



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7509**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on November 20, 2024.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Flsher

PHONE NUMBER: (231) 745-4651

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

Horseshoe Oak & Aspen (63-004-24) / T18N, R12W, SEC. 10, SWNW,NWSW.

T18N, R12W, SEC. 15, SENW,S1/2NE,NESW,SE.

T18N, R12W, SEC. 9 , SENE,NESE.

Lake County, Advertised Price \$134,935.80, 83.5 Acres, Aspen, Hardwood.

# TIMBER SALE INFORMATION

Horseshoe Oak & Aspen (63-004-24)

T18N, R12W, SEC. 10; T18N, R12W, SEC. 15; T18N, R12W, SEC. 9.

Lake County (Advertised Price \$134,935.80)

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>
<b>Sawtimber</b>		
B. T. Aspen	295.7 MBF	\$ 78.00 / MBF
Black/Red (Hybrid) Oak	348.4 MBF	\$ 106.00 / MBF
Red Maple	57.0 MBF	\$ 78.00 / MBF
Red Oak	68.7 MBF	\$ 165.00 / MBF
Red Pine	20.4 MBF	\$ 103.00 / MBF
White Oak	98.3 MBF	\$ 107.00 / MBF
White Pine	53.1 MBF	\$ 71.00 / MBF
<b>Pulpwood</b>		
B. T. Aspen	559 Cords	\$ 23.00 / Cord
Mixed Hardwood	280 Cords	\$ 19.15 / Cord
Mixed Oak	440 Cords	\$ 31.70 / Cord
Red Pine	5 Cords	\$ 41.90 / Cord
White Pine	331 Cords	\$ 31.40 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 12.26 percent. There are an estimated 3,822 cords on this timber sale, plus or minus 469 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 \$6,746.79 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	18.4%
02	34.9%
03	17.3%
04	29.4%
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
301,951	3,822	12.26%	3,354	4,291

**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
173	66,705	844	19.71%	678	1,011
276	60,569	767	33.81%	507	1,026
285	87,310	1,105	26.72%	810	1,401
292	87,366	1,106	19.60%	889	1,323
<b>TOTAL:</b>	<b>301,951</b>	<b>3,822</b>		<b>2,884</b>	<b>4,760</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
173	20.5	1	20.5
276	18.0	3	18.0
285	20.6	4	20.6
292	24.4	2	24.4
<b>TOTAL:</b>	<b>83.5</b>		<b>83.5</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	209.7	MBF	20.5	\$24,809.30
	Red Maple		4.9	MBF		
	B. T. Aspen	Pulpwood	286	Cords		
	Mixed Hardwood		20	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	2.8	<i>MBF</i>		
	<i>Black Cherry</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Red Maple</i>		12	<i>Cords</i>		
	Mixed Oak		35	Cords		
	/Red (Hybrid) Oak		21	Cords		
	<i>Red Oak</i>		14	Cords		
2	B. T. Aspen	Sawtimber	8.9	MBF	24.4	\$47,211.90
	Black/Red (Hybrid)		156.4	MBF		
	Red Maple		15.9	MBF		
	Red Oak		65.6	MBF		
	White Oak		64.7	MBF		
	White Pine		2.0	MBF		
	B. T. Aspen	Pulpwood	8	Cords		
	Mixed Hardwood		74	Cords		
	<i>Red Maple</i>		74	<i>Cords</i>		
	Mixed Oak		239	Cords		
	/Red (Hybrid) Oak		86	Cords		
	<i>Red Oak</i>		50	<i>Cords</i>		
	<i>White Oak</i>		103	<i>Cords</i>		
	White Pine		52	Cords		
3	B. T. Aspen	Sawtimber	62.0	MBF	18.0	\$23,289.85
	Black/Red (Hybrid)		11.1	MBF		
	Red Maple		14.7	MBF		
	Red Oak		3.1	MBF		
	Red Pine		17.3	MBF		
	White Pine		40.5	MBF		
	B. T. Aspen	Pulpwood	162	Cords		
	Mixed Hardwood		71	Cords		
	<i>Black Cherry</i>		9	<i>Cords</i>		
	<i>Red Maple</i>		62	<i>Cords</i>		
	Mixed Oak		14	Cords		
	/Red (Hybrid) Oak		12	Cords		
	<i>Red Oak</i>		2	<i>Cords</i>		
	Red Pine		3	Cords		
White Pine		169	Cords			
4	B. T. Aspen	Sawtimber	15.1	MBF	20.6	\$39,624.75
	Black/Red (Hybrid)		180.9	MBF		
	Red Maple		21.5	MBF		
	Red Pine		3.1	MBF		
	White Oak		33.6	MBF		
	White Pine		10.6	MBF		
	B. T. Aspen	Pulpwood	103	Cords		
	Mixed Hardwood		115	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	3.1	<i>MBF</i>		
	<i>Black Cherry</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	<i>Red Maple</i>		108	<i>Cords</i>		
	Mixed Oak		152	Cords		
	/Red (Hybrid) Oak		91	Cords		
	<i>White Oak</i>		61	<i>Cords</i>		
Red Pine		2	Cords			
White Pine		110	Cords			

TOTAL:	941.6	MBF
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TOTAL:	1,615	Cords
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## Sale Specific Conditions & Requirements

Sale Name: Horseshoe Oak & Aspen

Sale Number: 63-004-24 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 red and yellow 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 paint; no harvesting activities may occur within these areas. 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

##### 2.1.1 - Clearcut unit(s) with unmerchantable trees (6/14)

Within Payment Unit(s) 1 and 3, cut all trees that are two (2) inches or more at DBH, except do not cut hemlock, cedar, or trees marked with green paint. In addition, the following exceptions apply:

- Within Payment Unit 1, do not cut oak that are 10 inches or more at DBH, or any white pine.

- Within Payment Unit 3, do not cut white pine that are 24 inches or more at DBH, or any white oak.

##### 2.1.2 - Clearcut unit(s) w/o unmerchantable trees (8/11)

Within Payment Unit(s) 2 and 4, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut white pine that are 24 inches or more at DBH. In addition, do not cut any trees marked with green paint. Also, within Payment Unit 2, do not cut any red pine.

##### 2.1.15 - Hazard trees near roads (11/20)

Cut and remove all standing dead trees within 50 feet of the cleared portion of Kings Highway. These trees may be utilized or must be scattered back into the Sale Area.

### 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.

### 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.

##### 4.1.6 - 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, 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.

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

All new roads built into the sale must be blocked to vehicle traffic upon completion of the sale. 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. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. 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.

### 4.2 - Maintenance

#### 4.2.1 - Hauling restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or may occur during wet weather conditions.

#### 4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. 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.

#### 4.2.5 - 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.

## 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 a Payment Unit, 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.

#### 5.1.4 - 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 24 inches in height.

#### 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 and 3, cutting and skidding are limited to the period of frozen winter or dry summer conditions. This restriction is because of the Eastern Massasauga Rattlesnake.

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

Within Payment Unit(s) 1, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

#### 5.2.3.5 - Oak wilt restriction (1/18)

Within Payment Unit(s) 2, 3, and 4, 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. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.2 - Dead and down creation, hare and grouse (1/14)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two 14 inch diameter or larger log size pieces on the ground for every two acres. They should be scattered throughout the sale or positioned per the Sale Administrator's instructions. If possible, the logs or trees should be felled so they overlap. Note these pieces should have a minimum length of five feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree.

##### 5.2.29 - Shrub protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

##### 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. In addition, the area must be seeded with 2 pounds of a brome, tall fescue, orchard, and timothy grass mix.

##### 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.

### 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 Kings Highway 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.



**TIMBER SALE MAP**

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

Sale Number  
**63-004-24**

Date  
**08/21/2024**

Forest Management Unit	County	Mapped By: T. Lewis
Cadillac Mgt Unit	Lake	Cruised By: M. Adamczyk

Scale	Page	Of
1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
18N	12W	Sec. 10 SWNW,NWSW; Sec. 15 SENW,S1/2NE,NESW,SE; Sec. 9 SENE,NESE;

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		

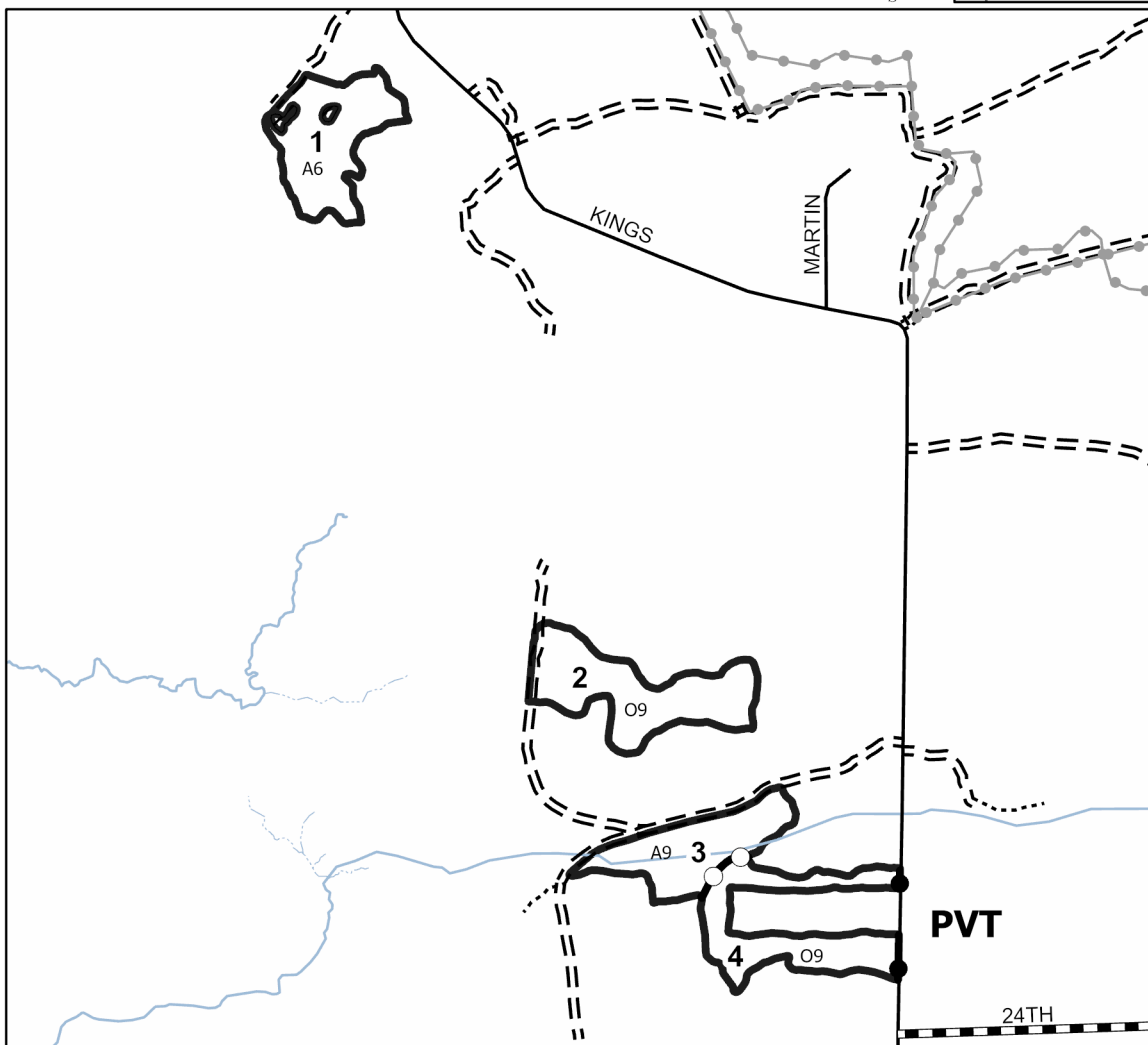
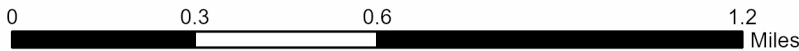
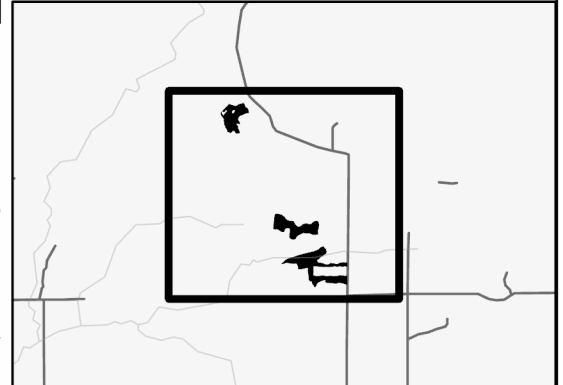
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU #	Acres
1	20.5
2	24.4
3	18
4	20.6

**Horseshoe Oak & Aspen**

**83.5 Acres**

**Locator Map (1:100,000)**



**Legend**

- Against State (Red)
- Retention Areas
- Payment Unit (Yellow)
- Private Line (Blue)
- Recreational Trail
- Paved Road
- Gravel Road
- County Road - Seasonal
- Private Road

Use QR Code to open Map in App

