

## **Timber Sale Invitation to Bid**

### **LLCC's 2013 Red Pine Harvest**

This is an invitation to place a lump sum bid for a 71 **acre** timber sale located on the N1/2 of the of section 12 and the East ½ section 1 T32N R4W Charlevoix County Michigan. The land is owned by Lake Louise Christian Community. The timber sale will be administered by Metcalfe Forestry LLC. All bids must be turned in to Metcalfe Forestry before **5 pm Wednesday June 19th 2013**. 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 following address:

Metcalfe Forestry LLC  
402 Chestnut St.  
Grayling, MI 49738  
Office 989-348-3596  
Fax 989-348-3599  
Cell: Chris 231-250-3300  
metcalfe forestry@yahoo.com  
cmnieman@mtu.edu

This sale can be accessed from Thumb Lake rd. The red pine stands to be harvested are located along Magee and North Charlevoix rd. There are several options near each of the stands where landings can be set up.

Most of this sale with the exception of stand 12 has **Class A** road access and will be **operable during road restrictions**.

The terrain of the **sale area is flat**, and will be easily workable with mechanized logging equipment.

The aspen mixed hardwood clear cut area is mostly low lying, care will be needed to prevent rutting. This area can only be harvested during dry or frozen ground conditions.

- Boundary lines are in red. Do not harvest any trees marked with red paint.
- In the red pine stands #12, 17, 22, 23 & 24; harvest all aspen and all trees marked with blue paint.
- In the Aspen clear cut stands # 15, 20 & 21; harvest all aspen, ash, balsam fir, beech, basswood, spruce, cherry, red and sugar maple. Do not harvest cedar, yellow birch or white pine. Leave approximately 1 brush pile per acre for wildlife.
- In the white pine stand harvest all un marked white pines, do not harvest white pine marked with green. . Leave approximately 1 brush pile per acre for wildlife.

Sawlog volumes and pulpwood volumes were determined by cruising 88 sample points with a 10 factor prism. All pulpwood was measured to a 4" top and sawlogs to a 9" top outside the bark. All measured pulpsticks and logs were 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 10% red pine, 37% Clear cut and 27% white pine.

The following volumes are not guaranteed by the Seller or the Seller's agent.

All volumes are reported in cords.

Stands 17, 22, 23, 24 (47 acres)		
	<u>Pulp</u>	<u>Logs</u>
Red Pine cds	613	346

white pine stand (3 acres)		
	<u>Pulp</u>	<u>Logs</u>
White Pine cds	49	37

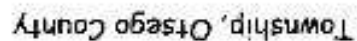
Stand 12 (5 acres)		
	<u>Pulp</u>	<u>Logs</u>
Red Pine cds	34	162

Stand 15, 20 & 21 (16 acres)		
	<u>Pulp</u>	<u>Logs</u>
Aspen cds	90	35
Mx Hardwood cd	75	21
Mx Softwood cd	14	5

Timber harvesting operations must be completed by June 15<sup>th</sup> 2015. Any red pine that is harvested between April 15<sup>th</sup> and July 15<sup>th</sup> must be hauled off of the property within 2 weeks to prevent a bark beetle infestation. 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. All saplings that are severely damaged or bent over during the harvest must cut down. All roads used during harvesting operations must be returned to a condition which allows a two wheel drive vehicle to travel without obstruction.

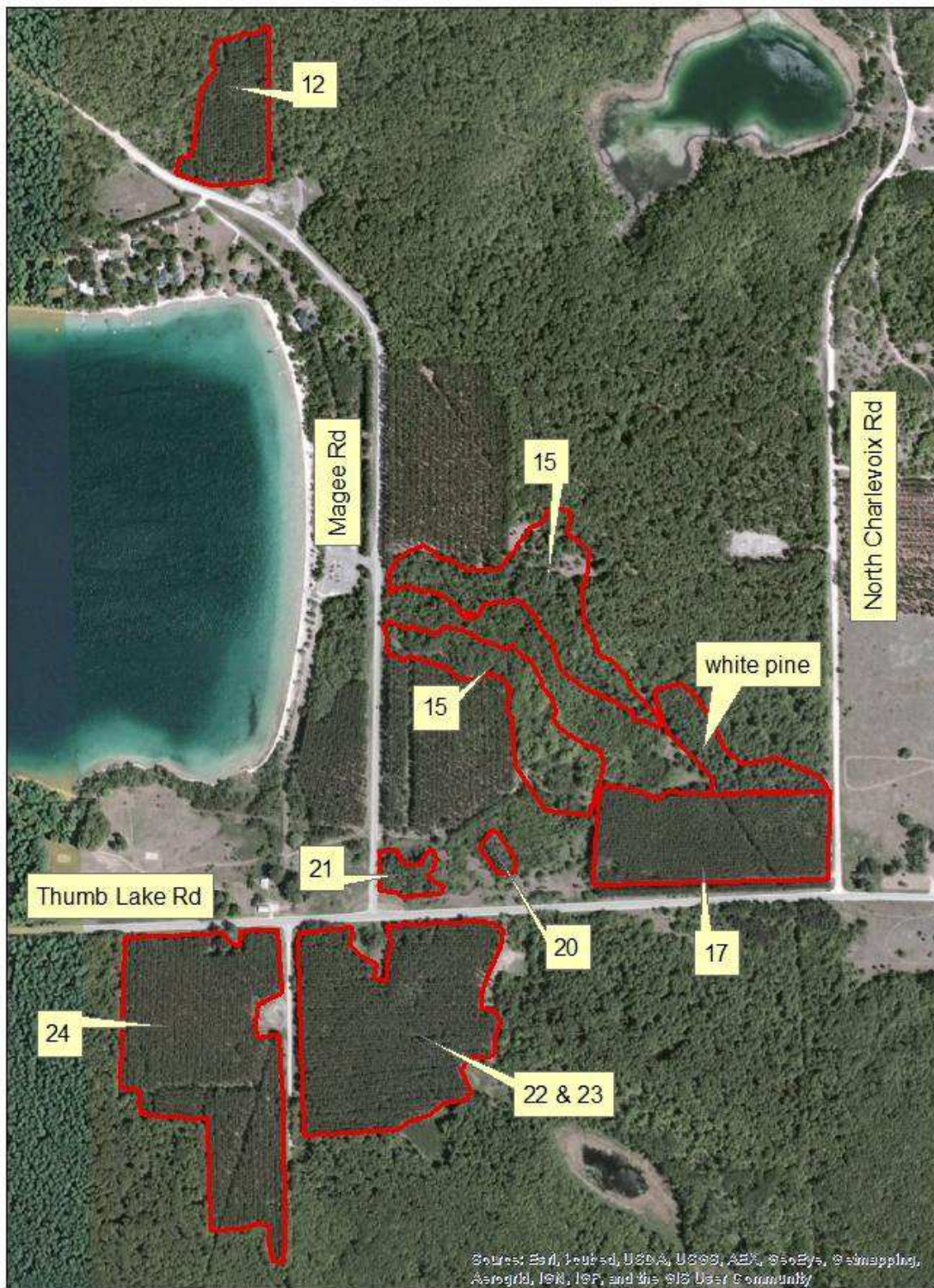
**Please note: The red pine is overstocked and has several patches of dying timber. Some dead trees were marked to be felled but were not included in the volume estimate. Many of the trees marked for harvest are being outcompeted by the neighboring trees and are expected to die in the near future. The winning bidder is advised to harvest this timber ASAP before their timber dies. Lake Louise Christian Community will not re-negotiate the sale value if this timber dies before it is harvested.**

Ten percent of the sale value is to be paid up front when the contract is signed. 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. The buyer will be required to provide a performance guarantee in cash, check, or an irrevocable letter of credit from a bank to be paid up front, before beginning harvest operations for \$2,000.00. The harvest can be split into payment units and each unit must be paid in full before beginning harvest operations.





# LLCC 2013 Harvest





**Stand 12**



**Stands 22, 23 & 24**





**Stand 15, 17, 20 & 21**



Please use the following format to place your bid:

**LLCC's 2013 Red Pine Harvest**

71 acres

**Company Name:**

The following is my lump sum bid for the LLCC's 2013 Red Pine Harvest. I have read and agree to the specific work requirements as written in the timber sale invitation to bid.

Cords			
Red Pine	Logs	508	\$ _____
White Pine	Logs	37	\$ _____
Aspen	Logs	35	\$ _____
Mixed HrdWd	Logs	21	\$ _____
Mixed SftWd	Logs	5	\$ _____
Red pine	Pulp	647	\$ _____
White Pine	Pulp	49	\$ _____
Aspen	Pulp	90	\$ _____
Mixed HrdWd	Pulp	75	\$ _____
Mixed SftWd	Pulp	14	\$ _____

**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 LLC.  
I understand that any and all bids may be rejected.

Bidder's name & signature: \_\_\_\_\_

Telephone # / fax #: \_\_\_\_\_

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

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