



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7613**

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

**LOCATION: NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

**CONTACT NAME: Keith Magnusson**

**PHONE NUMBER: (906) 291-0120**

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

**T Lake Hardwoods** (42-003-24) / T45N, R11W, SEC. 22, NENE,S1/2NE,NWSE,S1/2SE.  
T45N, R11W, SEC. 27, NE.

Luce County, Advertised Price \$62,504.65, 186.2 Acres, Hardwood, Sugar Maple.

**SALE NOTE:** No new roads will be permitted in any Payment Unit. All operations are limited to existing road network. Skid trails and back in spurs will be allowed.

Permission for access across private land is the responsibility of the Purchaser.

Within Payment Units 1-7, harvesting is not permitted during the period of April 15 to July 15 because of bark slippage.

A snowmobile trail is shown on the Timber Sale Map. See Sale Spec 5.2.41 for restrictions.

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

T Lake Hardwoods (42-003-24)

T45N, R11W, SEC. 22; T45N, R11W, SEC. 27.

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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		
Black Cherry	22.2 MBF	\$ 98.00 / MBF
Red Maple	52.5 MBF	\$ 32.00 / MBF
Sugar Maple	139.5 MBF	\$ 291.00 / MBF
Pulpwood		
Balsam Fir	92 Cords	\$ 7.55 / Cord
Mixed Hardwood	1,319 Cords	\$ 9.40 / Cord
Quaking Aspen	209 Cords	\$ 22.65 / Cord
Tamarack	50 Cords	\$ 4.55 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 15.63 percent. There are an estimated 2,208 cords on this timber sale, plus or minus 345 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 \$3,125.23 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	10.9%
02	2.5%
03	18.9%
04	21.5%
05	21.1%
06	23.5%
07	1.6%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

### **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
174,452	2,208	15.63%	1,863	2,554

## 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
27	18,510	234	61.37%	91	378
28	135,400	1,714	18.03%	1,405	2,023
29	16,281	206	37.80%	128	284
33	4,261	54	62.30%	20	88
<b>TOTAL:</b>	<b>174,452</b>	<b>2,208</b>		<b>1,644</b>	<b>2,773</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
27	5.4	2	5.4
28	163.2	3	36.3
28	163.2	4	41.2
28	163.2	5	40.6
28	163.2	6	45.1
29	9.3	1	9.3
33	8.3	7	8.3
<b>TOTAL:</b>	<b>675.8</b>		<b>186.2</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black Cherry	Sawtimber	7.8	MBF	9.3	\$6,788.00
	Red Maple		9.0	MBF		
	Sugar Maple		15.3	MBF		
	Balsam Fir	Pulpwood	17	Cords		
	Mixed Hardwood		106	Cords		
	<i>Black Cherry</i>		7	<i>Cords</i>		
	<i>Red Maple</i>		64	<i>Cords</i>		
	<i>Sugar Maple</i>		35	<i>Cords</i>		
	Quaking Aspen		7	Cords		
2	Red Maple	Sawtimber	2.1	MBF	5.4	\$1,576.15
	Balsam Fir	Pulpwood	39	Cords		
	Mixed Hardwood		105	Cords		
	<i>Black Cherry</i>		11	<i>Cords</i>		
	<i>Red Maple</i>		94	<i>Cords</i>		
			50	Cords		
	Tamarack					
3	Black Cherry	Sawtimber	3.2	MBF	36.3	\$11,827.50
	Red Maple		8.9	MBF		
	Sugar Maple		27.3	MBF		
	Balsam Fir	Pulpwood	8	Cords		
	Mixed Hardwood		237	Cords		
	<i>Beech</i>		20	<i>Cords</i>		
	<i>Black Cherry</i>		20	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		80	<i>Cords</i>		
	<i>Sugar Maple</i>		115	<i>Cords</i>		
	Quaking Aspen		44	Cords		
4	Black Cherry	Sawtimber	3.6	MBF	41.2	\$13,422.85
	Red Maple		10.0	MBF		
	Sugar Maple		31.0	MBF		
	Balsam Fir	Pulpwood	9	Cords		
	Mixed Hardwood		269	Cords		
	<i>Beech</i>		23	<i>Cords</i>		
	<i>Black Cherry</i>		23	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		91	<i>Cords</i>		
	<i>Sugar Maple</i>		130	<i>Cords</i>		
	Quaking Aspen		50	Cords		
5	Black Cherry	Sawtimber	3.6	MBF	40.6	\$13,204.50
	Red Maple		9.9	MBF		
	Sugar Maple		30.5	MBF		
	Balsam Fir	Pulpwood	9	Cords		
	Mixed Hardwood		264	Cords		
	<i>Beech</i>		22	<i>Cords</i>		
	<i>Black Cherry</i>		23	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		89	<i>Cords</i>		
	<i>Sugar Maple</i>		128	<i>Cords</i>		
	Quaking Aspen		49	Cords		
6	Black Cherry	Sawtimber	4.0	MBF	45.1	\$14,712.55
	Red Maple		11.0	MBF		
	Sugar Maple		33.9	MBF		
	Balsam Fir	Pulpwood	10	Cords		
	Mixed Hardwood		296	Cords		
	<i>Beech</i>		25	<i>Cords</i>		
	<i>Black Cherry</i>		26	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	<i>Ironwood</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	<i>Red Maple</i>		99	<i>Cords</i>		
	<i>Sugar Maple</i>		143	<i>Cords</i>		
	Quaking Aspen		55	Cords		
7	Red Maple	Sawtimber	1.6	MBF	8.3	\$973.10
	Sugar Maple		1.5	MBF		
	Mixed Hardwood	Pulpwood	42	Cords		
	<i>Black Cherry</i>		18	<i>Cords</i>		
	<i>Red Maple</i>		5	<i>Cords</i>		
	<i>Sugar Maple</i>		19	<i>Cords</i>		
	Quaking Aspen		4	Cords		
TOTAL:			214.2	MBF		
TOTAL:			1,670	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: T Lake Hardwoods**

**Sale Number: 42-003-24 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. 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**

##### **2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)**

Within Payment Unit(s) 2, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut hemlock, or white pine within hemlock inclusions.

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

Within Payment Unit(s) 1 and 3-7, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Except, do not cut hemlock, spruce, or white pine. In addition, the following specifications apply:

- Within Payment Unit(s) 1, 3-5, and 7, cut all beech, aspen, and balsam fir.

- Within Payment Unit(s) 6, do not cut beech.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 3-6, may be divided at the request of the Purchaser and upon approval of the Unit Manager. Dividing Payment Units is a contract modification which requires a Timber Sale Contract Amendment.

### **4 - Transportation**

#### **4.1 - Construction**

##### **4.1.12 - No New Roads (1/12)**

No new roads will be permitted in any Payment Unit. All operations are limited to existing road network. Skid trails and back in spurs will be allowed.

#### **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**

##### **4.4.1 - Private property access (3/11)**

Permission for access across private land is the responsibility of the Purchaser.

##### **4.4.2 - Alternate route on private property (2/04)**

It is the Purchaser's responsibility to obtain access across private land for any routes other than the route shown on the Timber Sale Map.

## **5 - Operations**

### **5.2 - Conduct of Operations**

#### **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**

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

Within Payment Unit(s) 1-7, 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.

##### **5.2.32 - 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.

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

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

##### **5.2.41 - Snowmobile Trail Protection (9/11)**

The snowmobile trail is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. No decking of forest products will be permitted along the snowmobile trail.

### **5.3 - Stream Protection**

#### **5.3.2 - Parking Equipment Near Water (10/23)**

Within Payment Unit(s) 5, 6, & 7, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

### **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.

### **5.8 - 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 onsite 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 County Road 431 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 DNR will provide these signs.

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 DNR will provide these signs.





**TIMBER SALE MAP**

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

Sale Number  
**42-003-24**

Date  
**08/23/2024**

Forest Management Unit  
Newberry Mgt Unit

County  
Luce

Mapped By: Payment

Cruised By: Grossman Forestry

Scale  
1:20,000

Page  
1

Of  
1

Township 45N Range 11W Section(s) and Subdivision(s) Sec. 22 NENE,S1/2NE,NWSE,S1/2SE; Sec. 27 NE;

**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**

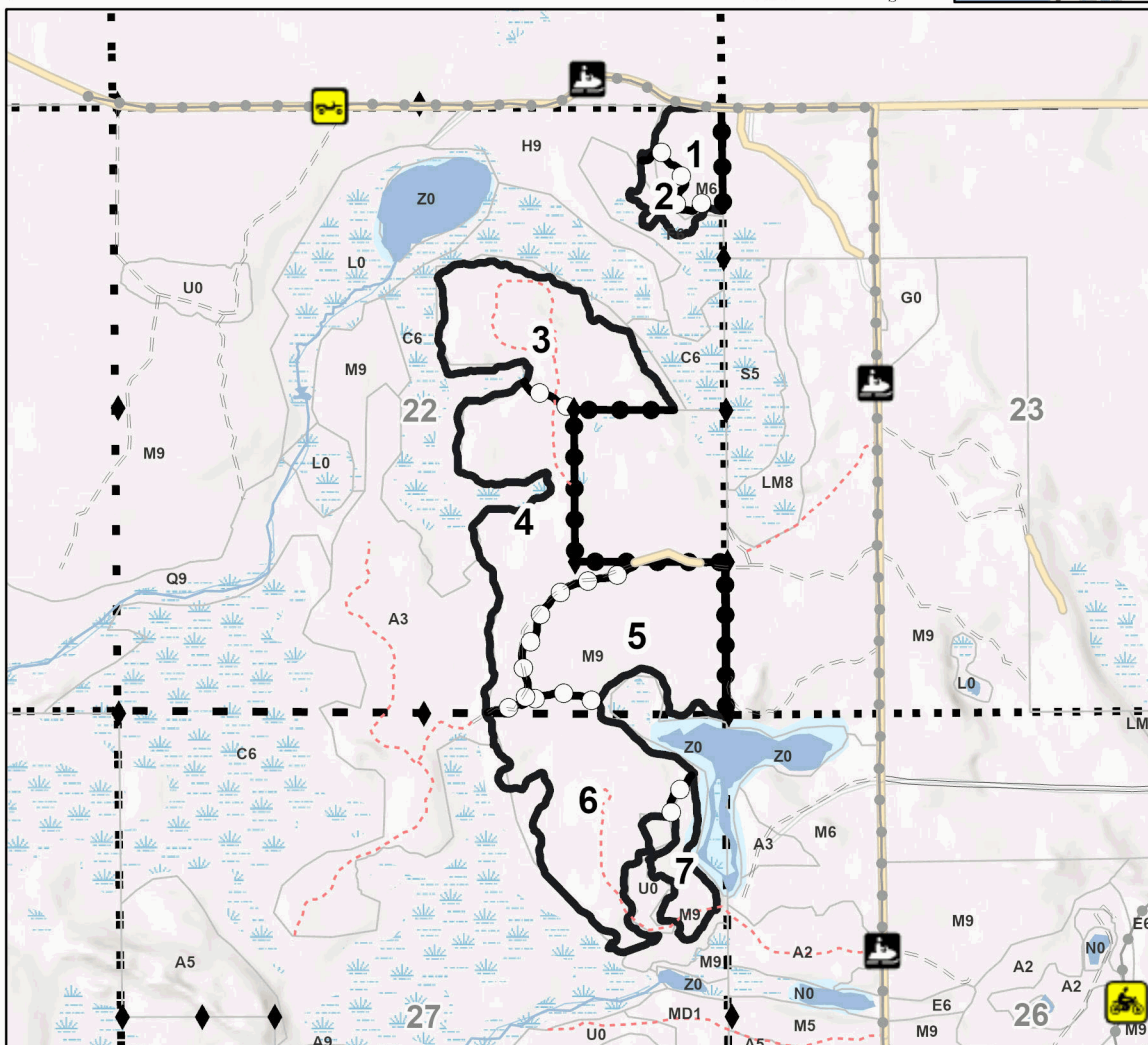
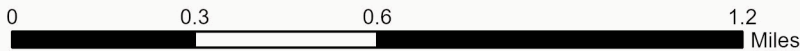
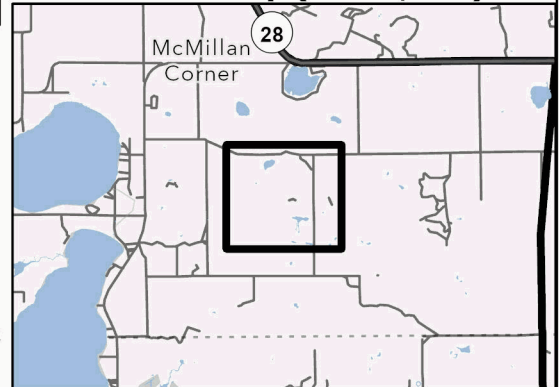
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU #	Acres	PU #	Acres
1	9.3	5	40.6
2	5.4	6	45.1
3	36.3	7	8.3
4	41.2		

**T Lake Hardwoods**

**186.2 Acres**

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



**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Private Line (Blue)
- Recreational Trail
- Secondary Forest Road
- Forest Access Route
- Administrative Access Only
- Non-DNR Road
- ◆ Survey Grade Corner
- Stand
- Sections

Use QR Code to open Map in App

