



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7916**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on October 1, 2026.

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:

Magoo Mix (54-021-24) / T31N, R02E, SEC. 12, NESW,NWSE.

Montmorency County, Advertised Price \$12,090.85, 25.7 Acres, Aspen, Hardwood.

SALE NOTE: Oak wilt specifications. Recreation trail protection specifications. Tree list available upon request. CR 624 offers Class A access.

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

Magoo Mix (54-021-24)

T31N, R02E, SEC. 12.

Montmorency County (Advertised Price \$12,090.85)

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	26.4 MBF	\$ 78.00 / MBF
Red Oak	11.1 MBF	\$ 131.00 / MBF
Red Pine	17.7 MBF	\$ 98.00 / MBF
Pulpwood		
Balsam Fir	11 Cords	\$ 16.25 / Cord
Jack Pine	30 Cords	\$ 3.35 / Cord
Mixed Aspen	85 Cords	\$ 11.80 / Cord
Mixed Hardwood	61 Cords	\$ 13.90 / Cord
Mixed Oak	112 Cords	\$ 31.90 / Cord
Red Pine	38 Cords	\$ 30.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 29.36 percent. There are an estimated 469 cords on this timber sale, plus or minus 138 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 \$1,000.00 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 | 46.0% |
| 02 | 54.0% |
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
37,082	469	29.36%	332	607

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
84	29,268	370	35.62%	239	502
87	7,813	99	43.95%	55	142
TOTAL:	37,082	469		294	645

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
84	15.0	1	7.0
		2	8.0
87	10.7	1	4.4
		2	6.3
TOTAL:	25.7		25.7

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid	Sawtimber	12.1	MBF	11.4	\$5,555.80
	/Red (Hybrid) Oak		11.8	MBF		
	Northern Pin Oak		0.3	MBF		
	Red Oak		5.2	MBF		
	Red Pine		8.2	MBF		
	Balsam Fir	Pulpwood	5	Cords		
	Jack Pine		13	Cords		
	Jack Pine	Sawtimber	1.4	MBF		
	Jack Pine	Pulpwood	10	Cords		
	Mixed Aspen		39	Cords		
	B. T. Aspen	Sawtimber	2.5	MBF		
	B. T. Aspen	Pulpwood	32	Cords		
	Quaking Aspen		2	Cords		
	Mixed Hardwood		27	Cords		
	Red Maple	Sawtimber	0.8	MBF		
	Red Maple	Pulpwood	25	Cords		
	Mixed Oak		51	Cords		
	/Red (Hybrid) Oak		39	Cords		
	Northern Pin Oak		5	Cords		
	Red Oak		7	Cords		
	Red Pine		18	Cords		
2	Black/Red (Hybrid	Sawtimber	14.3	MBF	14.3	\$6,548.95
	/Red (Hybrid) Oak		14.0	MBF		
	Northern Pin Oak		0.3	MBF		
	Red Oak		5.9	MBF		
	Red Pine		9.5	MBF		
	Balsam Fir	Pulpwood	6	Cords		
	Jack Pine		17	Cords		
	Jack Pine	Sawtimber	1.6	MBF		
	Jack Pine	Pulpwood	14	Cords		
	Mixed Aspen		46	Cords		
	B. T. Aspen	Sawtimber	2.8	MBF		
	B. T. Aspen	Pulpwood	37	Cords		
	Quaking Aspen		3	Cords		
	Mixed Hardwood		35	Cords		
	Red Maple	Sawtimber	1.0	MBF		
	Red Maple	Pulpwood	33	Cords		
	Mixed Oak		61	Cords		
	/Red (Hybrid) Oak		46	Cords		
	Northern Pin Oak		7	Cords		
	Red Oak		8	Cords		
	Red Pine		20	Cords		
TOTAL:			55.2	MBF		
TOTAL:			338	Cords		

Sale Specific Conditions & Requirements

Sale Name: Magoo Mix

Sale Number: 54-021-24 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 the word "cut". 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 & 2, cut all trees that are two (2) inches or more at DBH except green painted trees. In addition, protect oak and pine seedlings/saplings in accordance with spec 3.4.1.

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

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, if more than 50% of the oak/pine tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$200 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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

4.1.3 - 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 may be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. Contact the sale administrator for specific details of design and placement.

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. Fill material shall be cobbles, crushed stone, or gravel containing neither organic matter nor clay.

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 (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations a Payment Unit to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 10 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

5.2.2 - 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

5.2.3.5 - 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 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.

5.2.3.11 - Coppice Regeneration Protection (4/10)

Timber harvesting in any Payment Unit must be completed before significant deciduous sprouting occurs in that Payment Unit so as to minimize damage to the new regeneration. Any post harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s), leave one, 12" diameter or larger log-length (8 foot minimum if not a full tree length of the largest diameter in the area) piece on the ground for every 2 acres, preferably a hardwood species such as oak or maple or if no hardwoods present, a pine species (white or red). These trees will be scattered

evenly throughout the unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

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.

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

The Atlanta Trail is an ORV trail (50") and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within 5 feet of the trail must either be cut flush with the ground or left at least 5 feet tall. Maintain a 20 foot wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route 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.

5.8 - 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

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Atlanta 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
54-021-24

Date
02/06/2025

Forest Management Unit			County	Mapped By: Natzke	Scale 1:15,840	Page 1	Of 1
Atlanta Mgt Unit			Montmorency	Cruised By: Natzke			
Township 31N	Range 02E	Section(s) and Subdivision(s) Sec. 12 NESW,NWSE;					

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

Locator Map 1:200,000



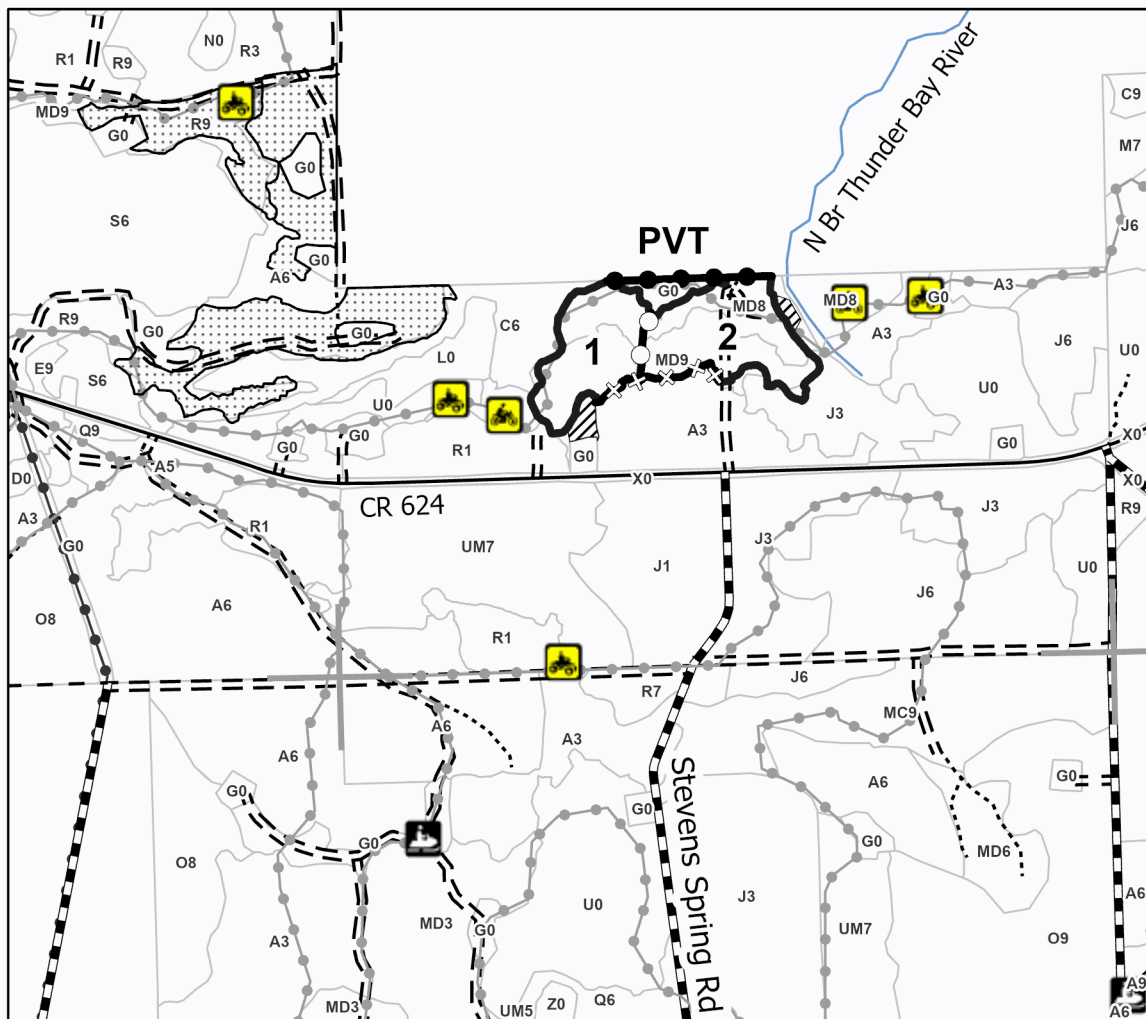
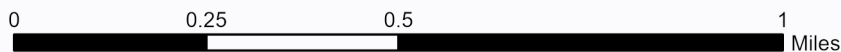
PU #	Acres
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2	100
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11	100
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99	100
100	100

1	11.4
2	14.3

Magoo Mix

Compartment 39

25.7 Acres



Legend

-  Against State (red)
-  Against State (Cover Type Change)
-  Private Line (Blue)
-  Payment Unit (Yellow)
-  Retention Areas
-  Nearby Timber Sale
-  Stand
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Government Gravel/Dirt
-  Private Gravel/Dirt
-  Powerline
-  Recreational Trails
-  Motorcycle
-  ORV Trail
-  Snowmobile
-  MIRIS Section Corner

