

Timber Sale Invitation to Bid

Okey Dokey Oak Harvest

This is an invitation to place a lump sum bid for a Class A, **40 acre** timber sale located on two properties with a common boundary. Darin & Jody Potter own a 12 acre property in W1/2 E1/2 of SE1/4 of NW1/4 Sec 19 Ogemaw Twp., Ogemaw County Michigan. Chuck and Heather Sedlacek own 33 acres in E1/2 E1/2 of NW1/4 Sec 19 Ogemaw Twp., Ogemaw County Michigan. The timber sale is administered by Metcalfe Forestry. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday, December 6th 2017. DO NOT ENTER THE PROPERTIES DURING FIREARM DEER SEASON.** 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 Timber Stand Improvement harvest of a good quality red oak forest.

This sale is located at 5802 & 5850 W. M-76 (Old M-55) which is a **Class A** road. The sale is approximately 5 mile east of St. Helen and 6 Miles West of West Branch. Refer to attached maps for further location information.

The majority of the terrain is relatively flat and is easily workable with mechanized equipment. There are two seeps located on the 33 acre property. These areas have been outlined in red and their acreage is left out of the sale. See map.

There are three options for landing locations. 1) Enter the Western (Potter) driveway at 5850 W. M-76, turn to the right and follow trail up the hill, past the barn and north to a food plot located on the Western 12 acres. The food plot can be used to turn trucks around and wood can be stacked along the trail. Some dozer work and small tree removal will be required near the barn. 2) Enter the Eastern (Sedlacek) driveway at 5802 W. M-76. Select the path of least resistance through the woods east of the barn. Locate the landing and truck turn around in the clearcut north of the barn. A substantial amount of stumping will be required, however the driveway is better graveled and less hilly than the Potter route.

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 **\$2,500.00 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.

Trees near buildings were marked at landowners' request. These trees are believed to be capable of being felled safely. Please look at these trees and make your own determination and bid accordingly. Trees marked with orange do not have to be cut, it is optional.

There is an area of the Sedlacek property that is being clearcut which is directly north of the house and barn. All tree tops must be removed from the clearcut area.

Trees exhibiting the symptoms of oak wilt have been identified on the property. Trees that are at significant risk of becoming infected with oak wilt due to their proximity to the infected trees have been marked with green paint. These trees must be cut no later than April 1, 2018. Stacking wood against trees will not be allowed.

Volume Estimates: Sawlog volumes for red and black oak were determined by measuring 100% of the log trees being harvested. Sawlog volumes for all other species and all pulpwood volumes were determined by cruising 39 sample points with a 20 factor prism. All pulpwood was measured to a 4" top and sawlogs to a 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. Dead oak trees were **NOT** included in the volume estimate. The cruised volume estimate is calculated to have a combined statistical margin of error of plus or minus **16%**.

Okey Dokey Oak Harvest Summary 40 acres

Harvest Boundaries; are marked with **Red** paint. The property line between Potter and Selacek is marked with **yellow** paint. Other boundaries are M-76/Old M-55 located on the south and Richard Road on the north side of property.

Timber to be harvested:

Harvest all aspen and trees marked with **orange** paint. Do not cut or damage conifers.

Special Considerations:

- Purchaser will create brush piles scattered throughout the harvest area in order to improve the habitat for wildlife.
- Where practical; place brush piles on top of oak stumps to protect stump sprouts from deer browse.
- 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 light and sandy.
- All saplings that are severely damaged or bent over during the harvest must be cut down.
- Trees marked in **GREEN** *must be cut* before April 1st 2018.

Harvest Timeframe: Timber harvesting operations must be completed by **October 1st, 2019**. No harvest operations can occur between April 15th and July 15th due to *oak wilt*. Harvesting timber **IS NOT** allowed, between October 1st and December 1st. Cleanup operations must be done within two months of the end of harvest operations, or as soon as weather conditions allow.

		Volume per Tree					Volume per Tree		
DBH	# logs	BF Inter1/4"	BF Scribner	# trees	DBH	# logs	BF Inter1/4"	BF Scribner	# trees
12	1	31	28	43	18	3	184	168	12
12	2	56	48	26	20	1	99	90	2
14	1	45	40	12	20	2	171	156	6
14	2	78	70	21	20	3	234	212	5
14	3	105	96	15	20	4	296	262	2
16	1	60	54	3	20	5	348	317	1
16	2	106	93	11	22	3	290	262	1
16	3	143	129	20	22	4	368	338	1
16	4	180	158	5	24	3	350	319	2
18	1	78	72	2	26	1	160	165	1
18	2	136	122	8	26	2	299	281	1
							Total # of trees:		200

Okey Dokey Oak Harvest, 40 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 Okey Dokey Oak Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

		International 1/4 "	Scribner	
Red/Black Oak	Logs	64.3 MBF	55.8 MBF	\$ _____
Red Maple	Logs	47 cords		\$ _____
Aspen	Logs	9 cords		\$ _____
Mix Hwd	Bolts	230 cords		\$ _____
Mix Oak	Pulp	247 cords		\$ _____
Red Maple	Pulp	187 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: _____

Okey Dokey Oak 40 acres
E1/2 of E 1/2 Of NW 1/4 Sec.19
T22N-R1E Ogemaw County, MI



Sedlacek

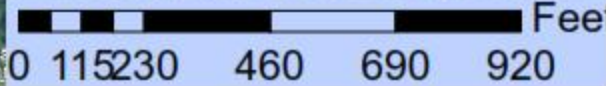
Potter

Legend

- Potential Landing
- Potential Haul Road
- Sale Area
- Potter Property Boundary
- Cabins
- Wet Areas

Map Created September 2017
by Metcalfe Forestry
This is not a survey Map

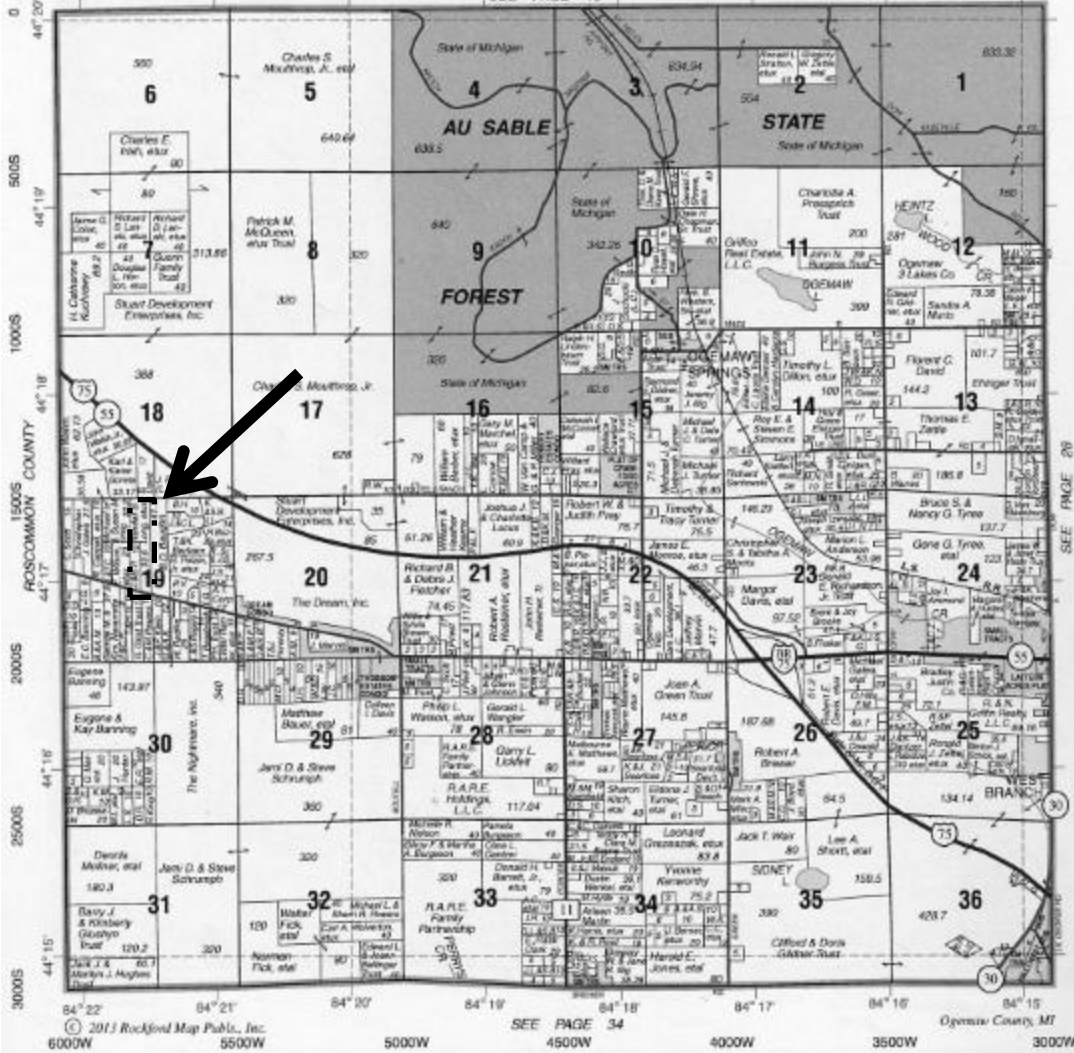
Old State Hwy 76



OGEMAW

T.22N.-R.1E.

SEE PAGE 16



0
44° 20'
5000
44° 19'
10000
15000
ROSCOMMON COUNTY
44° 18'
20000
44° 17'
25000
44° 16'
30000

6000W 5500W 5000W 4500W 4000W 3500W 3000W
SEE PAGE 34
Ogemaw County, MI