

Timber Sale Invitation to Bid

TANTON HARDWOOD HARVEST

This is an invitation to place a lump sum bid for an **82 acre** timber sale located on a 151 acre property located on portions of the SW1/4 of Section 6 T33N R4W Charlevoix County Michigan. The land is owned by the Mary Lou Tanton Trust and it is enrolled in the Commercial Forest Act. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, April 14th 2021**.

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 is a selective harvest of a northern hardwood forest. Units one and three (33 acres) have relatively flat ground and the timber quality in this area is poor. Whole tree skidding is allowed outside of slippage season. Round wood operations can harvest these areas at any time of the year.

Unit two (49 acres) has good quality timber, most of the sugar maple saw timber is located here. The terrain is very hilly but the saw timber is worth the effort. There is about 20 acres of the southernmost portion of Unit two that has a long skid route in order to bypass the worst of the hills and get to the landing. Please factor this cost into your bid.

The total harvest volume is 1395 cords and averages 17 cords per acre. 43% of the harvest volume is composed of logs and bolts and the remainder is pulpwood.

The property is located in north east Charlevoix County off of Gillet Rd which is a seasonal county road. Gillet road may need to be smoothed out with a dozer but is otherwise usable.

The adjacent red pine is scheduled for a timber harvest which will occur within the next 18 months. So there is a possibility that the hardwood harvest could occur at the same time and that the same haul roads will be used by different logging/trucking companies.

Payment: Ten percent of the sale value is to be paid up front within ten days of **when the contract is signed**. The remainder of the sale value must be paid before harvest operations begin.

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: 100% of sugar maple log trees were measured and tallied. All other species and products were determined by cruising 76 sample points with a 10 factor prism. All pulpwood was measured to a 4" top and sawlogs to an 11" top outside the bark, boltwood to a 8" 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 **13%**.

Tanton Hardwood Harvest Summary 82 acres

Harvest Boundaries: Are marked with **blue** paint along state and private property lines and are marked with **red** paint along interior harvest boundaries.

Gate Combination: None

Timber to be harvested:

Harvest all merchantable beech, paper birch, ironwood and aspen and all trees marked with **orange** paint. Dead trees can be harvested if the logger thinks they are merchantable. Leave trees that area marked with **aqua green** paint. Do not harvest trees in the adjacent red pine stand.

Special Considerations:

- Purchaser will drive on tree tops to crush them down and reduce rutting and soil compaction.
- Purchaser will cut down all saplings and brush within 10 feet of the trails shown on the map.
- Whole tree skidding is permitted in Units 1 & 3 as long as it occurs outside of slippage season. Whole tree skidding is not permitted in Unit 2.
- 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 Tanton Trust would like to improve their trail systems on the property. Keep primary skid trails clear of treetops and smoothed out. Also make a skid trail between the two northern landings. No stumping is required. Please factor this cost into your bid.

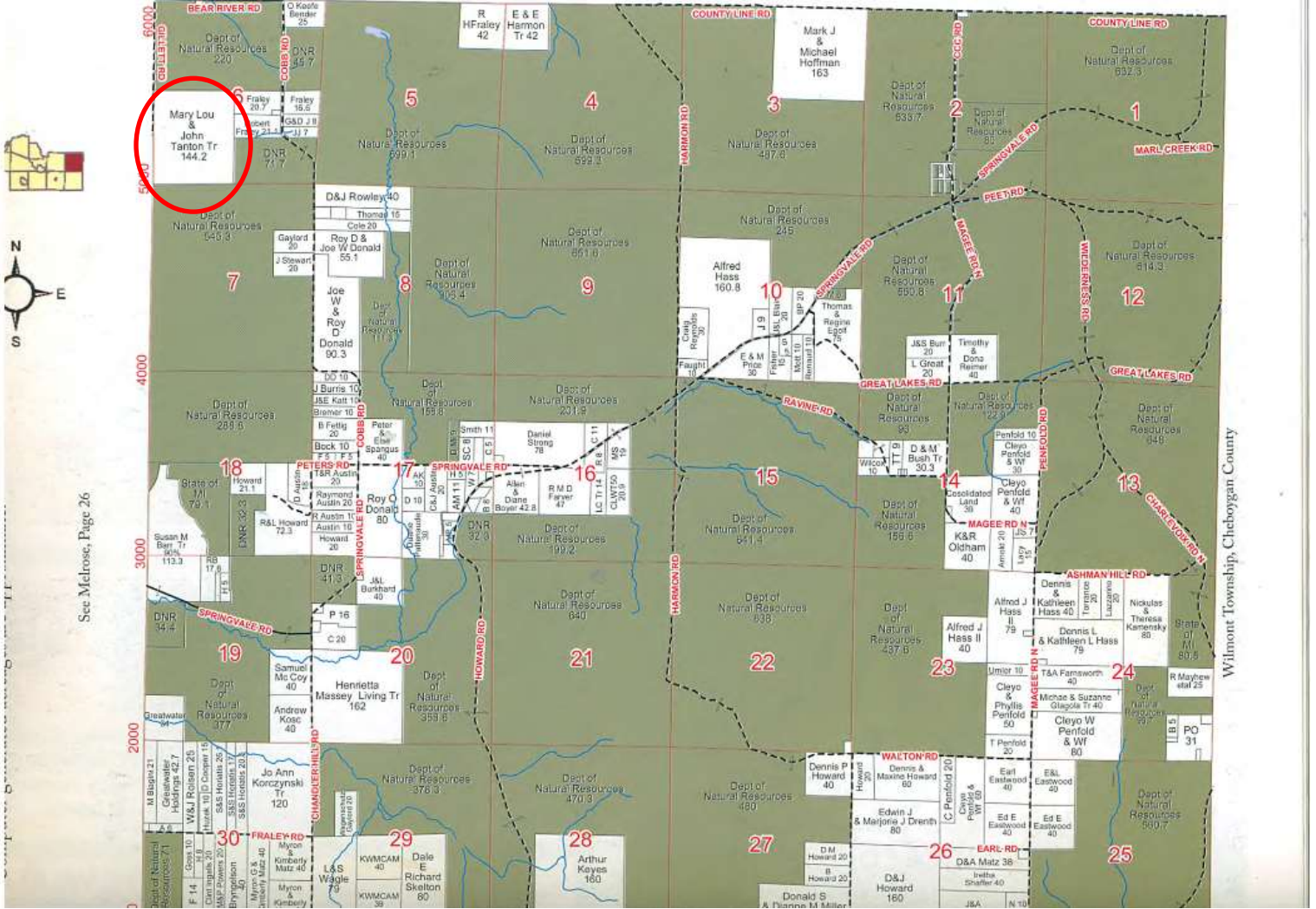
Harvest Timeframe: Timber harvesting operations must be completed by March 1st 2023. Harvest operations in Unit 2 are restricted between April 30th and July 15th due to slippage season. Harvest operations in Units 1 & 3 can occur at any time of year except for whole tree skid operations which are restricted during slippage season. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Note: The beech trees are dying from beech bark disease and are not expected to survive beyond one or two growing seasons. All beech volume was cruised as pulp due to its rapidly declining condition. Dead beech trees were not included in the volume estimate although they can be harvested.

N - R04W

CHANDLER

Springvale Township, Emmet County



100% Sugar Maple Log Tally

544		Volume per BF Inter1/4"	# logs	Sugar Maple	
# Trees				DBH	# logs
12	1	31	1	44	
12	2	56	2	48	
14	1	45	1	19	
14	2	78	2	91	
14	3	105	3	28	
16	1	60	1	13	
16	2	106	2	35	
16	3	143	3	46	
16	4	180	4	10	
18	1	78	1	10	
18	2	136	2	17	
18	3	184	3	34	
18	4	233	4	20	
18	5	274	5	3	
20	1	99	1	1	
20	2	171	2	12	
20	3	234	3	31	
20	4	296	4	30	
20	5	348	5	7	
22	2	211	2	5	
22	3	290	3	10	
22	4	368	4	15	
22	5	434	5	7	
24	3	350	3	1	
24	4	441	4	4	
26	1	160	1	1	
26	2	299	2	1	
26	4	528	4	1	

Mary Lou Tanton Trust
Hardwood Harvest
82 acres

SW 1/4 of Section 6
of T33N-R4W
Chandler Township
Charlevoix County, Michigan

Gillete Road (Seasonal Road)

Unit 1 31 acres

Unit 2 49 acres

2900 feet

Adjacent Red Pine
Thinning

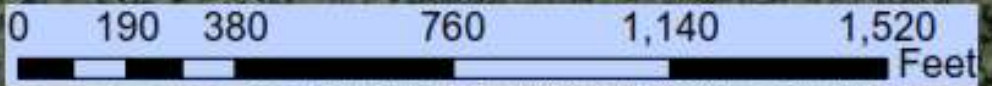
Legend

- ▲ Landing
- Suggested Skid Trail
- Yellow_line
- ... trails
- County_Road
- Property Boundary
- Harvest_Boundary

N

Unit 3 2 acres

Map created in January 2020
By Metcalfe Forestry
This is not a survey map



USDA, USGS, AerialGRID, IGN, and the GIS User Community

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Hardwood Harvest
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N

Unit 3 2 acres

Map created in January 2020
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0 190 380 760 1,140 1,520 Feet

Tanton Hardwood Harvest, 82 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 Tanton Hardwood Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Sugar Maple	Logs	79 MBF Int1/4	\$ _____
Basswood	Logs	179 cords	\$ _____
Red Maple	Logs	41 cords	\$ _____
Mixed Hardwood	Bolts	181 cords	\$ _____
Mixed Hardwood	Pulp	412 cords	\$ _____
Basswood	Pulp	123 cords	\$ _____
Aspen	Pulp	35 cords	\$ _____
Beech	Pulp	227 cords	\$ _____

Total 1395 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: _____