



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7482**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on November 19, 2024.**

LOCATION: **ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.**

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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

Horseshoe Hardwoods (54-018-24) / T31N, R01E, SEC. 4 , NW,N1/2SW.

T31N, R01E, SEC. 5 , SENW,SW,W1/2SE.

T31N, R01E, SEC. 6 , E1/2SE.

Montmorency County, Advertised Price \$209,718.65, 281.6 Acres, Hardwood, Red Oak.

SALE NOTE: Large acreage with minimal restrictions and relatively flat operating terrain. No recreational trails present. Road work into Payment Units 1 & 2 will be needed, with long skids. Fill material such as gravel will be required on existing access roads through wildlife openings to prevent further damage to current roads. No new roads will be allowed through Wildlife Maintained Openings.

TIMBER SALE INFORMATION

Horseshoe Hardwoods (54-018-24)

T31N, R01E, SEC. 4; T31N, R01E, SEC. 5; T31N, R01E, SEC. 6.

Montmorency County (Advertised Price \$209,718.65)

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	349.8 MBF	\$ 59.00 / MBF
Red Maple	25.9 MBF	\$ 53.00 / MBF
Red Oak	344.0 MBF	\$ 172.00 / MBF
Sugar Maple	230.4 MBF	\$ 297.00 / MBF
Pulpwood		
Basswood	667 Cords	\$ 11.20 / Cord
Mixed Aspen	460 Cords	\$ 19.85 / Cord
Mixed Hardwood	1,748 Cords	\$ 18.90 / Cord
Paper Birch	25 Cords	\$ 15.05 / Cord
Red Oak	384 Cords	\$ 26.10 / Cord
Red Pine	2 Cords	\$ 36.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.02 percent. There are an estimated 5,513 cords on this timber sale, plus or minus 553 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 \$10,485.93 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	28.8%
02	30.3%
03	40.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

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
435,504	5,513	10.02%	4,960	6,065

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
2	170,069	2,153	17.55%	1,775	2,530
26	123,120	1,558	17.25%	1,290	1,827
30	142,315	1,801	17.05%	1,494	2,109
TOTAL:	435,504	5,513		4,559	6,466

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	97.3	3	97.3
26	98.8	1	98.8
30	85.5	2	85.5
TOTAL:	281.6		281.6

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	42.1	MBF	98.8	\$60,464.60
	Red Maple		25.9	MBF		
	Red Oak		149.7	MBF		
	Sugar Maple		38.3	MBF		
	Basswood	Pulpwood	80	Cords		
	Mixed Hardwood		604	Cords		
	<i>Beech</i>		6	<i>Cords</i>		
	<i>Ironwood</i>		34	<i>Cords</i>		
	<i>Red Maple</i>		123	<i>Cords</i>		
	<i>Sugar Maple</i>		441	<i>Cords</i>		
	Red Oak		272	Cords		
	Red Pine		2	Cords		
	2	Basswood	Sawtimber	173.8		
Red Oak			46.8	MBF		
Sugar Maple			92.8	MBF		
Basswood		Pulpwood	362	Cords		
Mixed Aspen			162	Cords		
<i>B. T. Aspen</i>		<i>Sawtimber</i>	5.0	<i>MBF</i>		
<i>B. T. Aspen</i>		<i>Pulpwood</i>	121	<i>Cords</i>		
<i>Quaking Aspen</i>			31	<i>Cords</i>		
Mixed Hardwood			505	Cords		
<i>Beech</i>			10	<i>Cords</i>		
<i>Ironwood</i>			26	<i>Cords</i>		
<i>Sugar Maple</i>			469	<i>Cords</i>		
Paper Birch			13	Cords		
<i>Paper Birch</i>		<i>Sawtimber</i>	3.4	<i>MBF</i>		
<i>Paper Birch</i>		<i>Pulpwood</i>	6	<i>Cords</i>		
Red Oak			24	Cords		
3	Basswood	Sawtimber	133.9	MBF	97.3	\$85,752.00
	Red Oak		147.5	MBF		
	Sugar Maple		99.3	MBF		
	Basswood	Pulpwood	225	Cords		
	Mixed Aspen		298	Cords		
	<i>B. T. Aspen</i>		247	<i>Cords</i>		
	<i>Quaking Aspen</i>		51	<i>Cords</i>		
	Mixed Hardwood		639	Cords		
	<i>Beech</i>		40	<i>Cords</i>		
	<i>Ironwood</i>		18	<i>Cords</i>		
	<i>Sugar Maple</i>		581	<i>Cords</i>		
	Paper Birch		12	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	1.1	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	10	<i>Cords</i>		
	Red Oak		88	Cords		
	TOTAL:			950.1		
TOTAL:			3,286	Cords		

Sale Specific Conditions & Requirements

Sale Name: Horseshoe Hardwoods

Sale Number: 54-018-24 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. 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

2.1.3 - Cut tree marked unit(s) (12/08)

Within Payment Unit(s) 1-3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all aspen and beech, unless marked with green paint.

2.2 - Utilization

2.2.6 - Roundwood operation required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing payment units (7/14)

Payment Unit(s) 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. There will be only one division per Payment Unit.

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 5% 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

4.1.6 - Road construction (4/24)

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, chipped, utilized or otherwise removed from the sale. 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.

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. This is due to heavy vehicle and ORV traffic in the area. Some existing roads may also need to be closed, speak with Sale Administrator

for location(s). In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars, trucks and ORVs. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

4.2 - Maintenance

4.2.2 - Fill material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Acceptable fill material must be gravel or stone and cannot contain clay or any other organic matter.

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. These include the roads through the Wildlife Maintained Openings. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale conference (10/16)

A pre-sale conference on site 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 5 days in advance to schedule the conference.

5.1.3 - Well heads and natural gas pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company (VCP Michigan LLC at 989-732-8499) 14 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. It is encouraged for Purchaser to contact 'MISS DIG' prior to hauling to identify locations of buried pipelines along access roads.

5.1.4 - Post-sale conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash height (12/08)

No slash or tree tops may exceed 36 inches in height.

5.2.1.10 - No slash in openings (5/10)

No brush, chips, slash or any other logging debris is to be left in the maintained wildlife opening after operations are completed. These openings are indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative. These openings may be used for a landing location but will be closely monitored.

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) 1-3, 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.

5.2.3.4 - Oak wilt restriction, no exceptions (1/18)

Within the Sale Area, cutting, and skidding within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt. Hauling will be allowed only if precautions such as brushing of roads is completed and approved by Sale Administrator.

5.2.3.5 - Oak wilt restriction (1/18)

Within the Sale Area, 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 15th and clearing a tree-length buffer along uncut oak cover before April 15th. These steps must be approved by the Sale Administrator in order to allow for hauling. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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. See spec 5.2.1.10 if the wildlife openings (labeled G0 on sale map) are used for a landing.

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

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

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.



TIMBER SALE MAP

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

Sale Number
54-018-24

Date
07/08/2024

Forest Management Unit
Atlanta Mgt Unit

County
Montmorency

Mapped By: T.Kubitskey
Cruised By: Kubitskey, Coy, Bundschuh

Scale
1:20,000

Page
1

Of
1

Township
31N

Range
01E

Section(s) and Subdivision(s)
Sec. 4 NW,N1/2SW; Sec. 5 SENW,SW,W1/2SE; Sec. 6 E1/2SE;

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

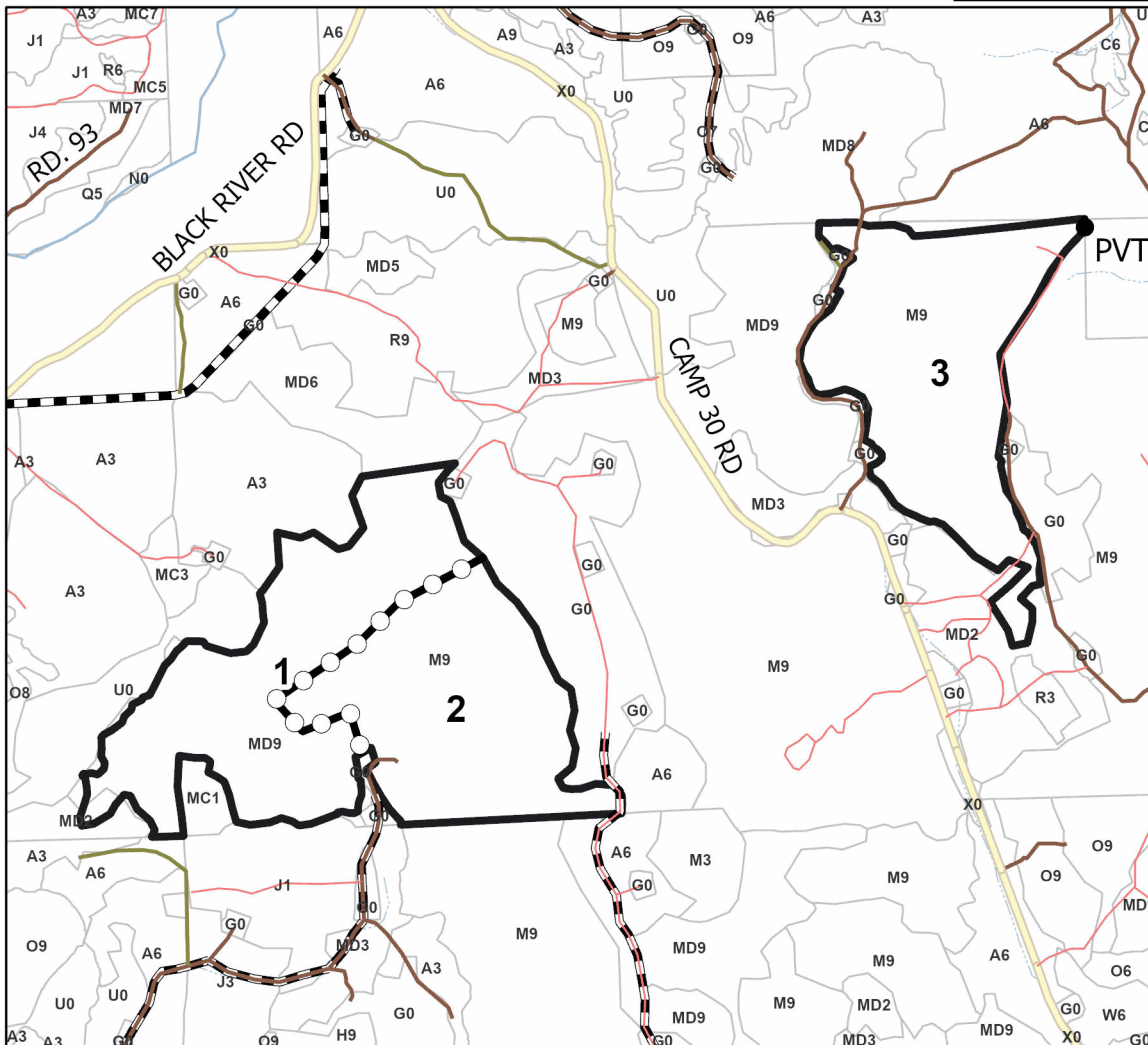
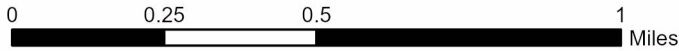
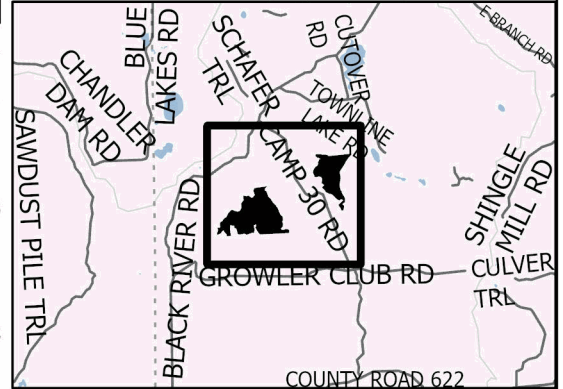
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU #	Acres
1	98.8
2	85.5
3	97.3

Horseshoe Hardwoods

281.6 Acres

Locator Map (1:200,000)



Legend

- Against State (Red)
- Payment Unit (Yellow)
- Private Line (Blue)
- Stand
- Pipeline
- Intermittent Stream
- Perennial River
- Primary Forest Road
- Secondary Forest Road
- Forest Access Route
- Administrative Access Only
- County Road

Best access into Units 1 & 2 is from the south. Landing locations are to be determined during pre-sale conference.

Use QR Code to open Map in App

