

## Timber Sale Invitation to Bid

### LLCC 2018 HARVEST

This is an invitation to place a lump sum bid for a **139 acre** timber sale located on an 1191 acre property in portions of section 12 Hudson township Charlevoix County Michigan. The land is owned by the Lake Louise Christian Community (LLCC). The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, September 19<sup>th</sup> 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.

The LLCC properties are enrolled in the Commercial Forest Program. Most of the area being harvested was selectively cut using the TSI method in 2005. The westernmost portions of the area were re-entered in 2012 and most of the ash and beech were harvested. Consequently there are portions of the LLCC 2018 harvest that have a low harvest volume per acre. The LLCC 2018 harvest has a total volume of 1497 cords and is 10.8 cords per acre. 52% of this volume is bolts and sawtimber and 48% of this volume is pulpwood.

#### 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.

The LLCC 2018 harvest is located off of Thumb Lake Road which is a Class A Road. The property is located between Vanderbilt and Boyne Falls.

The westernmost portion of this timber harvest has some very steep terrain. Much of the beech volumes comes from these steep slopes which were not harvested on during the 2012 harvest.

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 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: Sawlog volumes for sugar maple and black cherry were determined by measuring 100% of the log trees being harvested. All other species and products were determined by cruising 93 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/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 **20%**.

**Please note: Beech Bark Disease has been found within the stand. Beech mortality within the stand is expected within one to two years.**

## LLCC 2018 Harvest Summary 139 acres

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

**Timber to be harvested:**

All Units: Harvest all aspen, beech, ash and ironwood trees as well as trees marked with orange paint. Do not cut or damage conifers or trees marked with green paint.

**Special Considerations:**

- Where practical and easy to do; logger will place tree tops on stumps to protect stump sprouts from deer browse.
- When harvesting during wet weather conditions, logger will drive on tree tops to reduce likelihood of rutting.
- Regeneration gap locations have been marked with orange paint on sub-merchantable saplings. Please cut down or uproot all sub-merchantable trees that are marked with orange paint. This is an effort to promote the regeneration of desirable trees species which has failed after previous harvests.
- 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. The soils are a sandy loam and are easily rutted during wet weather conditions; harvest operations should drive on tree tops to reduce rutting and should only occur during dry or frozen ground conditions.
- Locations for main skid trails have been indicated on the harvest map. Some of the hiking trails will need to be kept clear of tops, others can be brushed in.
- 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, 2020**. No harvest operations can occur between April 15<sup>th</sup> and July 15<sup>th</sup> due to slippage season. Harvesting timber **during hunting season IS** allowed. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

DBH	# logs	Sugar Maple # of trees	Black Cherry # of trees	DBH	# logs	Sugar Maple # of trees
12	1	233	4	22	1	3
12	2	80		22	2	12
12	3	1		22	3	1
14	1	28	3	22	4	4
14	2	82	7	24	1	3
14	3	59	2	24	2	1
14	4	1	1	24	3	6
16	1	17		24	4	1
16	2	24	1	26	2	0
16	3	20	2	26	3	0
16	4	14		26	4	0
16	5	1		26	5	0
18	1	12		26	6	0
18	2	7		26	7	0
18	3	8		26	1	0
18	4	10	1	26	2	1
18	5	2	1	26	3	1
18	6	0	1	26	4	1
20	1	3				
20	2	7				
20	3	7				
20	4	7				
					<b>total</b>	<b>680</b>

## LLCC 2018 Harvest, 139 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 LLCC 2018 Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Sugar Maple	International 1/4 "	Logs	55.4 MBF	\$ _____
Black Cherry		Logs	2.4 MBF	\$ _____
Big Toothed Aspen		Logs	18 cords	\$ _____
Basswood		Logs	131 cords	\$ _____
Beech		Logs	111 cords	\$ _____
Red Maple		Logs	10 cords	\$ _____
Red Pine		Logs	23 cords	\$ _____
Red Pine		Bolts	20 cords	\$ _____
Mixed Hardwoods		Bolts	234 cords	\$ _____
Beech		Bolts	86 cords	\$ _____
Basswood		Pulp	83 cords	\$ _____
Aspen		Pulp	17 cords	\$ _____
Beech		Pulp	200 cords	\$ _____
Dead Ash		Pulp	58 cords	\$ _____
Red Pine		Pulp	10 cords	\$ _____
Mixed Hardwood		Pulp	346 cords	\$ _____
<b>TOTAL LUMP SUM BID</b>				\$ _____

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 #: \_\_\_\_\_

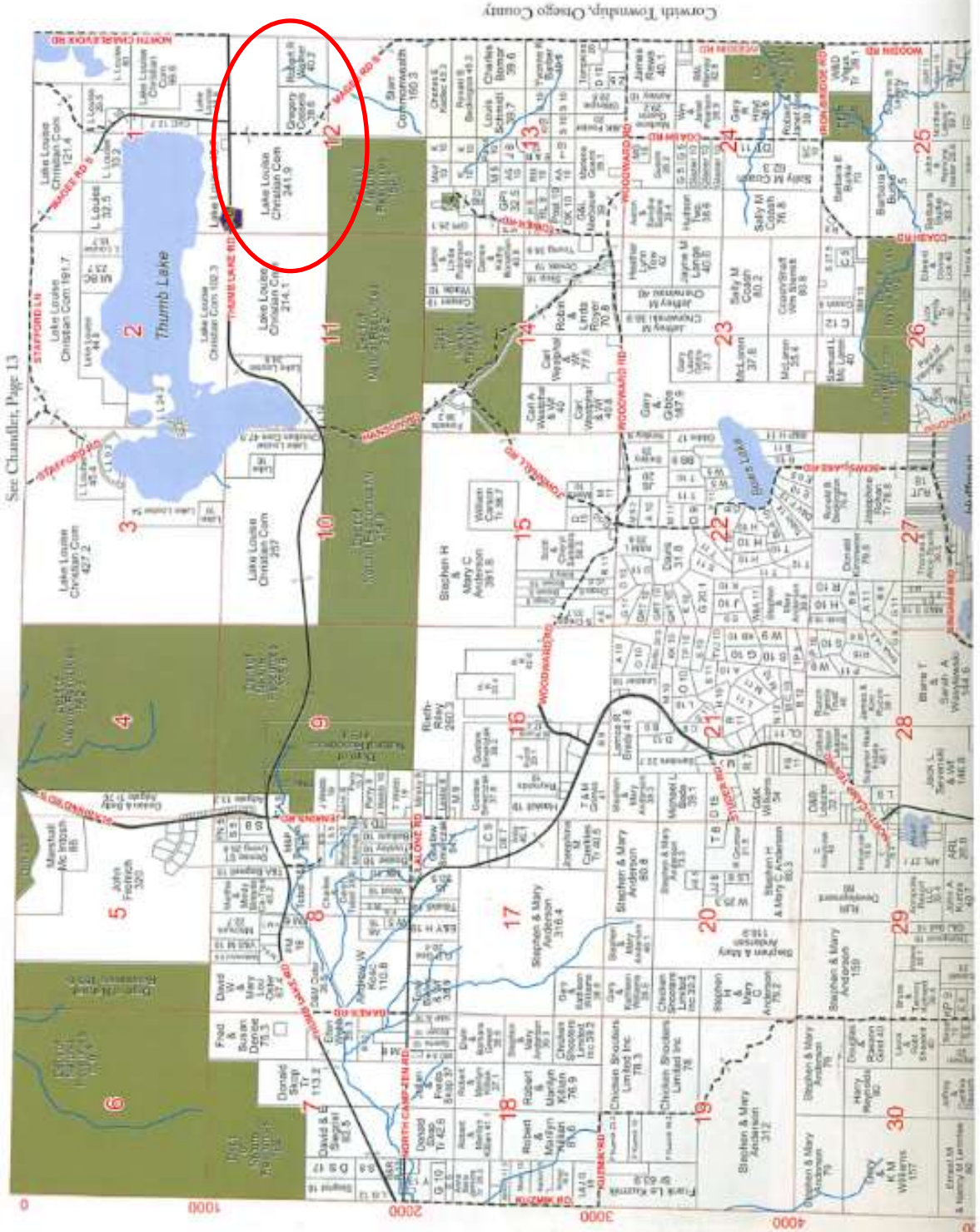
Bidder's mailing address: \_\_\_\_\_

\_\_\_\_\_

Bidder's email: \_\_\_\_\_

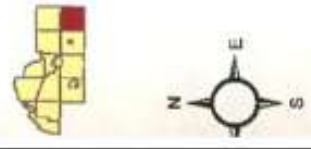
# HUDSON

2N - R04W



See Chandler, Page 13

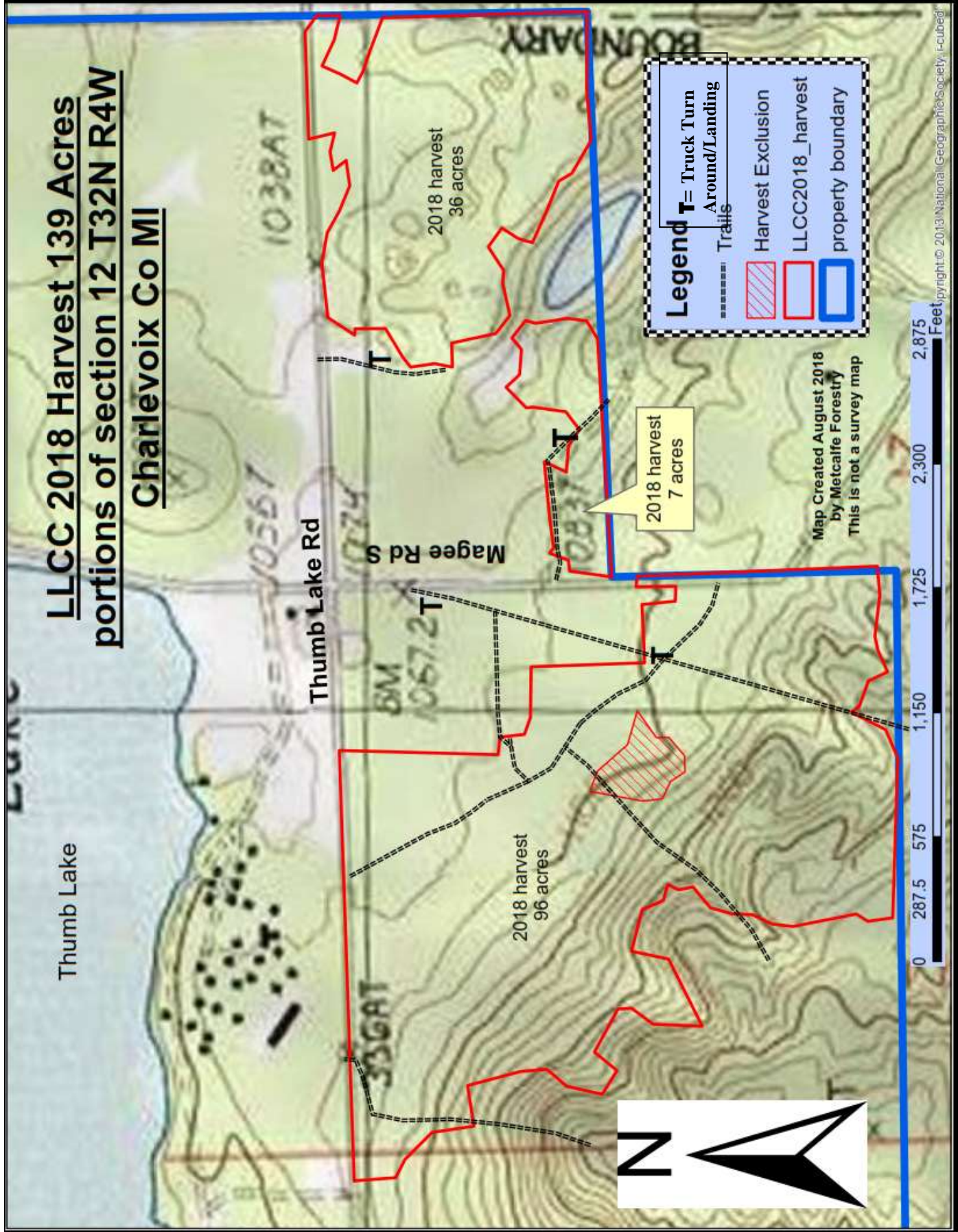
Corwith Township, Oregon County



See Byrne Valley, Page 11

Computer generated acreages are approximate.

# LLCC 2018 Harvest 139 Acres portions of section 12 T32N R4W Charlevoix Co MI



**Legend**

- Truck Turn Around/Landing Trails
- Harvest Exclusion
- LLCC2018\_harvest
- property boundary

2018 harvest  
7 acres

Map Created August 2018  
by Metcalfe Forestry  
This is not a survey map



**LLCC 2018 Harvest 139 Acres  
portions of section 12 T32N R4W  
Charlevoix Co MI**

Thumb Lake

Thumb Lake Rd

Magee Rd S

2018 harvest  
96 acres

2018 harvest  
36 acres

2018 harvest  
7 acres



**Legend**

- T = Truck Turn Around/ Landing
- Traits (represented by a dashed yellow line)
- Harvest Exclusion (represented by a red hatched area)
- LLCC2018\_harvest (represented by a red outline)
- property boundary (represented by a blue outline)

Map Created August 2018  
by Metcalfe Forestry  
This is not a survey map



Map, GIS, and Surveying Services, LLC, USGS, AerialView