



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7536**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on January 23, 2025.**

LOCATION: **PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI**

CONTACT NAME: Mark Monroe

PHONE NUMBER: (989) 983-4101

PROSPECTUS NOTE: 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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Maude's Maple 2 (53-004-24) / T32N, R02W, SEC. 5 , NW,SWNE,NESW.

Otsego County, Advertised Price \$18,737.05, 78.4 Acres, Hardwood, Sugar Maple.

# TIMBER SALE INFORMATION

Maude's Maple 2 (53-004-24)

T32N, R02W, SEC. 5.

Otsego County (Advertised Price \$18,737.05)

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		
Basswood	6.1 MBF	\$ 56.00 / MBF
Quaking Aspen	23.6 MBF	\$ 38.00 / MBF
Sugar Maple	55.5 MBF	\$ 187.00 / MBF
Pulpwood		
Basswood	9 Cords	\$ 12.25 / Cord
Mixed Hardwood	564 Cords	\$ 12.10 / Cord
Quaking Aspen	10 Cords	\$ 18.55 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 23.52 percent. There are an estimated 783 cords on this timber sale, plus or minus 184 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 \$1,873.71 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:
 

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	6.7%
02	35.2%
03	24.2%
04	16.3%
05	17.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

**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
61,863	783	23.52%	599	967

**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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
1	4,472	57	62.16%	21	92
2	32,484	411	36.74%	260	562
3	14,369	182	51.48%	88	276
7	10,539	133	37.57%	83	184
<b>TOTAL:</b>	<b>61,863</b>	<b>783</b>		<b>453</b>	<b>1,113</b>

**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	8.7	1	8.7
2	41.5	2	24.7
2	41.5	3	16.8
3	9.3	4	9.3
7	18.9	5	18.9
<b>TOTAL:</b>	<b>119.9</b>		<b>78.4</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	1.2	MBF	8.7	\$1,248.25
	Sugar Maple		3.4	MBF		
	Basswood	Pulpwood	5	Cords		
	Mixed Hardwood		40	Cords		
	<i>Beech</i>		20	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Sugar Maple</i>		19	<i>Cords</i>		
2	Quaking Aspen	Sawtimber	13.0	MBF	24.7	\$6,619.15
	Sugar Maple		22.1	MBF		
	Mixed Hardwood	Pulpwood	157	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	0.8	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	55	<i>Cords</i>		
	<i>Ironwood</i>		11	<i>Cords</i>		
	<i>Sugar Maple</i>		89	<i>Cords</i>		
	Quaking Aspen		5	Cords		
	3	Quaking Aspen	Sawtimber	8.8		
Sugar Maple			15.1	MBF		
Mixed Hardwood		Pulpwood	107	Cords		
<i>Beech</i>		<i>Sawtimber</i>	0.5	<i>MBF</i>		
<i>Beech</i>		<i>Pulpwood</i>	38	<i>Cords</i>		
<i>Ironwood</i>			8	<i>Cords</i>		
<i>Sugar Maple</i>			60	<i>Cords</i>		
Quaking Aspen			4	Cords		
4	Basswood	Sawtimber	1.0	MBF	9.3	\$3,050.40
	Quaking Aspen		1.8	MBF		
	Sugar Maple		5.0	MBF		
	Basswood	Pulpwood	1	Cords		
	Mixed Hardwood		162	Cords		
	<i>Beech</i>		18	<i>Cords</i>		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Sugar Maple</i>		58	<i>Cords</i>		
	<i>White Ash</i>		81	<i>Cords</i>		
	Quaking Aspen		1	Cords		
5	Basswood	Sawtimber	3.9	MBF	18.9	\$3,292.25
	Sugar Maple		9.9	MBF		
	Basswood	Pulpwood	3	Cords		
	Mixed Hardwood		98	Cords		
	<i>Beech</i>		2	<i>Cords</i>		
	<i>Ironwood</i>		16	<i>Cords</i>		
	<i>Sugar Maple</i>		78	<i>Cords</i>		
	<i>White Ash</i>		2	<i>Cords</i>		
	TOTAL:			85.2		
TOTAL:			583	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Maude's Maple 2

Sale Number: 53-004-24 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 blue, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with Red X's; no harvesting activities may occur within these areas. Red painted boundary line trees are not Included Timber and are to be protected. Yellow painted trees designating an interior Payment Unit boundary are only to be cut if they are beech, ash, or ironwood trees and are not marked with green paint, when all surrounding Payment Units have been paid.

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

Within Payment Unit(s) 1 and 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all beech, ash, and ironwood greater than three (3) inches at DBH, except do not cut trees marked with green paint.

##### 2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 2-4, cut all trees that are one (1) inch or more at DBH, except do not cut trees marked with green paint above and below stump height. In addition, fallen over or windthrown trees are not Included Timber and may not be utilized. Harvest equipment must go around these areas and leave the trees intact.

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

Note that dead beech and ash are Included Timber and are designated for cutting.

#### 2.2 - Utilization

##### 2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit(s) 1-5. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

##### 2.2.7 - Uncut Designated Trees (2/04)

Liquidated damages of \$5.00 per tree will be assessed for every marked tree not cut. This applies to the orange marked trees in Payment Unit(s) 1 and 5.

##### 2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-5, all wood must be removed by roundwood. No chipping is permitted.

### 3 - Payments

#### 3.6 - Payment Unit Cutting Schedule

##### 3.6.8 - Operating period (5/16)

Once cutting begins, operations must continue until all Payment Units are completed. This requirement is in place to maximize the amount of harvested area so that browse pressure from deer and elk will be spread out.

### 4 - Transportation

#### 4.1 - Construction

##### 4.1.3 - Slash and earthen piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road

maintenance or construction, including stumps, shall be dispersed throughout the sale.

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

Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Contact the Sale Administrator for specific details of design and placement.

#### 4.1.12 - No new roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

### 4.2 - Maintenance

#### 4.2.5 - Two wheel drive condition (2/04)

All existing trail roads on and adjacent to the sale area must be passable by two-wheel drive traffic for the duration of the sale.

### 4.4 - Access

#### 4.4.3 - Access gate (12/08)

The access gate must be locked at all times. This is to prevent someone other than the Purchaser from going through the gate and being locked in.

## 5 - Operations

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.10 - No slash in openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G0 on the Timber Sale Map. Landings are permitted in the non-forested G0 types but not in the portions that are maintained as food plots. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

##### 5.2.1.11 - Slash for reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered. Specifically, for Payment Unit(s) 2-4, slash may not be piled and must be spread evenly throughout the harvest area to ensure proper regeneration of the stand and to limit deer and elk browse.

#### 5.2.2 - Hazard Trees/Snags

##### 5.2.2.1 - Den trees (10/16)

Obvious hollow and/or den trees shall be protected and left standing unless they are a safety hazard.

#### 5.2.3 - Operating Restrictions

##### 5.2.3.1 - Operating restrictions (9/11)

Within Payment Unit(s) 1-5, cutting, skidding, and hauling are limited to the period of October 1 to April 1. This restriction is in place to avoid interference with elk hunting seasons that take place in late summer and early fall. No exceptions will be granted for these operating restrictions.

##### 5.2.3.3 - Bark slippage restriction (3/09)

Within Payment Unit(s) 1-5, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.1 - Dead and down creation, marked trees (10/13)

In Payment Unit(s) 1 and 5, all trees marked with a green "X" must be cut and left. In Payment Unit(s) 2-4, all trees marked with an orange "X" must be pushed over with the root ball still attached. If the diameter of the tree is too large to be pushed over, then it is acceptable to cut and leave the tree. These trees have been taken off the timber tally.

#### 5.2.16 - Equipment recommended (11/18)

It is recommended that a hot-saw or feller-buncher be used in Payment Unit(s) 2-4 to mow down beech and ironwood regeneration. This is because the regeneration is dense in places. As detailed in spec 2.1.7 all regeneration greater than 1" DBH must be cut in these units.

#### 5.2.31 - Landing locations (9/13)

Recommended landing areas are marked on the timber sale map with the letters "LD". Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative.

#### 5.2.38 - No decking against live trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

### 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 is 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.

#### 5.4.2 - Skid trails (2/04)

Skid trails up and down slopes should be avoided. If however this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the sale administrator, seed, fertilizer, and mulch may also be required.

### 5.6 - Debris and Waste Material

#### 5.6.3 - Equipment cleaning (12/17)

For purposes of this provision, "Off-Road Equipment" includes all logging and construction machinery, except for log trucks, chip vans, service vehicles, water trucks, pickup trucks, cars, and similar vehicles. Off-Road Equipment brought on site must be clean and free from plant material and soil prior to arrival on any Payment Unit. Off-Road Equipment shall be cleaned of plant material and dirt prior to being moved to a new stand within the sale. Plant material includes leaves, stems, roots and seeds. Equipment shall be considered clean when a visual inspection does not disclose seeds, soil, vegetative matter, and other debris that could contain or hold seeds. This is to prevent the spread of invasive plant species.

### 5.8 - Protection of Endangered Species

#### 5.8.5 - Protection of raptor nests (3/13)

All trees with raptor nests will be protected if found during harvesting operations. Notification will be made to the Unit Manager or his/her representative who will notify the Wildlife Biologist so an on-site evaluation and recommendation can be made, if necessary.

## 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 Fontinalis/Trowbridge Road 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 due to the ongoing deterioration of timber quality from emerald ash borer and beech bark disease.

### 7.5 - Loss

#### 7.5.1 - Deteriorating timber (7/09)

The sale area has received damage from beech bark disease and emerald ash borer. The majority of the ash is dead and roughly half of the beech is dead. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.





**TIMBER SALE MAP**

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

Sale Number	Date	
<b>53-004-24</b>	08/07/2024	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: Barnes
Pigeon River Country Mgt Unit	Otsego	Cruised By: Barnes

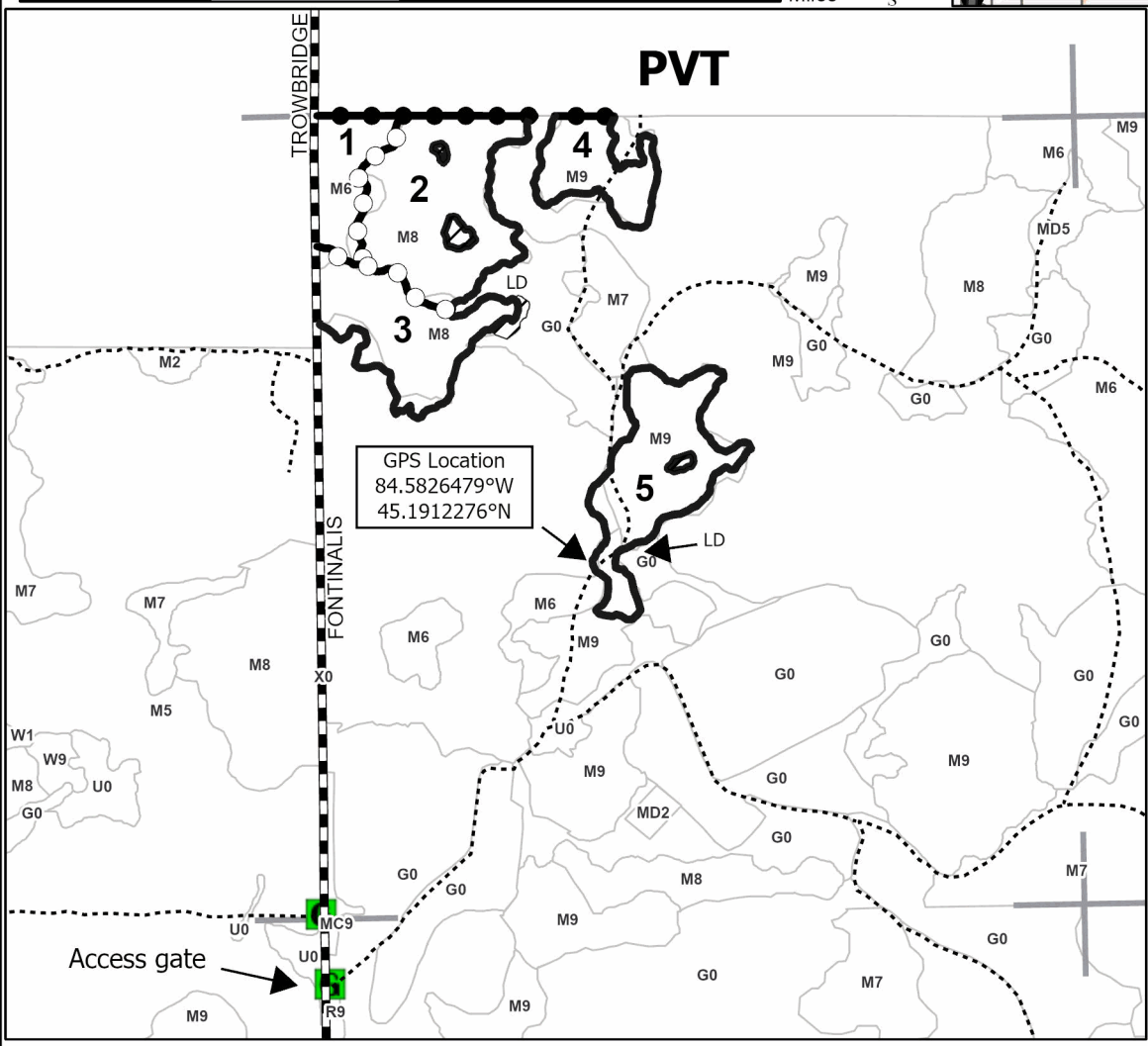
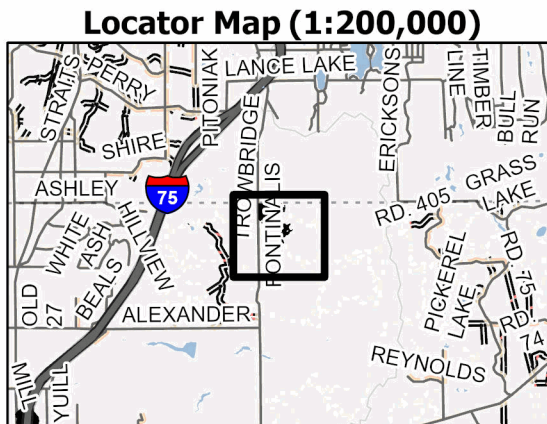
Township	Range	Section(s) and Subdivision(s)
32N	02W	Sec. 5 NW,SWNE,NESW;

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

PU #	Acres
1	8.7
2	24.7
3	16.8
4	9.3
5	18.9

**Maude's Maple 2**  
78.4 Acres



Legend	
	Against State (Red)
	Payment Unit (Yellow)
	Private Line (Blue)
	Retention Areas
	Primary Forest Road
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	Private Gravel/Dirt
	Gate
	Section Corners

Use QR Code to open Map in App

