment costs vary depending on the size and location of the infestation, however a small outbreak can easily cost \$5-6,000 and require using a dump truck, excavator and bulldozer for a day. Oak wilt treatments are time sensitive and must be completed within a 2-3 month window of opportunity. The performance guarantee will not be returned until the absence of oak wilt has been confirmed.

No timber harvesting operations are allowed between November 7th and December 1st. On Norway Hollow, no timber harvesting operations are allowed between October 1st and December 1st. Trucking will be allowed through Norway Hollow until November 4th. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Swamp Fever Harvest, 185 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 Swamp Fever Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Lowland Units 1-5 & Shooting Lanes		# cords	
Live White Cedar	Logs	978	\$ _____
Standing Dead Cedar	Logs	24	\$ _____
Mixed Spruce	Logs	277	\$ _____
Balsam Fir	Logs	55	\$ _____
Tamarack (Larch)	Logs	102	\$ _____
White Pine	Logs	12	\$ _____
Live White Cedar	Bolts	1015	\$ _____
Standing Dead Cedar	Bolts	41	\$ _____
Mixed Conifer	Bolts	712	\$ _____
Mixed Aspen	Logs & Bolts	49	\$ _____
Live White Cedar	Pulp	783	\$ _____
Standing Dead Cedar	Pulp	42	\$ _____
Mix Conifer	Pulp	465	\$ _____
Mix Aspen	Pulp	47	\$ _____
Upland Units 6-8 & SMZ		# cords	
Red Oak	Logs	347	\$ _____
Mixed Aspen	Logs	175	\$ _____
Sugar Maple	Logs	96	\$ _____
Balsam Fir	Logs	49	\$ _____
Red Maple	Logs	13	\$ _____
Red Pine	Logs	31	\$ _____
White Pine	Logs	9	\$ _____
Live White Cedar	Logs	20	\$ _____
Mix Hardwoods	Bolts	482	\$ _____
Mix Conifer	Bolts	58	\$ _____
Live White Cedar	Bolts	11	\$ _____

Red Oak	Pulp	211	\$ _____
Mixed Aspen	Pulp	266	\$ _____
Mixed Conifer	Pulp	33	\$ _____
Mix Hardwood	Pulp	200	\$ _____
Live White Cedar	Pulp	18	\$ _____

Swamp Fever Harvest, 185 Acres

TOTAL LUMP SUM BID \$ _____

Norway Hollow: Please write down how much **per cord** you are willing to pay for red maple and aspen timber in Norway Hollow. **This portion will be cut on a scale basis.** Trees that are not economically worth harvesting do not have to be harvested.

Red Maple	Bolts	\$ _____
Aspen	Logs & Bolts	\$ _____
Red Maple	Pulp	\$ _____
Aspen	Pulp	\$ _____

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: _____

Swamp Fever Harvest 185 Acres



Klein Rd

gate comb. 3596

Norway Hollow

Norway Hollow

Norway Hollow

Klein Rd






2,600

1,300

0







2,600 Feet

Legend

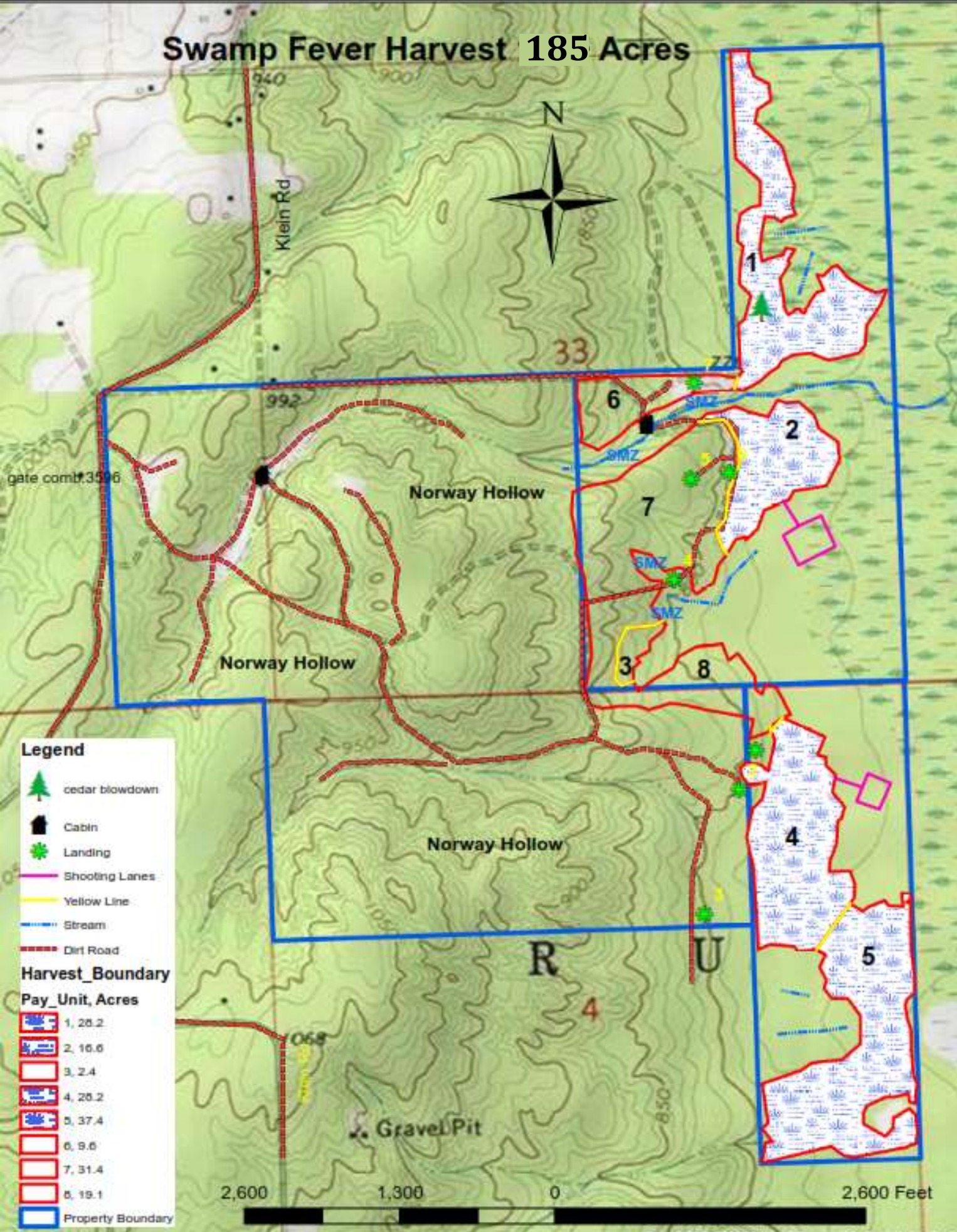
-  cedar blowdown
-  Cabin
-  Landing
-  Shooting Lanes
-  Yellow Line
-  Stream
-  Dirt Road

Harvest_Boundary

Pay_Unit, Acres

-  1, 28.2
-  2, 16.6
-  3, 2.4
-  4, 28.2
-  5, 37.4
-  6, 9.6
- 7, 31.4
- 8, 19.1
- Property Boundary

Swamp Fever Harvest 185 Acres



Legend

- cedar blowdown
- Cabin
- Landing
- Shooting Lanes
- Yellow Line
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- Dirt Road

Harvest_Boundary

Pay_Unit, Acres	Symbol
1, 28.2	
2, 16.6	
3, 2.4	
4, 28.2	
5, 37.4	
6, 9.6	
7, 31.4	
8, 19.1	
Property Boundary	

2,600 1,300 0 2,600 Feet










Swamp Fever Harvest 185 Acres

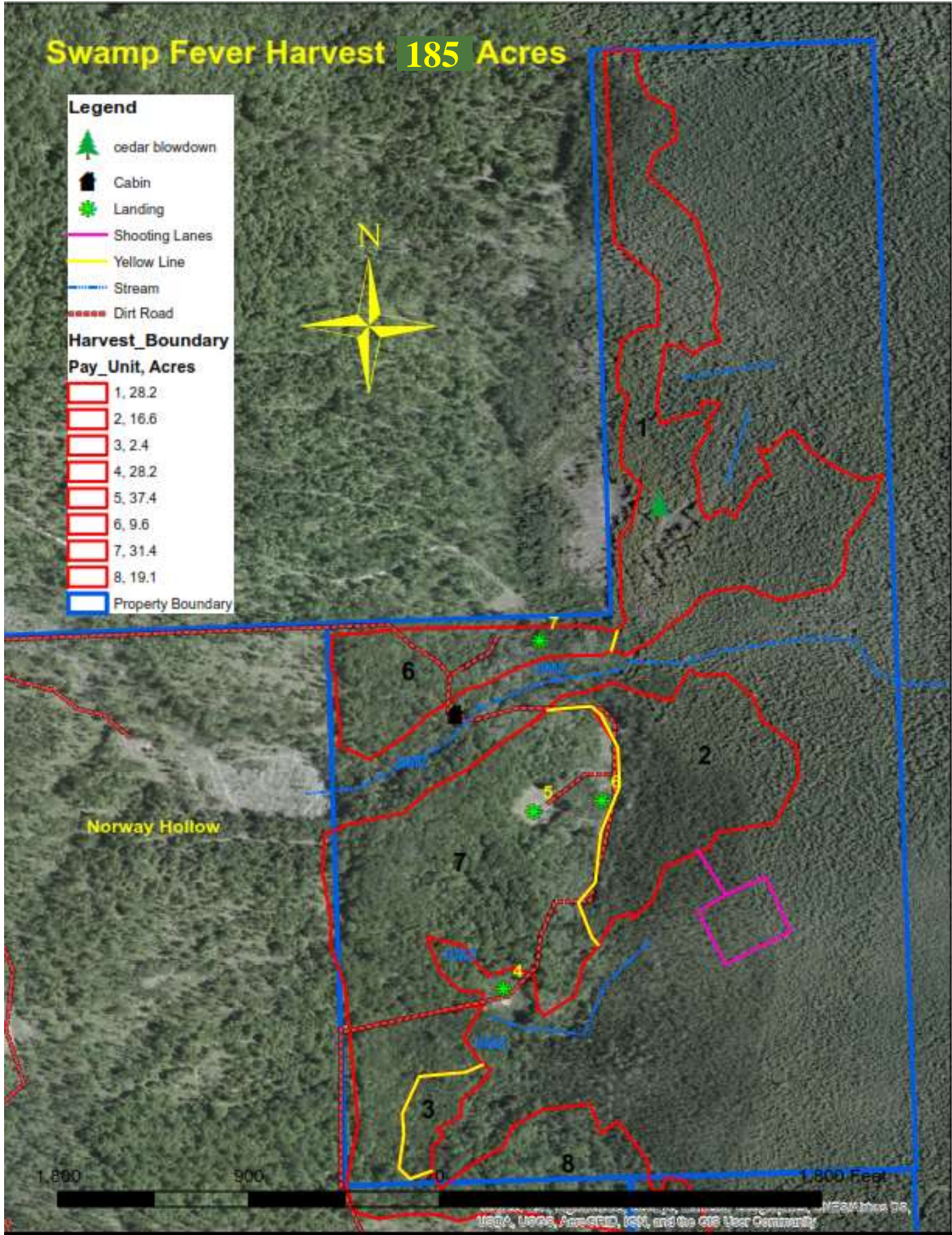
Legend

-  cedar blowdown
-  Cabin
-  Landing
-  Shooting Lanes
-  Yellow Line
-  Stream
-  Dirt Road

Harvest_Boundary








Pay_Unit, Acres

-  1, 28.2
-  2, 16.6
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Swamp Fever Harvest 185 Acres

Legend

-  cedar blowdown
-  Cabin
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Harvest_Boundary

Pay_Unit, Acres

- | | |
|--|---------|
|  | 1, 28.2 |
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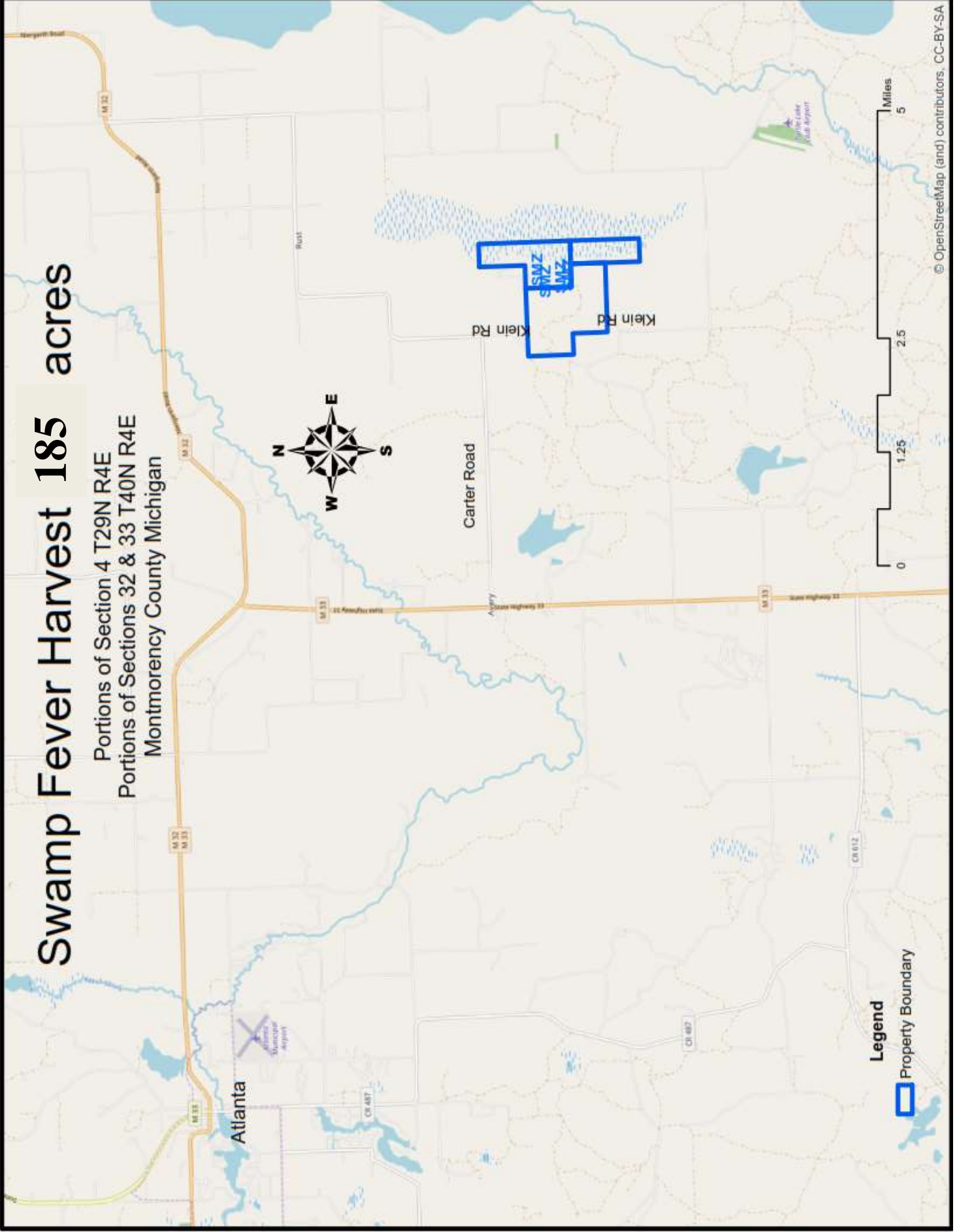
 Property Boundary



1,400 700 0 1,400 Feet

Swamp Fever Harvest 185 acres

Portions of Section 4 T29N R4E
Portions of Sections 32 & 33 T40N R4E
Montmorency County Michigan



Legend
Property Boundary