

Timber Sale Invitation to Bid

LTC C-1 HARVEST

This is an invitation to place a lump sum bid for a **39 acre** timber sale located on a 40 acre property in the SE/4 of the NW/4 of Section 23 T33N R7W Charlevoix County Michigan. The land is owned by the Little Traverse Conservancy (LTC). The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, September 20th, 2017**.

Metcalf 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 selective cut in a northern hardwood stand. This stand is primarily sugar maple but it also contains aspen, ash, beech, and basswood. The southwest corner of the stand contains some steep terrain. This portion of the stand is approximately 5 acres in size. Approximately 1 acre of the southwest corner of the stand was left unmarked as it was deemed too steep to harvest.

The property is located about 10 miles east of the city of Charlevoix. It is best accessed from Stolt road. LTC has a temporary access agreement with the neighbor, Mr. Zachery Kehrer. The haul road crosses the Kehrer property along the eastern boundary line as shown on the attached map. The haul road accesses the north east corner of LTC land and the road continues south along the east property line. Trucks will turn around at the end of this road. The road is made on loamy soil and may be prone to rutting during road restrictions and times of heavy rain. Prior to the harvest completion date, the haul route must be repaired to the same condition or better than it was prior to being used for timber harvesting operations. Refer to attached maps for further location information. Logging equipment must stay off of the Stoppel property to the East. The main trail goes onto their property for a short distance. A new trail has been marked in with orange paint (arrows) to avoid trespassing on Stoppel property. Sticks have been piled up and painted orange on both parts of the trail that cross the property line. The landing for this harvest will be along the haul road within the LTC C1 Property Boundaries.

The terrain is generally flat on the north end of the property and the southern portion is hilly. Most of the slopes are easily workable with mechanized logging equipment but there are a few acres with steep terrain on the southwest corner of the property.

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 **\$3,000.00 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: Some dozer work will likely be required on the main haul route on both the LTC and Kehrer property as it is narrow in some spots. Mr. Kehrer has granted permission to cut and remove no more than 6 trees along the edges of the haul route to allow access for logging equipment. Where the new section of the haul route has been painted in, there are some large trees that have been marked with orange arrows that will need to be cut and have the stumps removed in order for it to be used as the haul route. LTC would like the hiking trails within the harvest boundary to remain usable. Please do not leave tops on these trails. All of the trails have been GPS'd and added to the harvest map.

Volume Estimates: Sawlog volumes for sugar maple were determined by measuring 100% of the log trees being harvested. Sawlog volumes for ash, beech, basswood and aspen and all pulpwood volumes were determined by cruising 42 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 a 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 15%.

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

LTC 2017 Harvest Summary 39 acres

Harvest Boundaries; All boundaries are marked in Red Paint for this harvest.

Timber to be harvested:

Harvest all beech, and ash trees that are greater than 5"DBH.

Harvest all trees marked with **Orange** paint.

Do not cut or damage any trees marked with **Aqua-Green** Paint.

Cut all live beech trees except those marked with aqua-green paint. Cut dead beech trees that have logs in them but leave dead beech pulp trees for wildlife.

Special Considerations:

- Purchaser will create brush piles throughout the harvest area in order to improve the habitat for wildlife. Aim for one pile per acre as a target.
- 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 or frozen ground conditions.
- Locations for the haul route and the hiking 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, including trucking and cleanup, must be completed by **Monday, July 1st, 2019**. No harvest operations can occur between **March 15th and July 15th** due to wet weather and slippage season. Harvesting timber is **not allowed** during hunting season (**November 14 to December 1**). Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

Below is a summary of the sugar maple log trees that were tallied by diameter and log height.

		Total		334			Total		334
		Volume per Tree		# Trees			Volume per Tree		# Trees
DBH	# logs	BF Inter1/4"	BF Scribner	Sugar Maple	DBH	# logs	BF Inter1/4"	BF Scribner	Sugar Maple
12	1	31	28	79	20	2	171	156	8
12	2	56	48	25	20	3	234	212	8
12	3	74	66	4	20	4	296	262	11
14	1	45	40	11	22	1	121	111	1
14	2	78	70	32	22	2	211	194	3
14	3	105	96	18	22	3	290	262	7
16	1	60	54	4	22	4	368	338	7
16	2	106	93	13	22	5	434	409	1
16	3	143	129	28	24	3	350	319	1
16	4	180	158	10	24	4	441	409	5
16	5	210	191	2	24	5	523	503	1
18	1	78	72	2	26	3	414	388	1
18	2	136	122	6	26	4	528	494	1
18	3	184	168	26	26	5	626	585	1
18	4	233	207	13	28	3	482	452	1
20	1	99	90	2	28	4	616	578	2

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

		International 1/4 "	Scribner	
S. Maple	Logs	44.5 MBF	40.3 MBF	\$ _____
Beech	Logs	71 cords		\$ _____
Aspen	Logs	13 cords		\$ _____
Dead Ash	Pulp	30 cords		\$ _____
Maple	Pulp	101 cords		\$ _____
Beech	Pulp	70 cords		\$ _____
Mixed Bolts	Bolts	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.

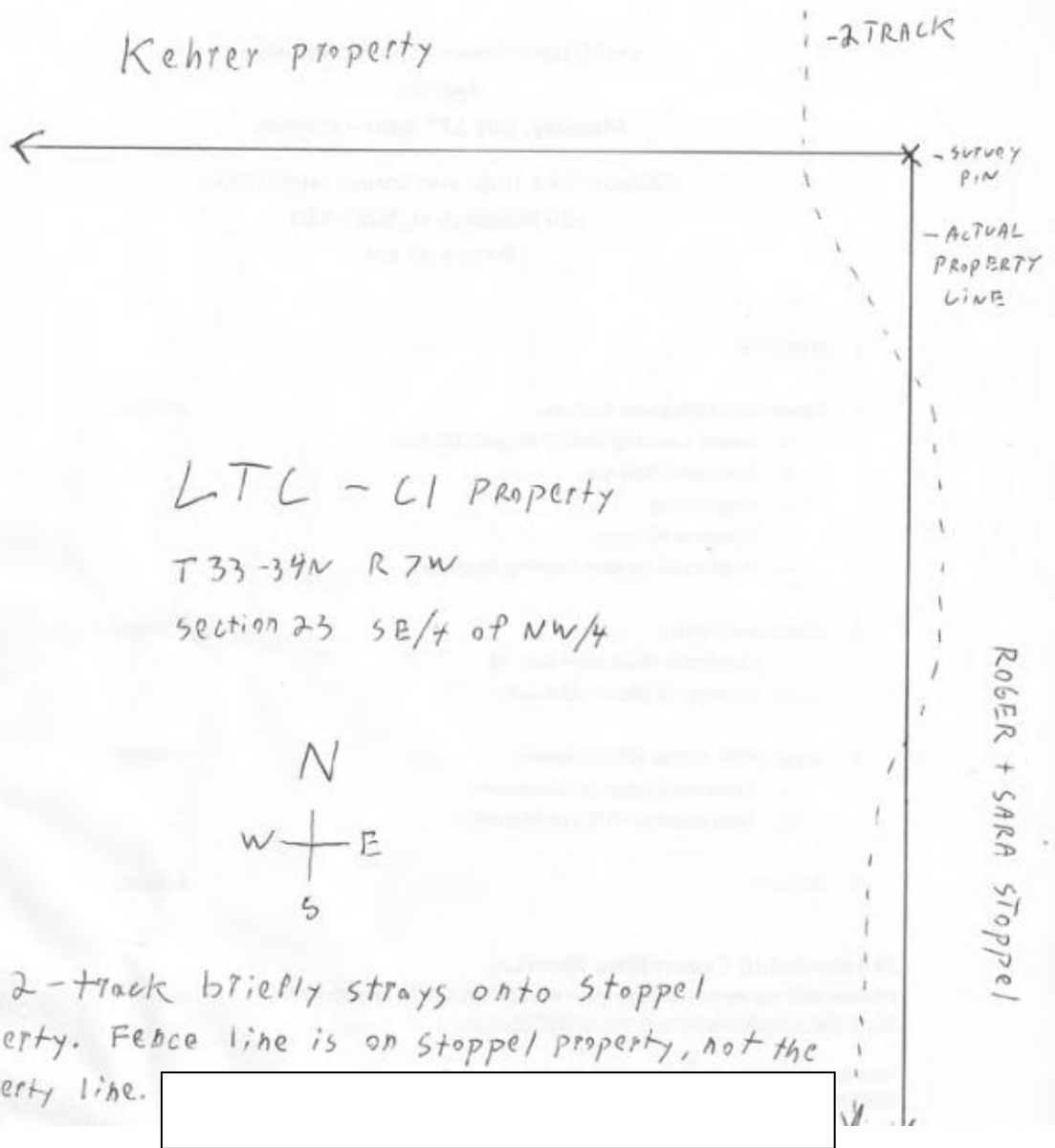
Bidder's name & signature: _____

Telephone # / fax #: _____

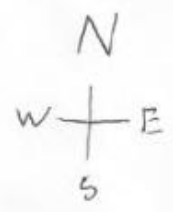
Bidder's mailing address: _____

Bidder's email: _____

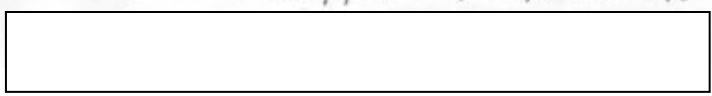
2-TRACK MAP - NOT to scale

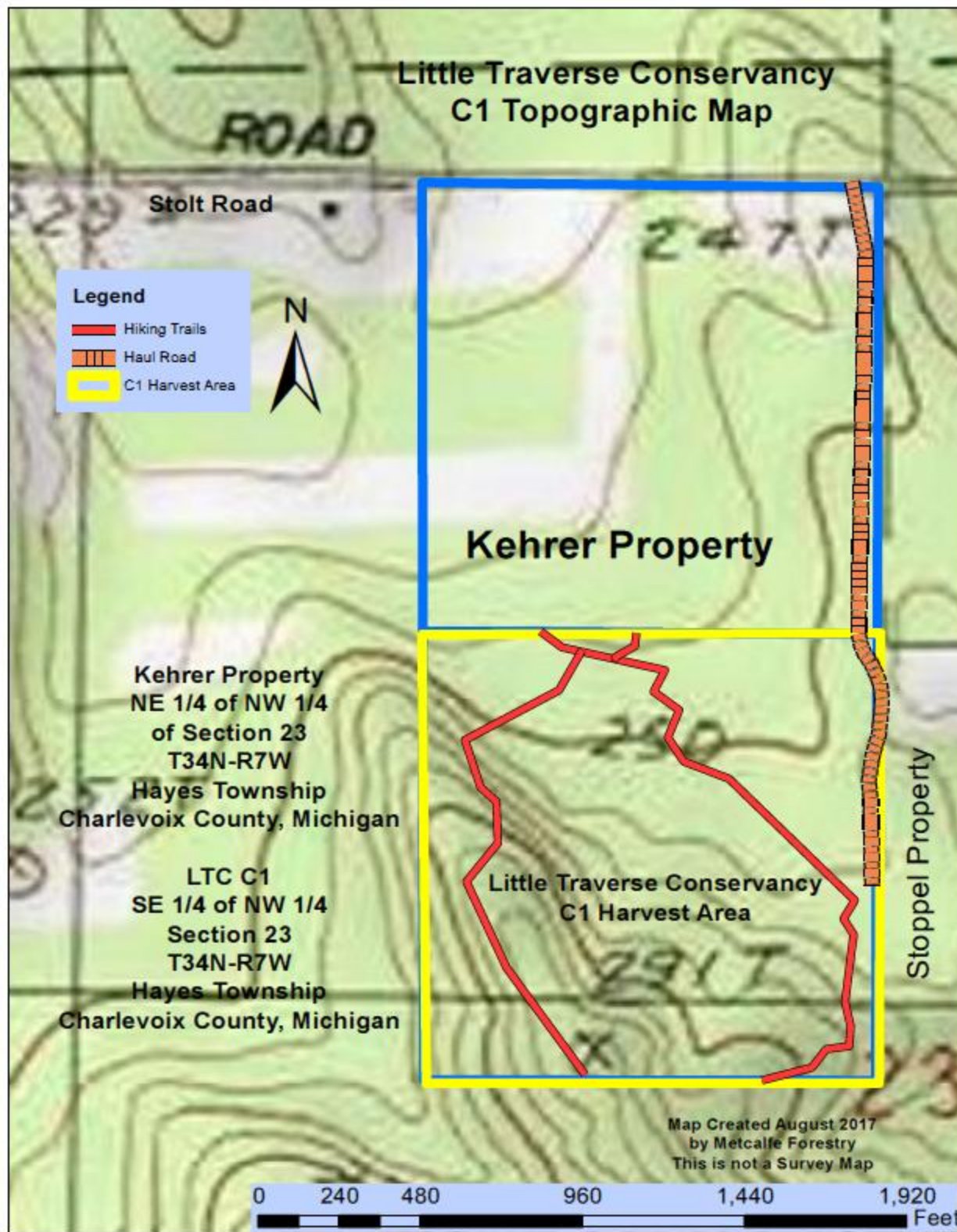


LTC - CI PROPERTY
T33-34N R7W
SECTION 23 SE/4 OF NW/4

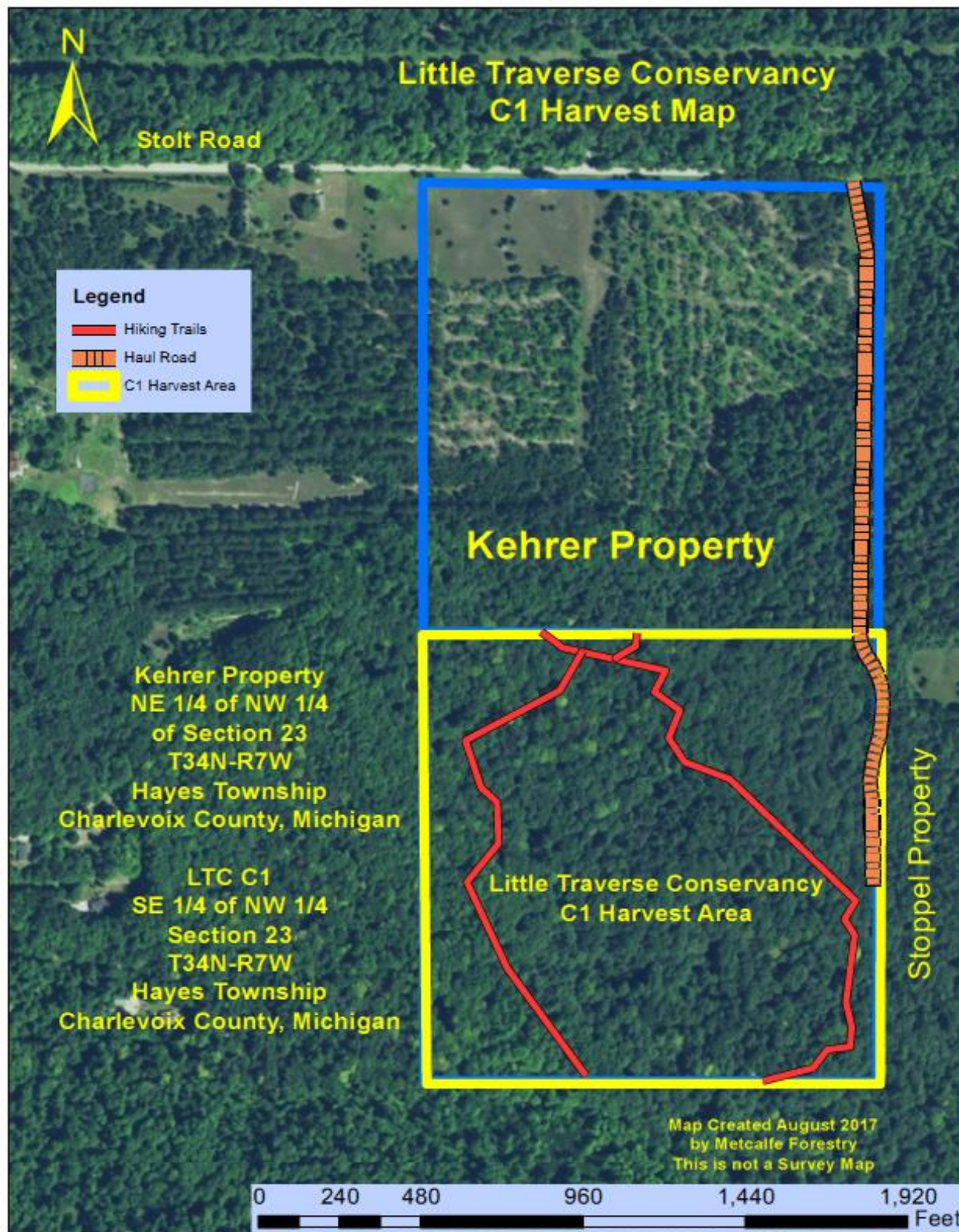


2-track briefly strays onto Stoppel property. Fence line is on Stoppel property, not the property line.





Note: The portion of the 2-track that goes onto the Stoppel property is not available for use. A new trail has been marked in with orange paint on the West side of the LTC property line. Sticks have been piled up in both spots that the trail crosses the property line so you can easily identify what part of the trail should not be used.



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See Chartview, Page 15

See Bay, Page 10

12000
11000
10000
9000
8000
7000

Lake Michigan

Susan Lake

Hayes Rd

Upper Bay Shore Rd

Church Rd

Stout Rd

Waukegan Rd

Las Vegas Rd

Quartline Rd

Bozong Rd

Waukegan Rd

Waukegan Rd

Waukegan Rd

Waukegan Rd

Waukegan Rd

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