

## Timber Sale Invitation to Bid

### LTC E8 HARVEST

This is an invitation to place a lump sum bid for a **39 acre** timber sale located on a 40 acre property in NW/4 of the SW/4 of Section 27 T36N R6W, Friendship Township, Emmet County Michigan. The land is owned by the Little Traverse Conservancy. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, July 12<sup>th</sup> 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 address listed at the top of this page.

Timber Description: This is a selective harvest of a northern hardwood forest. Approximately 63% of the harvest volume is composed of logs and bolts. Approximately 50% of the harvest volume is composed of ash and beech timber. As of April 2017, most of the ash and beech appeared to be alive and the sawtimber was good quality however we do not expect it to remain this way for long.

Access: The property is located west of Stutsmanville. It best accessed from South Beacon Hill Lane, which is a seasonal county road. This road is also a groomed **snowmobile trail** in the winter. If the timber is logged in the winter, please leave a thin base of snow on the road. Log truck traffic signs will have to be posted on the road. Follow the trail south at the corner of Wressel and South Beacon Hill Lane, the lock combination is 3596; please lock the gate after you leave. LTC has secured a temporary access easement along a road along the west side of Mr. Bill Hodges property. The access agreement allows the use of an opening on Mr. Hodges property as a landing. A copy of the access easement is available to interested bidders. Please refer to the attached maps for further location information. Mr. Hodges will be having a timber harvest on his own property in the near future.

Terrain: The eastern 2/3 of the property is mostly flat. The western 1/3 of the property is hilly. The soils are generally well drained however there is a valley in the south west corner that is seasonally wet. The haul route is hilly but has been hauled on before with log trucks.

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.

Special Provisions: Within patches of aspen clearcuts; cut or crush all saplings greater than 1" diameter to facilitate aspen regeneration.

Volume Estimates: Sawlog volumes for sugar maple were determined by measuring 100% of the log trees being harvested. Sawlog volumes for all other species were determined by cruising 41 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. Ash mortality within the stand is expected within one year. Beech Bark disease has been found and beech mortality is expected within 1 or 2 years.**

## LTC E8 Harvest Summary 39 acres

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

**Timber to be harvested:**

Harvest all ash and beech and all trees marked with **orange** paint.  
 Leave all trees marked with **aqua-green** paint.

**Special Considerations:**

- Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife.
- 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. Harvest operations should drive on tree tops to reduce rutting and should only occur during dry ground conditions.
- The trails, landing and haul road on Mr. Hodges property will need to be repaired to the same condition or better following the harvest.
- All saplings that are severely damaged or bent over during the harvest must cut down.

**Harvest Timeframe:** Timber harvesting operations must be completed by June 15<sup>th</sup> 2019. No harvest operations can occur between April 15<sup>th</sup> and July 15<sup>th</sup> due to slippage and nesting season although trucking wood and cleanup work will be allowed. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

**Sugar Maple Log Tally Summary**

DBH	# logs	Total		315	DBH	# logs	Volume per Tree		# Trees Sugar Maple
		BF Inter1/4"	BF Scribner	# Trees Sugar Maple			BF Inter1/4"	BF Scribner	
12	1	31	28	67	20	1	99	90	2
12	2	56	48	28	20	2	171	156	7
14	1	45	40	15	20	3	234	212	2
14	2	78	70	33	20	4	296	262	4
14	3	105	96	31	20	5	348	317	1
14	4	132	116	4	22	1	121	111	1
16	1	60	54	6	22	2	211	194	3
16	2	106	93	19	22	3	290	262	5
16	3	143	129	25	22	4	368	338	1
16	4	180	158	10	24	2	251	234	5
18	1	78	72	4	24	3	350	319	5
18	2	136	122	17	24	4	441	409	1
18	3	184	168	6	26	2	299	281	1
18	4	233	207	6	26	3	414	388	2
18	5	274	248	3	28	1	190	195	1
					26	2	299	281	1
					26	3	414	388	2
					28	1	190	195	1

## LTC E8 Harvest, 39 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 LTC E8 Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

		International 1/4 "	# Log Trees	
Sugar Maple	Logs	35.1 MBF	315	\$ _____
White Ash	Logs	177 cords		\$ _____
Beech	Logs	48 cords		\$ _____
Basswood	Logs	9 cords		\$ _____
B.T. Aspen	Logs	14 cords		\$ _____
Sugar Maple	Bolts	67 cords		\$ _____
White Ash	Bolts	39 cords		\$ _____
Beech	Bolts	47 cords		\$ _____
Basswood	Bolts	2 cords		\$ _____
B.T. Aspen	Bolts	9 cords		\$ _____
Sugar Maple	Pulp	85 cords		\$ _____
White Ash	Pulp	78 cords		\$ _____
Beech	Pulp	81 cords		\$ _____
Basswood	Pulp	9 cords		\$ _____
Aspen	Pulp	14 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: \_\_\_\_\_





Hodges Property  
W 1/2 of NW 1/4  
Section 27 T36N-R6W  
LTC E8  
NW 1/4 of SW 1/4  
Section 27 T36N R6W  
Friendship Township  
Emmet County, Michigan

# Little Traverse Conservancy E-8 Access Map

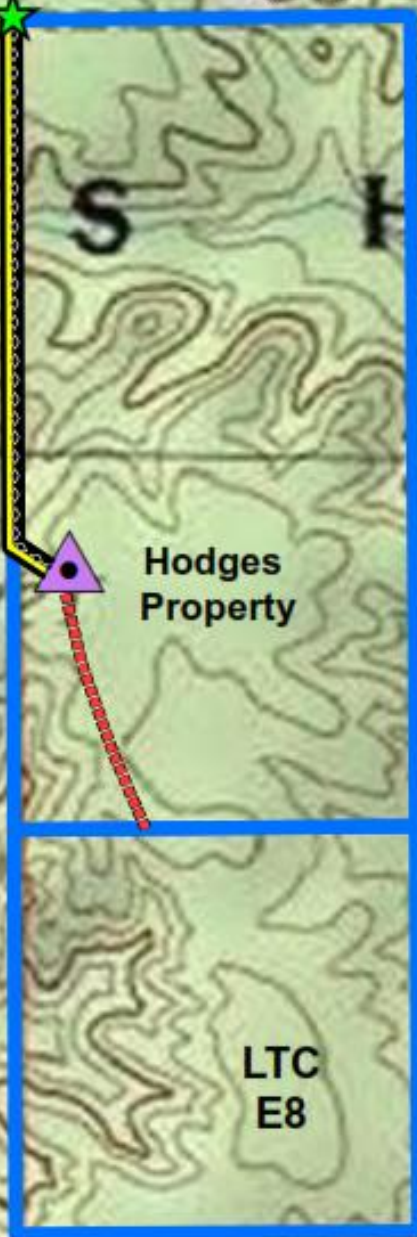


WRESSEL

WRESSEL

**Legend**

- Forwarding Trail
- Yarding Area
- Haul Road
- Hodges Entrance Gate



Map Created May 2017  
by Metcalfe Forestry  
This is not a Survey Map

