



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN**

**TIMBER SALE PROSPECTUS #7526**

**REVISION NOTICE #1 - February 13, 2025**

SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on Monday, March 10, 2025

LOCATION: GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841

This prospectus has been modified with the following changes.

Swale Hopper Hardwoods, 32-005-24(2), has been withdrawn from Prospectus 7526. Swale Hopper Hardwoods will be readvertised at a later date.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Mike Brodeur at 906-346-9201 ext. 103.



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LOCATION: **GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.**

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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, GWINN MANAGEMENT UNIT, for certain timber on the following described lands:

Ghost Rider (32-009-24) / T45N, R27W, SEC. 26, SWNW,SW,W1/2SE.

T45N, R27W, SEC. 27, E1/2SE.

T45N, R27W, SEC. 34, S1/2NW,NENE,N1/2SW,SWSW.

T45N, R27W, SEC. 35, NW,W1/2NE.

Marquette County, Advertised Price \$113,684.90, 219.0 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: This sale contains a recreational trail and has various operating restrictions. All operating restriction should be reviewed by purchaser.

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

Ghost Rider (32-009-24)

T45N, R27W, SEC. 26; T45N, R27W, SEC. 27; T45N, R27W, SEC. 34; T45N, R27W, SEC. 35.

Marquette County (Advertised Price \$113,684.90)

SALE NOTE: This sale contains a recreational trail and has various operating restrictions. All operating restriction should be reviewed by purchaser.

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	4.3 MBF	\$ 66.00 / MBF
Pulpwood		
Balsam Fir	146 Cords	\$ 8.45 / Cord
Jack Pine	227 Cords	\$ 36.05 / Cord
Mixed Aspen	4,294 Cords	\$ 19.95 / Cord
Mixed Hardwood	551 Cords	\$ 9.85 / Cord
Mixed Spruce	123 Cords	\$ 8.80 / Cord
Red Oak	6 Cords	\$ 14.35 / Cord
Red Pine	92 Cords	\$ 63.10 / Cord
Tamarack	466 Cords	\$ 12.05 / Cord
White Pine	16 Cords	\$ 18.90 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 14.14 percent. There are an estimated 5,932 cords on this timber sale, plus or minus 839 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 \$11,368.49 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	19.7%
02	19.9%
03	18.9%
04	18.6%
05	4.9%
06	8.5%
07	9.5%

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
468,633	5,932	14.14%	5,093	6,771

## 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
2	63,258	801	25.89%	593	1,008
13	360,477	4,563	17.43%	3,768	5,358
14	7,228	91	48.77%	47	136
262	37,669	477	39.10%	290	663
<b>TOTAL:</b>	<b>468,633</b>	<b>5,932</b>		<b>4,698</b>	<b>7,166</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
2	32.5	6	32.5
13	151.0	1	38.6
13	151.0	2	39.0
13	151.0	3	37.0
13	151.0	4	36.4
14	11.5	5	11.5
262	24.0	7	24.0
<b>TOTAL:</b>	<b>672.0</b>		<b>219.0</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Paper Birch	Sawtimber	0.8	MBF	38.6	\$22,381.20
	Balsam Fir	Pulpwood	36	Cords		
	Jack Pine		38	Cords		
	Mixed Aspen		983	Cords		
	<i>B. T. Aspen</i>		160	Cords		
	<i>Quaking Aspen</i>		823	Cords		
	Mixed Hardwood		97	Cords		
	<i>Paper Birch</i>		44	Cords		
	<i>Red Maple</i>		49	Cords		
	<i>Sugar Maple</i>		4	Cords		
	Mixed Spruce		10	Cords		
	<i>Black Spruce</i>		10	Cords		
	2	Paper Birch	Sawtimber	0.8		
Balsam Fir		Pulpwood	36	Cords		
Jack Pine			39	Cords		
Mixed Aspen			994	Cords		
<i>B. T. Aspen</i>			162	Cords		
<i>Quaking Aspen</i>			832	Cords		
Mixed Hardwood			98	Cords		
<i>Paper Birch</i>			45	Cords		
<i>Red Maple</i>			49	Cords		
<i>Sugar Maple</i>			4	Cords		
Mixed Spruce			10	Cords		
<i>Black Spruce</i>			10	Cords		
3		Paper Birch	Sawtimber	0.8	MBF	37.0
	Balsam Fir	Pulpwood	34	Cords		
	Jack Pine		37	Cords		
	Mixed Aspen		943	Cords		
	<i>B. T. Aspen</i>		154	Cords		
	<i>Quaking Aspen</i>		789	Cords		
	Mixed Hardwood		93	Cords		
	<i>Paper Birch</i>		43	Cords		
	<i>Red Maple</i>		47	Cords		
	<i>Sugar Maple</i>		3	Cords		
	Mixed Spruce		10	Cords		
	<i>Black Spruce</i>		10	Cords		
	4	Paper Birch	Sawtimber	0.7	MBF	
Balsam Fir		Pulpwood	34	Cords		
Jack Pine			36	Cords		
Mixed Aspen			927	Cords		
<i>B. T. Aspen</i>			151	Cords		
<i>Quaking Aspen</i>			776	Cords		
Mixed Hardwood			91	Cords		
<i>Paper Birch</i>			42	Cords		
<i>Red Maple</i>			46	Cords		
<i>Sugar Maple</i>			3	Cords		
Mixed Spruce			9	Cords		
<i>Black Spruce</i>			9	Cords		
5		Jack Pine	Pulpwood	5	Cords	11.5
	Red Pine		86	Cords		
6	Paper Birch	Sawtimber	1.2	MBF	32.5	\$9,651.40
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Aspen		77	Cords		
	<i>Balsam Poplar</i>		22	Cords		
	<i>Quaking Aspen</i>		55	Cords		

**DESCRIPTION OF TIMBER BY PU (PU), CON'T**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Mixed Hardwood	Pulpwood	169	Cords		
	<i>Paper Birch</i>		162	<i>Cords</i>		
	<i>Red Maple</i>		7	<i>Cords</i>		
	Mixed Spruce		84	Cords		
	<i>Black Spruce</i>		81	<i>Cords</i>		
	<i>White Spruce</i>		3	<i>Cords</i>		
	Tamarack		466	Cords		
7	Balsam Fir	Pulpwood	4	Cords	24.0	\$10,807.55
	Jack Pine		72	Cords		
	Mixed Aspen		370	Cords		
	<i>B. T. Aspen</i>		170	<i>Cords</i>		
	<i>Quaking Aspen</i>		200	<i>Cords</i>		
	Mixed Hardwood		3	Cords		
	<i>Red Maple</i>		3	<i>Cords</i>		
	Red Oak		6	Cords		
	Red Pine		6	Cords		
	White Pine		16	Cords		
TOTAL:			4.3	MBF		
TOTAL:			5,921	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Ghost Rider

Sale Number: 32-009-24 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, as well as roads. Exterior sale boundary lines against private property are marked with chevrons in blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the southern boundary of Payment Unit 5 which is unpainted and designated by Charlie Lakes Road. Interior Payment Unit boundaries are marked with yellow paint. The painted exterior 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. Yellow trees are not to be cut if also designated as a leave tree by one of the adjoining units.

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except do not cut white pine, oak, cedar, or hemlock. In addition, do not cut red pine that are 19 inches or more at a stump height of 4 inches.

Within Payment Unit(s) 2, 3, 4, and 6, cut all trees that are two (2) inches or more at DBH except do not cut white pine, red pine, oak, cedar, or hemlock. In addition, all Included Timber marked with blue paint rings will be cut off at 8 feet; top wood will be utilized and bottom 8 feet left standing.

Within Payment Unit(s) 7, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint.

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

Within Payment Unit(s) 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all Included Timber marked with blue paint rings will be cut off at 8 feet; top wood will be utilized and bottom 8 feet left standing.

#### 2.2 - Utilization

##### 2.2.3 - Stump heights (4/07)

Stump heights within Payment Unit 5, shall not exceed 6 inches for all trees.

### 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.

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.

### 4 - Transportation

#### 4.1 - Construction

##### 4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

#### 4.1.6 - Road Construction (4/24)

Construction of new roads or opening of existing closed roads must be approved by the Sale Administrator before construction/re-opening and 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.

## 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 to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 7 days in advance to schedule the conference.

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

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

Slash is to be disposed of as directed by the Sale Administrator.

#### 5.2.3 - Operating Restrictions

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

Within Payment Unit(s) 6, unless changed by written agreement, cutting and skidding are limited to frozen ground conditions, as determined by the Sale Administrator. This restriction is due to wet soils. Frozen ground conditions generally occur from December 1 to April 1.

##### 5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-7, unless changed by written agreement, all equipment, material, and debris brought onto the Sale Area as part of the operation shall be removed within 21 days of inactivity/completion of cutting, skidding, and hauling. This restriction is to maintain general job site cleanliness and order.

##### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 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.

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

Within Payment Unit(s) 7, 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.

#### 5.2.20 - Equipment Width (2/04)

Equipment used to remove designated rows, within Payment Unit 5, must be capable of moving through cut rows without damaging residual trees.

#### 5.2.32 - Decking/Landing Restoration (9/13)

All decking and landing areas must have the surface area restored to a condition equal to or better than before. This is to ensure the proper regeneration of the stand. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

#### 5.2.37 - No Decking Areas (12/08)

No decking is allowed on Kates Grade or Charlie Lakes Road.

#### 5.2.38 - No Decking Against Live Trees (2/04)

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

#### 5.2.39 - ORV Trail/Route Protection (4/18)

A recreational trail runs through the timber sale and is identified on the Timber Sale Map. Trees with blue paint rings, that are designated as Included Timber in spec 2.1.1 and 2.1.3, shall be cut off 8 feet above ground; top wood will be utilized and bottom 8 feet left standing. All stumps within 5 feet of the trail must have a stump height no greater than 4 inches. Maintain a 10-foot-wide slash, debris, and rut free zone daily using the recreational trail as the centerline. Do not run equipment down the recreational trail. Skidding across the recreational trail may only occur in locations approved by the Sale Administrator.

### 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.

#### 5.4.3 - Erosion Control (12/08)

Skid trails or haul roads may require erosion control structures or berms per direction of the Unit Manager or his/her representative.

### 5.5 - Protection of Improvements

#### 5.5.3 - Protection of Improvements Detail (10/13)

Buried cable box locations are detailed on the Timber Sale Map. These locations are approximate and unmapped boxed may exist. It is the responsibility of the Purchaser to contact Miss Dig and avoid damage to buried cable and cable boxes. The Purchaser will be responsible for all damage to buried cable and cable boxes resulting from logging operations.

## 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 Kates Grade and Charlie Lakes 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.

#### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the recreational trail prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. Signs must be removed when harvest operations are suspended or completed. The Purchaser will provide these signs.



### TIMBER SALE MAP

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

Sale Number	Date	
<b>32-009-24</b>	09/13/2024	
Scale	Page	Of
1:20,000	1	1

Forest Management Unit	County	Mapped By: Siler
Gwynn Mgt Unit	Marquette	Cruised By: Siler & Gould

Township	Range	Section(s) and NW,W1/2NE; Subdivision(s) Sec. 26 SWNW,SW,W1/2SE; Sec. 27 E1/2SE; Sec. 34 S1/2NW,NENE,N1/2SW,SWSW; Sec. 35
45N	27W	

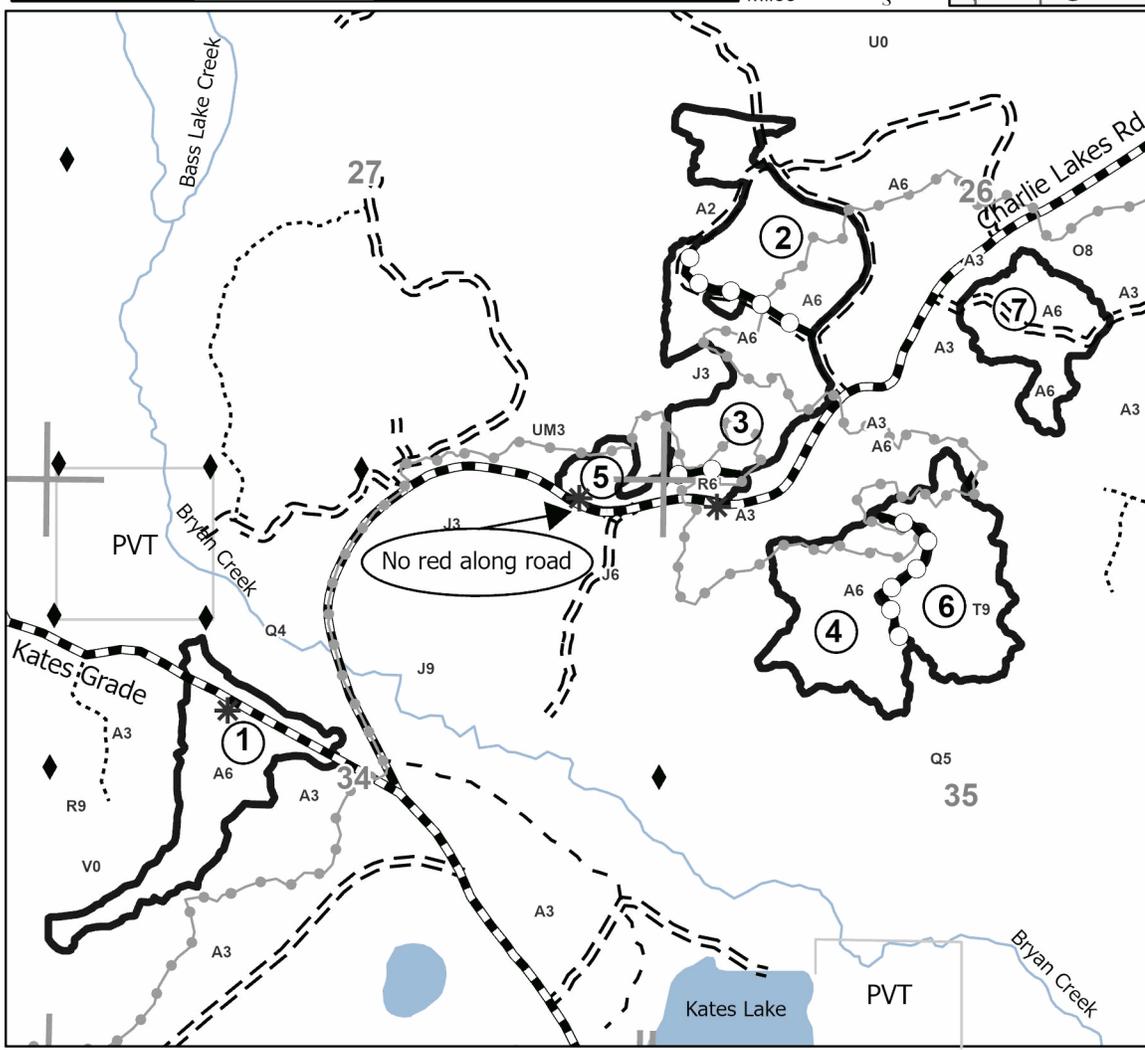
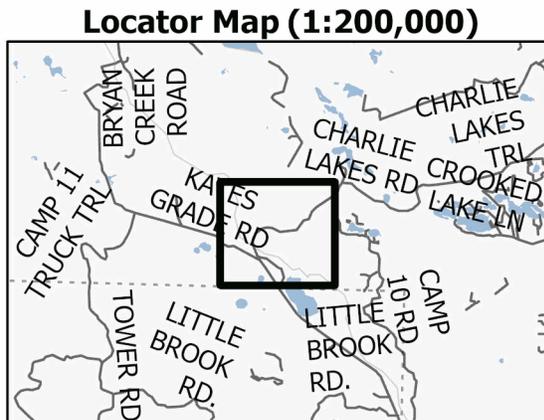
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	PU #	Acres
1	38.6	5	11.5
2	39	6	32.5
3	37	7	24
4	36.4		

# Ghost Rider

Compartment: 32262  
Acres: 219.0



### Legend

- Against State (Red)
- Payment Unit (Yellow)
- Recreational Trail
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Buried Cable Box
- Survey Grade Corner
- Section Corner
- State Boundary
- Payment Unit

Use QR Code to open Map in App

