

## **Timber Sale Invitation to Bid**

### **Big Woods 2018 Red Pine Harvest**

This is an invitation to place a lump sum bid for an 87 **acre** timber sale located on a 1,235 acre property in Section 34, 35, and parts of section 33, T31N R6W, Antrim County, Michigan. The land is owned by Big Woods Limited Partnership. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Friday December 28, 2018**. 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 timber harvest is a third row thinning and a mark to cut in multiple red pine stands. The total harvest volume is 1010 cords. 69% of the harvest volume is boltwood and 31% is pulpwood.

#### **This harvest is FSC Certified.**

##### Certification

The standing timber, as described herein, is FSC Certified under the Sustainable Resources Institute, Inc.'s FSC FM/COC Group Certificate\*\*.

Certificate Code: RA-FM/COC-005783

FSC Claim for material described herein: FSC 100%

\*\*NOTE: For the claim to be passed forward, the sale must be harvested by a Master Logger.

This sale does not have to be sold to a FSC certified producer or Master Logger.  
Anyone may bid on and purchase this timber.

The property is located about 12 miles southeast of the city of East Jordan. It is best accessed from Morris Road which dead ends at Big Woods's gate. The stands can be accessed by the trail that goes south and west from the gate. All stands, the gate, and the trails are shown on the attached maps. There are open areas along the road and gas well that can be used as a landing. Big Woods has done considerable upgrades and improvements to the road between stands 1A and 2C in order to make it more easily useable for log trucks. This road will need to be repaired to the same or better condition upon completion of the timber harvest. Refer to attached maps for further location information.

The terrain of the sale area is hilly in some areas, but workable with mechanized logging equipment. No whole tree skidding is permitted on this sale. The soils are sandy and well drained but can become muddy during extremely wet weather conditions; harvest operations should drive on tree tops to reduce rutting.

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.

Special Provisions: The harvest area has multiple gas wells and associated lines around it. Proper precautions must be taken while working around the well facilities. There are numerous pre-existing skid trails within the harvest area. These trails should be reused to the fullest extent possible.

Volume Estimates: All red pine volumes in the third row thinning stands were determined by cruising 38 sample points with a 10 factor prism. For 31 acres of the marked red pine stands, volumes were determined by cruising 34 sample points with a 10 factor prism. For the rest of the marked red pine stands a percent tally was used to determine the volumes. All pulpwood was measured to a 4" top and sawlogs to an 11" top outside the bark, boltwood/spec wood to a 6" 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 **8%**.

## **Big Woods 2018 Red Pine Harvest Summary 87 acres**

**Harvest Boundaries:** All property boundaries are marked in **Red** paint. Harvest unit boundaries are marked in **Yellow** paint.

**Timber to be harvested:**

Unit 1A-1C: Harvest every third row of red pine in these stands.

Unit 2C: Harvest all red pine marked with **orange** paint in this stand.

Unit 2A, 2B, 2D-2F: Harvest all red pine marked with **orange** paint in this stand.

**Special Considerations:**

- ) Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife.
- ) 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 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.
- ) Locations for main skid trails have been indicated on the harvest map.
- ) All saplings that are severely damaged or bent over during the harvest must cut down.

**Harvest Timeframe:** Timber harvesting operations must be completed by **March 27<sup>th</sup>, 2020**. Harvesting timber **during hunting season IS NOT** allowed, between November 15<sup>th</sup> and November 30<sup>th</sup>. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

**Unit Descriptions:**

Unit 1A-1C: These units consist of well-stocked red pine plantations. These units are not marked and should be third row thinned. They are near level with some occasional hills. A majority of the volume in these units is boltwood.

Unit 2C: This unit is a patchy red pine plantation that has been third row thinned before. This unit is marked and only trees marked with **Orange** paint should be harvested. It is near level with some occasion hills. The volume in this unit is about half boltwood and half pulpwood.

Unit 2A, 2B, 2D-2F: These units have been marked with **Orange** paint to be harvested. Unit 2A is a mature pine plantation that has been thinned before. Unit 2B is a plantation that received significant seedling mortality after it was planted. Many of the surviving trees are open grown and very limby and will be difficult to harvest and delimb. 2D-F are small pine plantations that have never been thinned before and are marked with orange paint.

# **Big Woods 2018 Red Pine Harvest, 87 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 Big Woods 2018 RP Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

### **THIRD ROW THINNING VOLUMES:**

Red Pine Bolts 517 cords \$ \_\_\_\_\_

Red Pine Pulp 169 cords \$ \_\_\_\_\_

### **MARKED VOLUMES:**

Red Pine Bolts 94 cords \$ \_\_\_\_\_

Red Pine Pulp 105 cords \$ \_\_\_\_\_

### **PERCENT TALLY VOLUMES:**

Red Pine Bolts 87 cords \$ \_\_\_\_\_

Red Pine Pulp 38 cords \$ \_\_\_\_\_

Total Volume 1010 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: \_\_\_\_\_



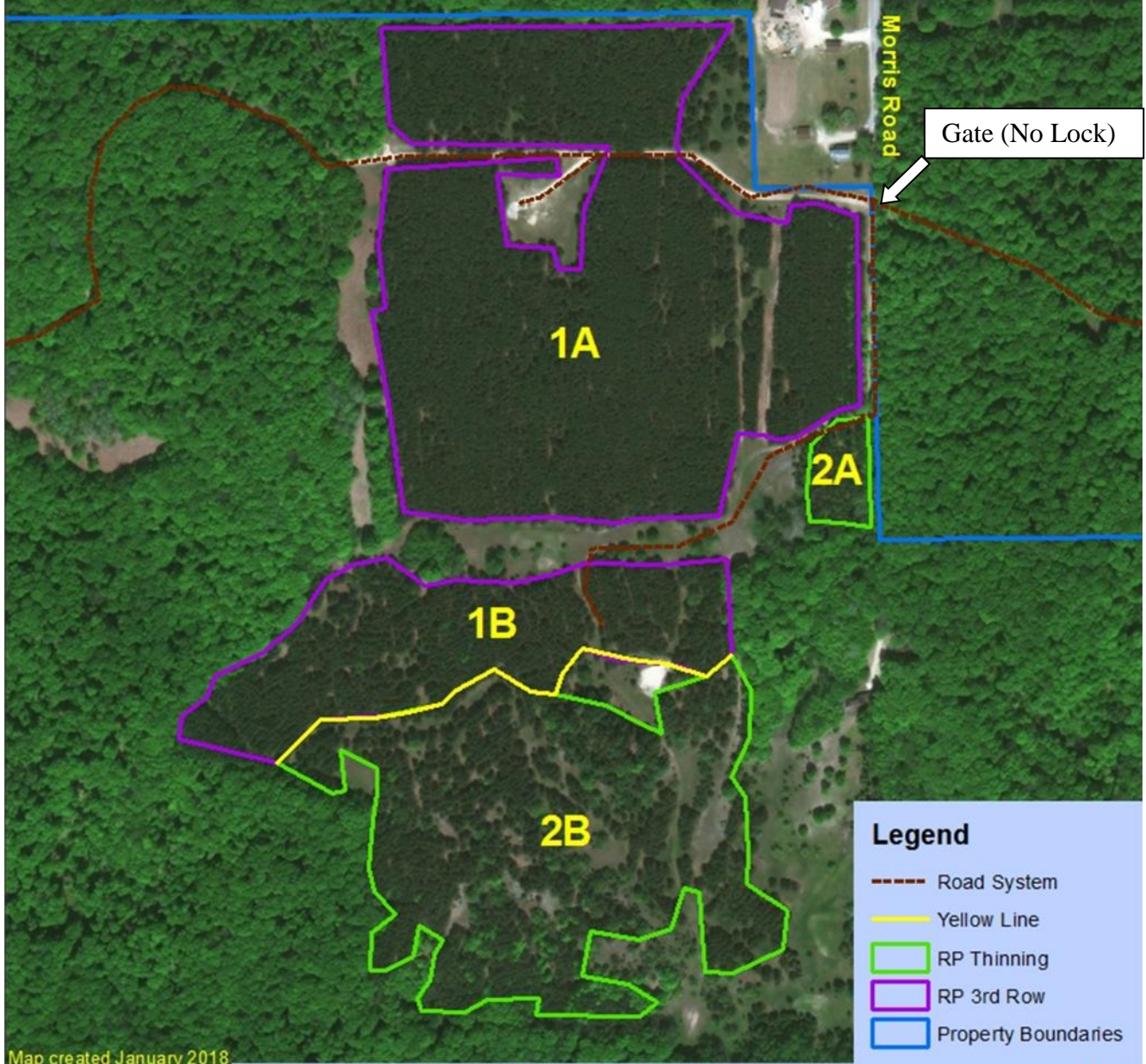
# Big Woods 2018 RP Harvest

Parts of Sections 33, 34, and 35

T31N R6W

Antrim County, Michigan

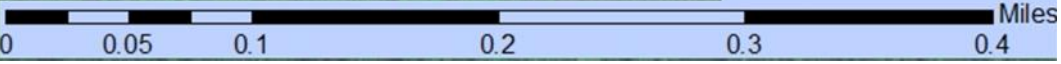
## SECTION 34



Gate (No Lock)

- Legend**
- Road System
  - Yellow Line
  - RP Thinning
  - RP 3rd Row
  - Property Boundaries

Map created January 2018  
by Metcalfe Forestry  
This is not a survey map







# Big Woods 2018 RP Harvest

Parts of Sections 33, 34, and 35

T31N R6W

Antrim County, Michigan

Back to Gate →

2C

1C

## SECTION 34

2D

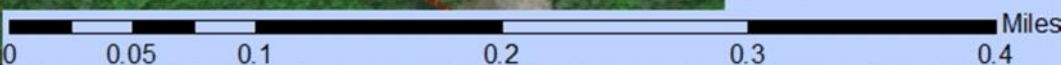
2E

2F

### Legend

- Road System
- Yellow Line
- RP Thinning
- RP 3rd Row
- Property Boundaries

Map created January 2018  
by Metcalfe Forestry  
This is not a survey map

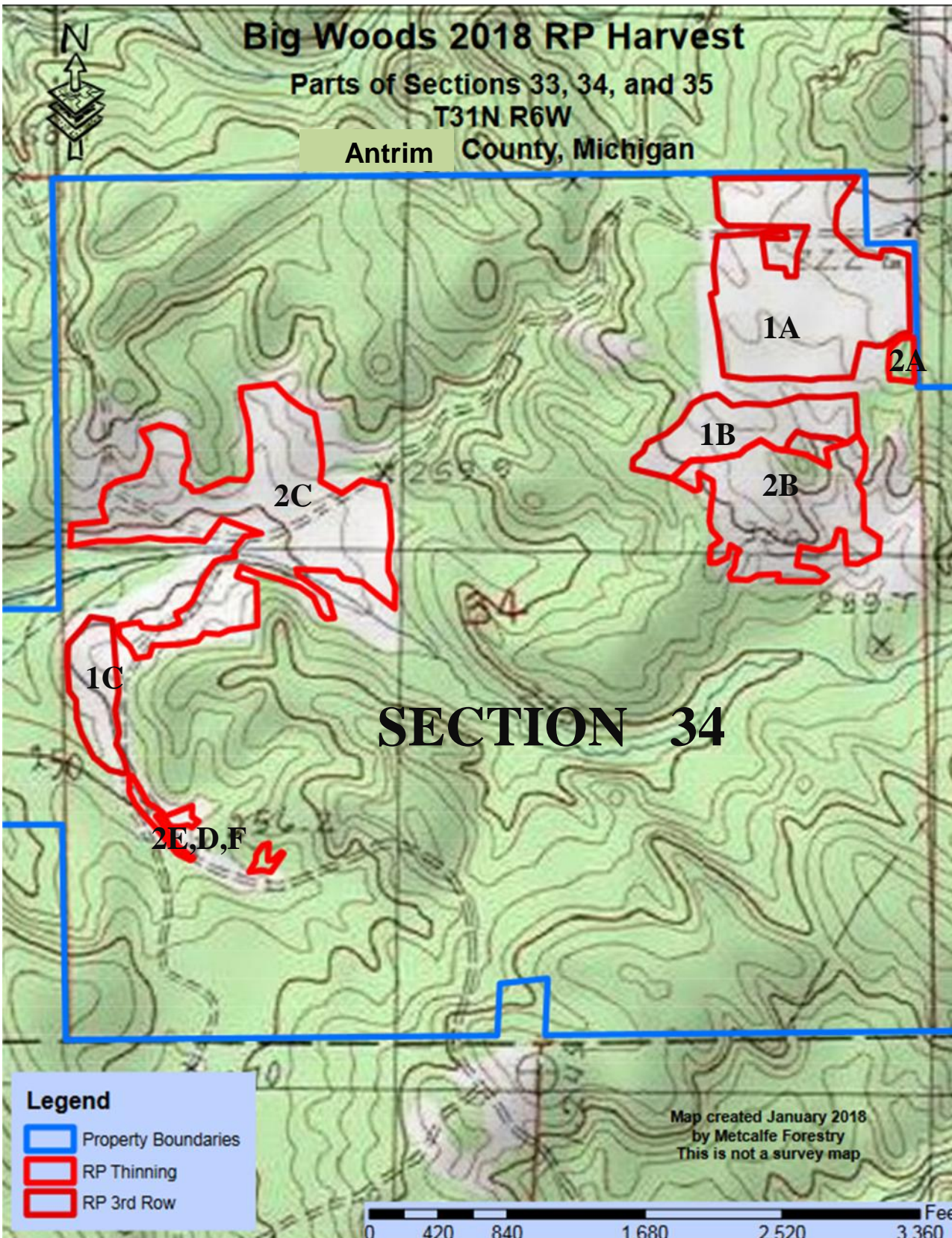




# Big Woods 2018 RP Harvest

Parts of Sections 33, 34, and 35  
T31N R6W

Antrim County, Michigan



## Legend

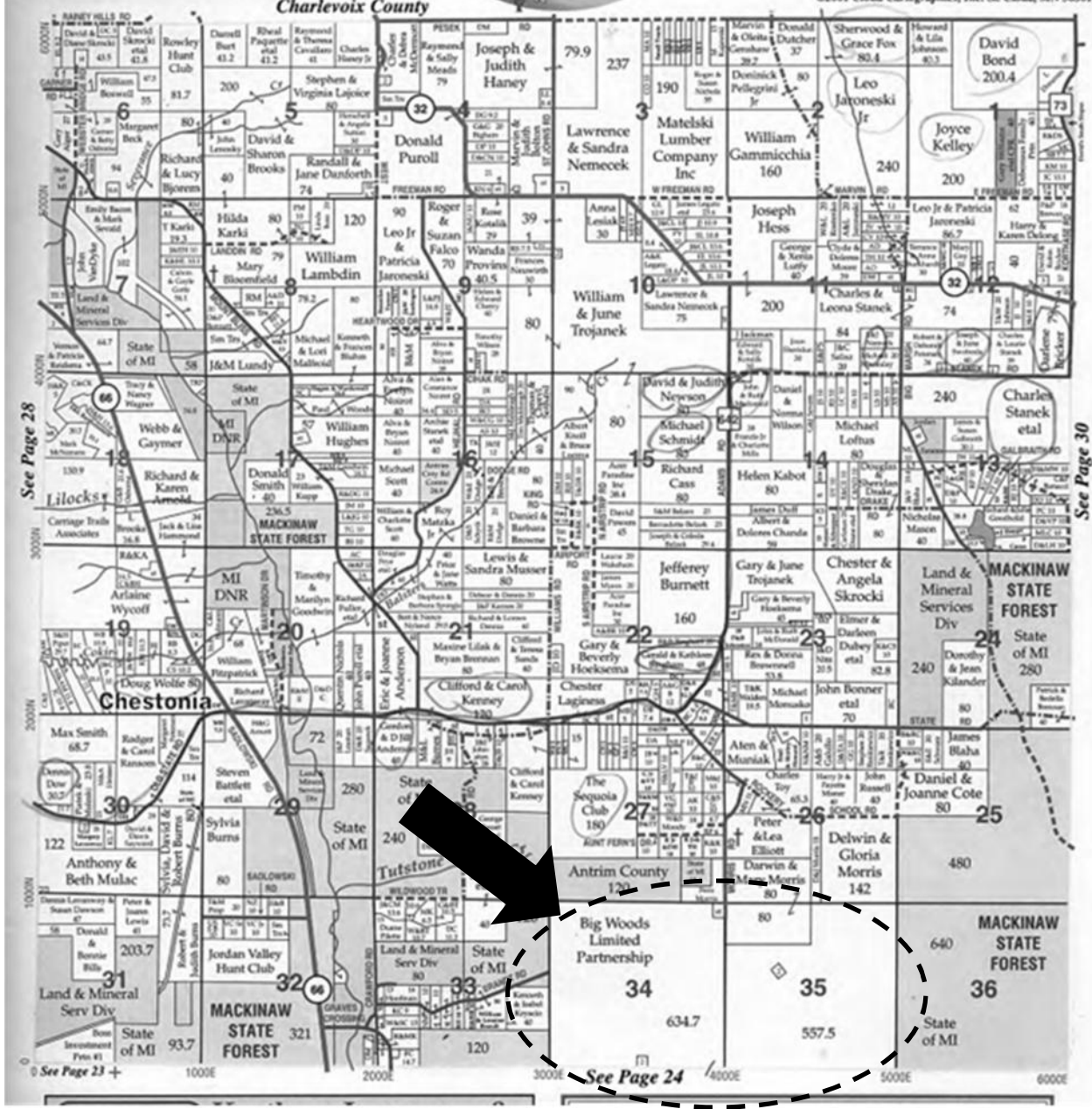
- Property Boundaries
- RP Thinning
- RP 3rd Row

Map created January 2018  
by Metcalfe Forestry  
This is not a survey map

0 420 840 1,680 2,520 3,360 Feet

Charlevoix County

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