



DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN

TIMBER SALE PROSPECTUS #7717

REVISION NOTICE #1 - September 11, 2025

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on Wednesday, October 15, 2025

LOCATION: Escanaba Mgmt Unit, 6833 US-2, 41 & M-35, Gladstone, MI 49837

This prospectus has been modified with the following changes: **Bid open date changed from 10/01/2025 to 10/15/2025 at 3:00 p.m.**

The scheduled bid date and time have been changed. The scheduled bid date and time were Wednesday, October 01 2025 3:00 PM (local time) and have been changed to Wednesday, October 15 2025 3:00 PM (local time).

We apologize for any inconvenience this may have caused. If you need assistance, please contact Dan Racine at 906-789-8231.



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7717**

**SCHEDULED SALE DATE AND TIME:** 3:00 p.m. (local time) on October 1, 2025.

**LOCATION:** ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.

**CONTACT NAME:** Dan Racine

**PHONE NUMBER:** (906) 789-8231

**PROSPECTUS NOTE:** This sale has a short contract duration - See spec 99.1 for details on receiving a timber sale extension on another qualifying sale.

In addition, this sale also includes optional Payment Units (2.1.11), a specific order of cutting (3.6.1), and oak wilt restrictions (5.2.3.5). Also, all slash must be removed from Payment Unit 1 (5.2.1.2.6). Furthermore, Payment Unit 1 will be sold by the acre (2.1.11).

The bidder is advised to inspect the sale area and review the location, estimated volumes, operating costs and contract terms of proposed sales. Please be aware that some landowners may request 60 days or more notice for access across their land.

Notice is hereby given that bids will be received by the Unit Manager, CRYSTAL FALLS MANAGEMENT UNIT, for certain timber on the following described lands:

Groveland Clearing (12-010-23) / T41N, R29W, SEC. 5 , NW, W1/2NE, N1/2SW, NWSE.

T41N, R29W, SEC. 6 , E1/2NW, NE.

T42N, R29W, SEC. 31, SESE.

T42N, R29W, SEC. 32, SWSW.

Dickinson County, Advertised Price \$9,852.50, 280.4 Acres, Aspen, Hardwood.

**SALE NOTE:** This sale has a short contract duration - See spec 99.1 for details on receiving a timber sale extension on another qualifying sale.

In addition, this sale also includes optional Payment Units (2.1.11), a specific order of cutting (3.6.1), and oak wilt restrictions (5.2.3.5). Also, all slash must be removed from Payment Unit 1 (5.2.1.2.6). Furthermore, Payment Unit 1 will be sold by the acre (2.1.11).

A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity. Certain restrictions/specifications may be applicable including time restrictions.

## TIMBER SALE INFORMATION

### Groveland Clearing (12-010-23)

T41N, R29W, SEC. 5; T41N, R29W, SEC. 6; T42N, R29W, SEC. 31; T42N, R29W, SEC. 32.

Dickinson County (Advertised Price \$9,852.50)

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A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity. Certain restrictions/specifications may be applicable including time restrictions.

A timber sale contract for this lump sum, sealed bid timber sale will be awarded to the responsible bidder offering the highest sealed bid price. All units of volume listed below were estimated using the Inventory Manager computer program and the new Michigan taper model. Bids must be at or above the following advertised price for each product and species:

<u>PRODUCTS &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Paper Birch	1.4 MBF	\$ 48.00 / MBF
Red Maple	7.8 MBF	\$ 155.00 / MBF
Sugar Maple	1.1 MBF	\$ 251.00 / MBF
Pulpwood		
Balsam Fir	21 Cords	\$ 5.05 / Cord
Misc. Species 1	250.5 Acres	\$ 5.00 / Acre
Mixed Aspen	243 Cords	\$ 16.15 / Cord
Mixed Hardwood	46 Cords	\$ 12.70 / Cord
Paper Birch	8 Cords	\$ 3.80 / Cord
Red Pine	24 Cords	\$ 75.05 / Cord
White Pine	27 Cords	\$ 13.80 / Cord
White Spruce	22 Cords	\$ 10.40 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 39.76 percent. There are an estimated 529 cords on this timber sale, plus or minus 211 cords at the 95% confidence level. The estimated units are final and not subject to adjustment. Prospective bidders are urged to examine this timber and to make their own estimates of quantity and quality.

### **BOND AND PAYMENT SCHEDULE:**

1. A bond in the amount of \$4,000.00 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
2. Cutting in any sale or unit without the required advance payment would be considered a trespass.
3. Total payment must be paid in advance or according to the following schedule :
  - (a) Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
  - (b) The 10% down payment will be credited towards the first unit cut.
  - (c) Payment for each of the following units must be made before cutting begins in that unit:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	12.7%
02	5.9%
03	8.7%
04	37.3%
05	35.4%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2026.

### **SALE STATISTICS**

Volumes were calculated in cubic feet using the Michigan taper model. Cubic foot volume includes all wood inside bark for the product indicated. For display purposes, cubic feet were converted to cords and MBF using a simple conversion factor, e.g. 79 cubic feet per cord and 185 cubic feet per MBF. The cubic foot volumes are precise; the cords and MBF volumes are not. Cubic foot volume cannot be directly converted to cords or boards with precision.

## SALE VOLUMES

The total estimated sale volume may not equal the sum of the species/products due to the nature of statistical calculations associated with double sampling methodology.

VOLUME			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
41,830	529	39.76%	319	740
250.50 acres are being sold by the acre and do not have cubic foot or cord volumes.				

## VDU VOLUMES

A VDU is a Volume Determination Unit. Volumes and their associated statistics are calculated at the VDU level and summarized to the sale level. There is often a one to one relationship between a VDU and a Payment Unit, but not always, depending on the cruise design. Refer to the VDU TO PAYMENT UNIT table.

	VOLUME			RANGE IN CORDS	
VDU	TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
1	2,952	37	77.60%	8	66
5	13,004	165	92.51%	12	317
80	9,664	122	86.75%	16	228
91	8,383	106	70.65%	31	181
123 *			N/A		
<b>TOTAL:</b>	<b>34,004</b>	<b>430</b>		<b>68</b>	<b>793</b>

\* This VDU is being sold by the acre. There are no cruise statistics available.

## VDU TO PAYMENT UNIT

When a VDU is associated with more than one Payment Unit (PU), the VDU volumes are assigned to the PU based on acres of the VDU within the PU.

VDU	VDU ACRES	PU	PU ACRES
1	5.1	2	5.1
5	7.7	4	7.7
80	7.4	3	7.4
91	9.7	5	9.7
123	250.5	1	250.5
<b>TOTAL:</b>	<b>280.4</b>		<b>280.4</b>

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Misc. Species 1	Pulpwood	250.5	Acres	250.5	\$1,252.50
2	Mixed Aspen <i>Balsam Poplar</i> <i>Quaking Aspen</i> Mixed Hardwood <i>White Ash</i> Paper Birch	Pulpwood	31 11 20 6 6 2	Cords Cords Cords Cords Cords Cords	5.1	\$584.45
3	Sugar Maple Balsam Fir Mixed Aspen <i>Balsam Poplar</i> Mixed Hardwood <i>Ironwood</i> <i>Sugar Maple</i> White Spruce	Sawtimber Pulpwood	1.1 21 19 19 10 3 7 4	MBF Cords Cords Cords Cords Cords Cords Cords	7.4	\$857.60
4	Mixed Aspen <i>Balsam Poplar</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Red Pine White Pine White Spruce	Pulpwood	159 4 155 6 6 7 27 12	Cords Cords Cords Cords Cords Cords Cords Cords	7.7	\$3,666.80
5	Paper Birch Red Maple Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Paper Birch Red Pine White Spruce	Sawtimber Pulpwood	1.4 7.8 34 34 24 24 6 17 6	MBF MBF Cords Cords Cords Cords Cords Cords Cords	9.7	\$3,491.15
TOTAL:			10.3	MBF		
TOTAL:			391	Cords		
TOTAL:			250.5	Acres		

## Sale Specific Conditions & Requirements

**Sale Name: Groveland Clearing**

**Sale Number: 12-010-23 Seq#: 1**

### 1 - Sale Area

#### 1.2 - Boundaries

##### 1.2.1 - Painted Boundaries (9/19)

The sale boundary and Payment Unit boundaries are marked and identified by red or yellow paint, or are unmarked and identified by a road. The exterior northern boundary of Payment Units 1 and 2 against private property is unpainted and identified by the forest road. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid.

### 2 - Timber Specifications

#### 2.1 - Included Timber

##### 2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 1, 2, & 4, cut all trees that are two (2) inches or more at DBH, except do not cut oak in Payment Units 2 and 4.

##### 2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 3 & 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, the following specifications apply:

- Within Payment Unit 3, cut all spruce, balsam fir, white birch, aspen, and balsam poplar which meet minimum piece specifications in 2.2 Utilization (one 100" piece to a top diameter inside bark of 4 inches).

- Within Payment Unit 5, cut all spruce, balsam fir, white birch, maple, aspen, and balsam poplar which meet minimum piece specifications in 2.2 Utilization (one 100" piece to a top diameter inside bark of 4 inches).

##### 2.1.11 - Description of Timber Note (2/04)

Note that Payment Unit 1 is being sold by the acre. It is an opening with scattered sub-merchantable to small pulp sized red, white and jack pine. Other species include (but are not limited to) aspen, tamarack, paper birch, spruce/fir, balsam poplar, and black locust. The volume is estimated to be ~1/2 cord/acre.

In addition, Payment Units 2-5 are optional Payment Units. If the Purchaser does not want to cut any of these units, they can be removed with a Timber Sale Contract Amendment and damages for not completing the unit(s) will not be charged.

### 3 - Payments

#### 3.4 - Damaged Timber

##### 3.4.1 - Damaged timber (7/16)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

#### 3.6 - Payment Unit Cutting Schedule

##### 3.6.1 - Order of Cutting (1/09)

Payment Unit(s) 1 must be cut and skid before starting any other Payment Unit.

### 4 - Transportation

## 4.1 - Construction

### 4.1.6 - Road construction (1/09)

Construction of new roads or improvements of existing roads, shall be done in such a way as to minimize the environmental and visual impacts. Merchantable trees shall be cut and utilized unless otherwise directed. Non-merchantable trees shall be severed and laid flat on the ground. Slash shall be scattered, and not left in windrows and kept a minimum of 10 feet back from the road edge. Stumps shall be set upright, not left on edge, and be moved at least 10 feet away from the road edge. Disturbed soil shall be feathered into the woods and not left in berms or windrows. All new roads must be approved by Sale Administrator.

### 4.1.7 - Road Closure (10/11)

All new roads built into the sale must be blocked to vehicle traffic within 30 days of completion of hauling. Overgrown roads that are reopened shall be considered new roads. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

## 5 - Operations

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations. The Unit Manager or his/her representative must be contacted at least 10 days in advance to schedule the conference.

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.2 - Slash Removal

###### 5.2.1.2.6 - Slash Removal, General (7/05)

All slash must be removed from Payment Unit 1.

###### 5.2.1.13 - Dispose of Slash as Directed (12/05)

Slash is to be disposed of as directed by Sale Administrator within Payment Units 2-5.

#### 5.2.3 - Operating Restrictions

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 2, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

### 5.4 - Soil Protection

#### 5.4.1 - Rutting Restriction, General (7/16)

Operations are to cease immediately if equipment and weather conditions result in rutting of roads and/or skid trails which are 12 inches or greater in depth and 50 feet in length. The Unit Manager or his/her representative may restrict hauling and/or skidding if ruts exceed the specified depth. With the Unit Manager or his/her representative's approval, the Purchaser may return to the area when the risk of rutting has decreased. Note that ruts greater than 12 inches in depth and 50 feet in length may be permitted within Payment Unit 1 with permission from the Unit Manager or his/her representative.

## 6 - Safety and Fire Prevention

### 6.2 - Signing

#### 6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the primary forest road adjacent to Payment Unit 1

& 2, prior to beginning operations. The road must be posted at appropriate distances from the sale area to warn of logging activity and truck traffic. Signs must be removed when harvest operations are suspended or completed. The Purchaser will provide these signs.

## **7 - Other Conditions**

### **7.2 - Extensions**

#### **7.2.2 - No Extensions (3/09)**

There will be no extensions granted on this contract.

## **99 - Unique**

### **SKIP**

#### **99.1 - Unique Sale Condition (5/19)**

This sale has a short contract length. The sale must be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, the contract expiration date of the contract to be extended must be within twelve (12) months from the issue date of this contract. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. The extension must be used before this contract is closed out. If this contract is not completed, either liquidated damages will be charged per General Condition and Requirement 8.3 or actual damages will be charged. Actual damages would be determined as the costs incurred by the State to pay for the work to be completed. Timeliness of completion is important as the State has committed to having the land cleared by the expiration date of the contract. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.



**TIMBER SALE MAP**

This information provided by authority of Part 525, 1994 PA 451, as amended.

Sale Number  
**12-010-23**Date  
**06/26/2023**

Forest Management Unit		County	Mapped By: Jacob Siler	Scale 1:31,680	Page 1	Of 1
Escanaba Mgt Unit		Dickinson	Cruised By: Jacob Siler			
Township 41N / 42N	Range 29W	Section(s) and Subdivision(s) NW,W1/2NE,N1/2SW,NWSE of S5, E1/2NW,NE of S6, SESE of S31, SWSW of S32				

**Cover Type**

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black Spruce	X = Non Stocked
F = Spruce/Fir	MC = Mixed Conifer	T = Tamarack	Y = Sand
G = Grass	MD = Mixed Deciduous	Z = Water	
H = Hemlock	N = Marsh		

**Density**

0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

**Locator Map (1:200,000)**

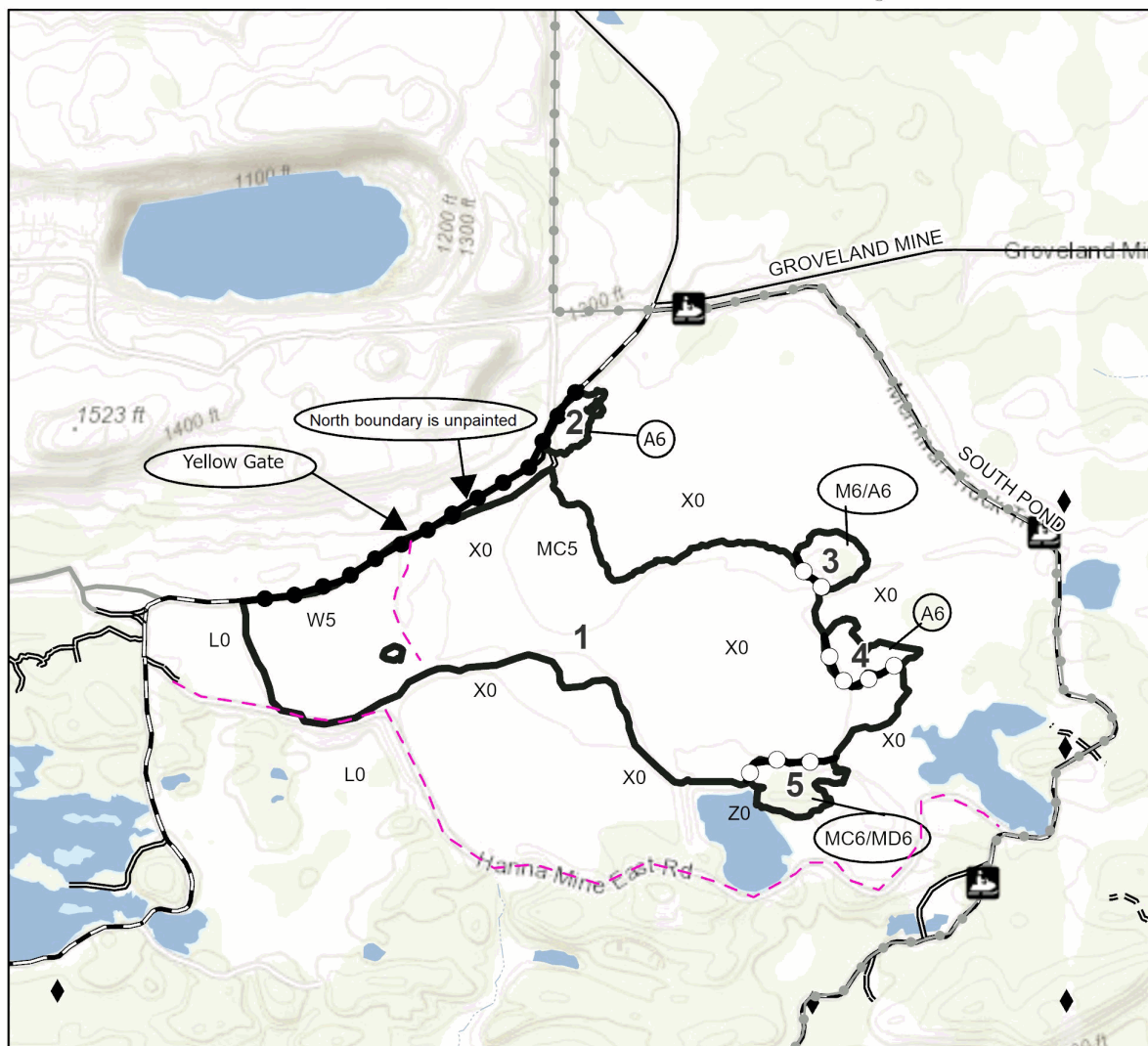
26	25	30	29	28	27
35	36	31	32	33	34
2	1	6	5	4	3
11	12	7	8	9	10

**PU # Acres**

1	250.6
2	5.1
3	7.4
4	7.7
5	9.7

**Groveland Clearing**  
**280.4 Acres**

0 0.5 1 2 Miles

**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Private Line (Road)
- Recreational Trail
- Primary Forest Road
- Secondary Forest Road
- == Forest Access Route
- Paved Road
- - Gravel Road
- - County Road - Seasonal
- Private Road
- ... Closed Road
- ◆ Survey Grade Corner
- Intermittent Stream
- Lakes and Rivers

Use QR Code to open Map in App

