

Timber Sale Invitation to Bid

MILLER TRUST AND JULIA TIBBS HARVEST

This is an invitation to place a lump sum bid for a **1,058 acre** timber sale located on a 1280 acre property in section 13, and the E ½ and the SW ¼ of section 14, and the E1/2 of the NW ¼ and the W1/2 of the NE ¼ of section 24, T14N R11W Newaygo County, Michigan. The parcel is owned by the Etna R. Miller Irrevocable Trust. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, June 5th 2024**.

Metcalf Forestry reserves the right to refuse any and all bids. Bid results will be available for all interested bidders. Please mail / email all inquiries and bids to the address listed at the top of this page.

On May 22nd, 2024 at 0930 time, Metcalfe Forestry will meet at the south east entrance to the property to answer any questions on the property about the timber sale.

Background& Overview:

Sections 13 & 14 of this property were formerly leased to a high-fence deer hunting operation. The hunting lease has expired and is no longer operational. Miller Trust and Julia Tibbs have full property rights. The deer herd has been removed and there are no deer inside the fence. MDARD has ordered that the fence must be maintained in “good repair” for the next five years to prevent wild deer from inhabiting the property. The 160 acres in Section 24 is not fenced in.

The properties are primarily forested with black oak and aspen which are dead or dying from old age. There is also a large component of red and white oak sawtimber which is mature and declining in health. Most of the trees will be harvested. Approximately 10 basal area of healthy seed trees and wildlife trees will be left standing to help regenerate the forest. Most of the leave tree selection will be done by the logger with guidance from Metcalfe Forestry.

The total harvest volume is estimated to be 1,058 acres in size and total 34,200 cords. The harvest averages 32 cords per acre. 52% of the volume is composed of logs and bolts and the remainder is pulpwood or firewood. The harvest must be -paid for within- two years and harvest operations must be complete within three years. Most of the acreage can be harvested at any time of the year.

The property is located a few miles west of US131 and is south west of Big Rapids. The property has an established road system and landing locations. The property terrain is generally flat with some small hills. The soils are sandy and well drained however there are numerous wetlands and springs scattered throughout the property.

Access:

Per MDARD orders, all property entrances must be closed immediately after entry, must remain closed when not in use, and cannot be left open – with no exceptions whatsoever - during harvest operations. The main property can be accessed from the service entrance at the south east corner. To the right of the gate is a box with an open/close button to open the electric gate. The gate is on a timer and will automatically close. To exit the property there is another button box that is attached to an outdoor bulletin board that is in the center of the service building compound. The bulletin board has a small wooden roof over it and is about 70 yards north of the gate, right next to the driveway. There is another electric gate in the middle of the south edge of the property which can be used during the timber harvest but not for viewing the timber. Log truck drivers will be provided with remote key fobs to open and close the gates.

Payment Unit 1 will be accessed from North Cottonwood Ave. The Miller Trust and Julia Tibbs will build a gate at a middle spot which is marked with pink flagging. The logger will be responsible for removing trees and brush at the gate entrance. This gate will not be electric and must be manually opened and closed as quickly as possible.

There is a lot of dead timber on the property and some of the roads will be blocked off. Bring a chainsaw in case a tree falls down and blocks your truck in!!

The 160 acre property is not fenced in. There are two entrances, the main driveway and a road along the power line. Please use the power line entrance which is dummy locked with a cable. The power line entrance is also preferable for log trucks. The drive accesses a campsite which is rented out.



IN



OUT

Payment: TWENTY percent of the sale value is to be paid up front within ten days of when the contract is signed. The harvest area has been split into nine 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 **\$10,000.00 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 Estimate 160 acre property; Volumes for stand 1 were estimated by measuring every 10th tree being harvested. Stand 3 and 4 volumes were estimated by cruising 16 sample points with a 10 factor prism. Stand 2 volumes were estimated by cruising 30 sample points with a 20 factor prism.

Volume Estimate 1120 acre property; The harvest area was split into four "timber types" and volume estimates were made separately for each one. A total of 169 plots were cruised with a 10 factor prism. Each plot location was gps'd and monumented with pink flagging. The leave trees on each plot were selected and marked with Aqua-Green paint. Sometimes there were multiple leave trees, sometimes none but usually there was one. The remaining trees were measured and are representative of the larger timber harvest.

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 Carlson method was used to calculate the volumes. The cruised volume estimate for the entire harvest is calculated to have a statistical margin of error of plus or minus **8%**.

Metcalf Forestry is able to share all of the cruise point data, volume calculations and GIS information that we have for this harvest. We strongly encourage any bidders to audit our field work and volume calculations.

Harvest Timeframe: Timber harvesting operations must be completed **July 1st, 2027**. This harvest must be 100% paid for by July, 1st 2026. The oak select cut areas (23 acres) in payment units 1 and 4 cannot be harvested during oak wilt season which is April 15th through July 15th. All other areas can be harvested at any time of the year. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Miller Trust and Julia Tibbs Harvest Summary 1058 acres

Harvest Boundaries: are marked in **Red** paint. Private property lines on the 160 acres are marked with **Blue** paint. Payment unit boundaries are marked with **Yellow** paint.

Timber to be harvested on the large property:

Select cut areas: 41 acres. Harvest all aspen and trees marked with **Orange** paint. Leave trees marked with **Aqua-Green** paint. Move treetops and large branches 150' away from all buildings.

Payment Unit 7: 53 acres. Harvest all trees except white pine and trees marked with **Aqua-Green** paint. This unit has been marked to 10 basal area of leave trees to provide an example of the tree selection that is to be applied in the seed tree harvest areas. The feller buncher or processor operators shall work in this unit first in order to become familiar with the desired tree selection. This unit can be subdivided into smaller payment units if necessary.

Seed tree harvest areas: 860 acres. Harvest all trees except approximately 10 basal area of seed trees. The buncher or processor operator shall do the tree selection. Metcalfe Forestry will regularly check on the harvest and coach the operator on their tree selection. Metcalfe can provide training and equipment to help operators measure 10 basal area. Use the following guidelines when selecting seed trees to leave. 1) Leave all healthy white pines. 2) Leave trees that are hollow and provide den sites for wildlife. 3) Leave minority tree species such as sugar maple or paper birch or red pine. 4) Leave healthy trees of a variety of species that are capable of living a long time and producing lots of seeds. A healthy tree should have a fully formed crown, no rot or significant lean, no seams or cracks and be wind firm. Mature black oak and aspen are unlikely to live long and are not good seed trees although they may be good wildlife trees. Healthy young trees of any species are good to leave. Seed trees do not have to be the highest value trees, those can be harvested. Seed trees can be irregularly spaced, there may be a lot in one area and none in another.

Fence Areas: 12 acres between the fence and county roads. The Miller Trust and Julia Tibbs would like all unhealthy trees near the fence, which pose a hazard to the fence itself, to be harvested. Because of the MDARD order related to continued maintenance of the fence, the Trust (through Metcalfe Forestry) will work out a specific plan with the selected bidder to do so. The Trust will sign a disclaimer saying the logger is not liable for damaging the fence during the harvest and is not responsible for any related fence repairs. The Trust will provide flaggers so trees can safely be harvested between the fence and the county roads. The Trust will also provide personnel to repair any damage that happens to the fence during the harvest. The logger will need to schedule the dates when they are harvesting high risk trees near the fence so the Trust can have workers on standby.

Timber to be harvested on the 160 acre property:

Stand 1: 38 acres. Harvest trees marked with **Orange** paint. These are scattered large diameter red oak, soft and hard maple trees that are grade quality. There is a 4 wheeler trail in the middle of this unit that can be widened and used for access. The trail must be smoothed out after the harvest.

Stand 2: 34 acres. Harvest all trees greater than 5" DBH except white pine and trees marked with **Aqua-Green** paint. Do not cross the drain with equipment.

Stands 3 & 4: 20 acres. Harvest all trees greater than 5" DBH except white pine and trees marked with **Aqua-Green** paint. There is a stream crossing just north of stand 3 that must be re-enforced with crane mats prior to forwarding or trucking wood. At the east end of stand 3, do not use the steep portion of the trail that goes out of the stand and is next to a wetland.

Special Considerations, please factor these into your bid:

- 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.
- The Miller Trust and Julia Tibbs would prefer to have the treetops chipped. However chipping tops it is not required.
- 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 roads and trails shown on the map must be cleared of debris and bladed smooth at the end of the harvest. Roads and trails on steep slopes may require water bars and broad based dips for erosion control.
- Saplings that are severely damaged or bent over during the harvest must be cut down.
- Leave standing dead trees that are not merchantable and hollow logs in the woods for wildlife; unless the standing dead trees present a hazard to the fence.
- Place crane mats over the stream crossing on the 160 acre parcel prior to forwarding wood or trucks out.
- The gate which will be built on North Cottonwood Ave will be manually operated. It must be closed immediately after entering – with no exceptions – which means that the truckers will have to get out of their trucks to open and close it.
- Log trucks and loaded forwarders will not use the stream crossings between payment unit 1 and units 2 & 3.
- The Miller Trust and Julia Tibbs are willing to allow the logging crew to stay in one of their unfurnished buildings at the south east corner of the property to reduce travel costs for the logging crew.
- The oak and aspen trees are dying and declining in volume and quality. 47% of the oak harvest volume is composed of dead trees. This does not include dead trees on the ground.
- Harvesting timber near the fence will take some planning and coordination with the Trust. Move treetops and branches 150' away from all buildings.
- Ensure that the perimeter fence and gate remain closed and locked at all times, excluding the moment of entry or exist. The gate shall be closed immediately after entering or exiting, by all involved in the project, including Purchaser, logging crew, truckers, and any other agents, employees, or representatives of Purchaser or third parties.
- Inform Metcalfe Forestry immediately if the fence is accidentally left open for any period of time other than the moment of entry or exit.
- Inform Metcalfe Forestry immediately if the fence is accidentally damaged in the harvesting or logging process.

- Inform Metcalfe Forestry immediately if anyone discovers any areas where the fence is in a state of “disrepair” or breached in any way.
- Inform Metcalfe Forestry immediately if anyone discovers any indication of live deer on or entering the property.

Miller Trust and Julia Tibbs Harvest, 1,058 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 Miller Trust and Julia Tibbs Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Red Oak	Logs	37.9 MBF Int.	\$ _____
Soft Maple	Logs	25.2 MBF Int.	\$ _____
Hard Maple	Logs	2.7 MBF Int.	\$ _____
Red Oak	Logs	1,459 Cords	\$ _____
White Oak	Logs	1,084 Cords	\$ _____
Black Oak	Logs	1,068 Cords	\$ _____
Dead Oak	Logs & Bolts	4,772 Cords	\$ _____

Mix Aspen	Logs	1,695 Cords	\$ _____
Soft Maple	Logs	1,743 Cords	\$ _____
Hard Maple	Logs	11 Cords	\$ _____
Black Cherry	Logs	88 Cords	\$ _____
Red Pine	Logs & Bolts	48 Cords	\$ _____
Scotch Pine	Logs & Bolts	54 Cords	\$ _____
Mix Aspen	Bolts	3,156 Cords	\$ _____
Mix Oak	Bolts	1,596 Cords	\$ _____
Soft Maple	Bolts	1,036 Cords	\$ _____
Black Cherry	Bolts	35 Cords	\$ _____
Dead Oak	Firewood	3,438 Cords	\$ _____
Mix Oak	Firewood	4,061 Cords	\$ _____
Mix Aspen	Pulp	4,416 Cords	\$ _____
Soft Maple	Pulp	3,959 Cords	\$ _____
Black Cherry	Pulp	246 Cords	\$ _____
Sassafrass	Pulp	48 Cords	\$ _____
Mix Hwd	Pulp	29 Cords	\$ _____
Mix Pine	Pulp	62 Cords	\$ _____
Total	64 MBF &	34105 Cords	

TOTAL LUMP SUM BID \$ _____

Can the bidder guarantee that treetops and large branches will be chipped? Yes _____ No _____

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: _____

Miller Trust Property

Parts of section 13, 14 and 24
T14N R11W 1,280 acres



East Jackson St

North Cottonwood Dr

3 Mile Rd

Newcomb Ave

M20

Legend



gate



roads



Tract

1.5

0.75

0

1.5 Miles

Miller Trust Harvest Unit 1

Seed tree area: Harvest all trees except 10 basal area of healthy seed trees of a variety of species and white pine and wildlife trees.

Leave trees marked with Aqua-Green paint.

Select cut area: Harvest all aspen and trees marked with Orange paint. Leave trees marked with Aqua-Green paint.

E 1/2 SEC. 14 T14N R11W 320 A
SW 1/4 SEC. 14 T14N R11W 160 A

East Jackson St

North Cottonwood Dr



Legend

- gate
- stream_crossing
- yellow_line
- fence
- stream 1100
- roads
- Harvest_Area
- Tract

Unit 3

Seed Tree Harvest

Unit 1

140 acres

Seed Tree Harvest

Select Cut

15 acres

Select Cut

4 acres

Lodge

Select Cut

0.4

0.2

0

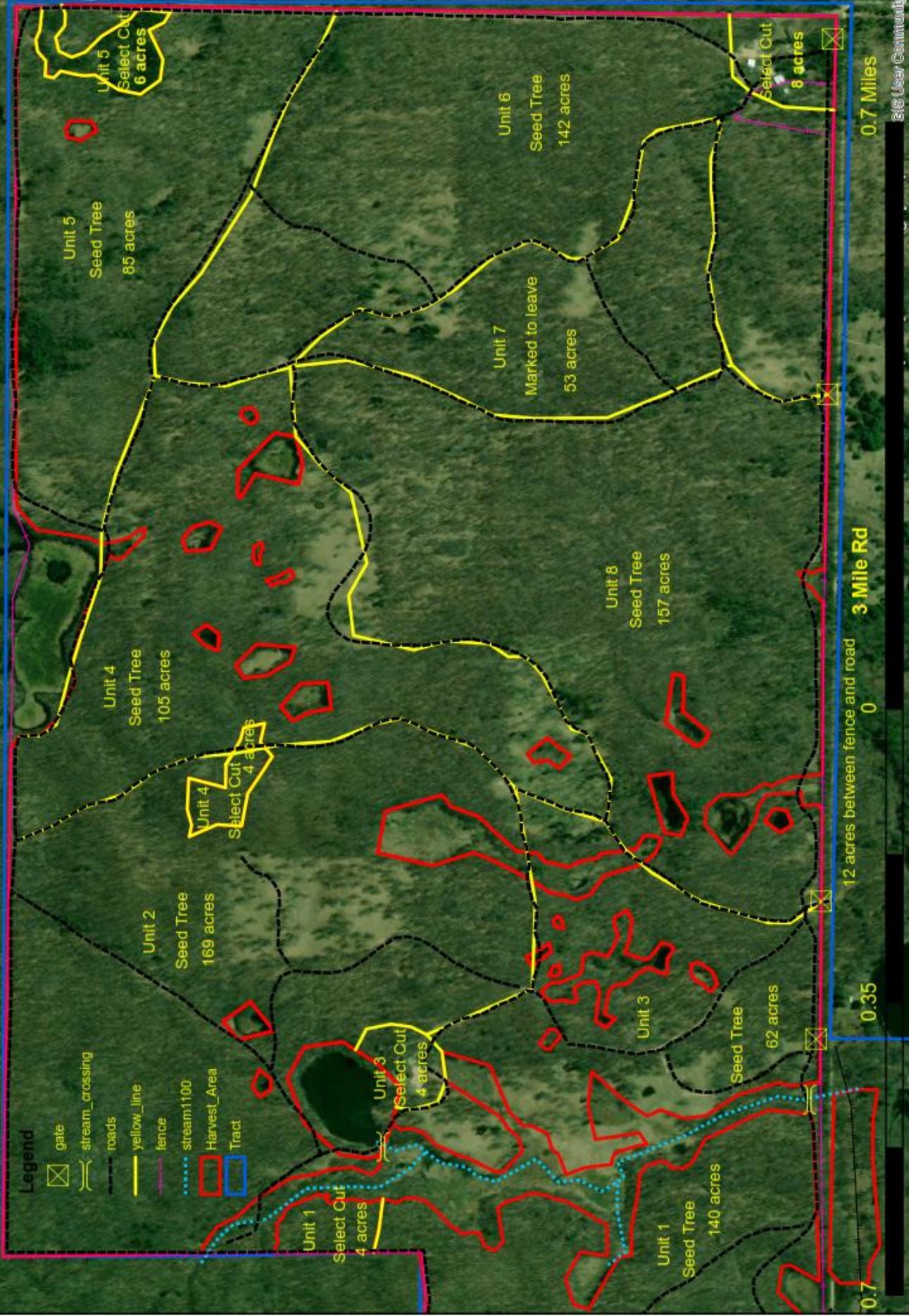
3 Mile Rd

0.4 Miles

Miller Trust Harvest Units 2-8

E 1/2 SEC. 14 T14N R11W 320 A
SEC. 13 T14N R11W 640 A

Seed tree area: Harvest all trees except 10 basal area of healthy seed trees of a variety of species and white pine and wildlife trees. Leave trees marked with Aqua-Green paint.
Select cut area: Harvest all aspen and trees marked with Orange paint. Leave trees marked with Aqua-Green paint.



North Cottonwood Dr

Miller Trust Harvest Unit 9

E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of section 24, T14N R11W
160 acres

3 Mile Rd

Stand 4
7 acres

landing

use crane mat

landing

Stand 3
13 acres

landing

do not use trail next to wetland

Stand 1
38 acres

Stand 2
34 acres

Do not cross drain

USFS land

USFS land

Stand 1: Harvest trees marked with Orange paint.
Stand 2: Harvest all trees except white pine and trees marked with Aqua Green paint.
Stand 3&4: Harvest all trees except white pine and trees marked with Aqua Green paint.

Legend

-  gate
-  stream_crossing
-  trail
-  roads
-  stream160
-  fence
-  Harvest_Area
-  Tract



0.4

0.2

0

USFS land

0.4 Miles