



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7697**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on April 27, 2026.**

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:

Dinotopia (32-016-25) / T45N, R22W, SEC. 15, NWNW,SWSW.

T45N, R22W, SEC. 16, E1/2NW,NE,NESW,E1/2SE.

T45N, R22W, SEC. 4 , SENW,SWNE,SWSW,S1/2SE.

T45N, R22W, SEC. 9 , N1/2NW,SENW.

Alger County, Advertised Price \$86,936.50, 228.8 Acres, Hardwood, Sugar Maple.

SALE NOTE: Payment Units 3, 4, and 9 are restricted to winter harvest (12/1 - 4/1). This sale requires a stream crossing, spec 4.1.2. This sale also requires access through private property, spec 4.4.1. Contact DNR for more information regarding private property access.

Access may be through private land.

TIMBER SALE INFORMATION

Dinotopia (32-016-25)

T45N, R22W, SEC. 15; T45N, R22W, SEC. 16; T45N, R22W, SEC. 4; T45N, R22W, SEC. 9.

Alger County (Advertised Price \$86,936.50)

SALE NOTE: Payment Units 3, 4, and 9 are restricted to winter harvest (12/1 - 4/1). This sale requires a stream crossing, spec 4.1.2. This sale also requires access through private property, spec 4.4.1. Contact DNR for more information regarding private property access.

Access may be through private land.

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	5.0 MBF	\$ 60.00 / MBF
Beech	4.5 MBF	\$ 127.00 / MBF
Black Cherry	1.7 MBF	\$ 78.00 / MBF
Red Maple	80.7 MBF	\$ 122.00 / MBF
Sugar Maple	197.5 MBF	\$ 222.00 / MBF
Yellow Birch	3.2 MBF	\$ 27.00 / MBF
Pulpwood		
Balsam Fir	91 Cords	\$ 11.10 / Cord
Balsam Poplar	8 Cords	\$ 21.55 / Cord
Mixed Hardwood	209 Cords	\$ 13.40 / Cord
Quaking Aspen	22 Cords	\$ 21.55 / Cord
Red Maple	680 Cords	\$ 13.40 / Cord
Sugar Maple	1,288 Cords	\$ 13.40 / Cord
White Spruce	112 Cords	\$ 11.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 8.77 percent. There are an estimated 3,092 cords on this timber sale, plus or minus 271 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 \$8,693.65 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	21.3%
02	8.2%
03	4.9%
04	14.6%
05	21.8%
06	6.6%
07	14.7%
08	2.4%
09	3.5%
10	2.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
244,301	3,092	8.77%	2,821	3,364

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
3	2,824	36	78.89%	8	64
7	37,020	469	23.55%	358	579
13	29,123	369	24.85%	277	460
15	7,227	91	54.15%	42	141
28	14,037	178	42.26%	103	253
30	17,411	220	30.78%	153	288
38	59,995	759	17.37%	628	891
47	5,441	69	42.98%	39	98
50	40,786	516	21.39%	406	627
51	9,873	125	73.58%	33	217
76	20,565	260	27.86%	188	333
TOTAL:	244,301	3,092		2,233	3,951

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	8.4	MBF	33.1	\$18,497.30
	Sugar Maple		57.7	MBF		
	Balsam Fir	Pulpwood	9	Cords		
	Mixed Hardwood		4	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	Red Maple		23	Cords		
	Sugar Maple		310	Cords		
	White Spruce		4	Cords		
2	Basswood	Sawtimber	2.9	MBF	37.8	\$7,116.95
	Red Maple		4.7	MBF		
	Sugar Maple		10.1	MBF		
	Balsam Fir	Pulpwood	10	Cords		
	Mixed Hardwood		38	Cords		
	<i>Basswood</i>		31	<i>Cords</i>		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Ironwood</i>		3	<i>Cords</i>		
	Red Maple		120	Cords		
	Sugar Maple		132	Cords		
White Spruce		11	Cords			
3	Red Maple	Sawtimber	6.1	MBF	12.2	\$4,268.00
	Sugar Maple		7.0	MBF		
	Mixed Hardwood	Pulpwood	19	Cords		
	<i>Beech</i>		11	<i>Cords</i>		
	<i>Black Cherry</i>		8	<i>Cords</i>		
	Red Maple		45	Cords		
	Sugar Maple		83	Cords		
4	Basswood	Sawtimber	1.0	MBF	34.4	\$12,725.80
	Red Maple		21.1	MBF		
	Sugar Maple		30.4	MBF		
	Balsam Fir	Pulpwood	14	Cords		
	Mixed Hardwood		1	Cords		
	<i>Basswood</i>		1	<i>Cords</i>		
	Quaking Aspen		8	Cords		
	Red Maple		98	Cords		
Sugar Maple		126	Cords			
5	Basswood	Sawtimber	0.8	MBF	39.6	\$18,915.65
	Beech		3.5	MBF		
	Red Maple		11.5	MBF		
	Sugar Maple		50.4	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Hardwood		60	Cords		
	<i>Basswood</i>		2	<i>Cords</i>		
	<i>Beech</i>		51	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Ironwood</i>		4	<i>Cords</i>		
	Quaking Aspen		11	Cords		
	Red Maple		102	Cords		
	Sugar Maple		253	Cords		
6	Basswood	Sawtimber	0.3	MBF	12.0	\$5,732.75
	Beech		1.0	MBF		
	Red Maple		3.5	MBF		
	Sugar Maple		15.3	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Hardwood		18	Cords		
	<i>Beech</i>		16	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	<i>Black Cherry</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	Quaking Aspen		3	Cords		
	Red Maple		31	Cords		
	Sugar Maple		77	Cords		
7	Red Maple	Sawtimber	21.4	MBF	38.0	\$12,778.95
	Sugar Maple		20.6	MBF		
	Balsam Fir	Pulpwood	25	Cords		
	Balsam Poplar		8	Cords		
	Mixed Hardwood		11	Cords		
	<i>Black Cherry</i>		6	<i>Cords</i>		
	<i>Ironwood</i>		5	<i>Cords</i>		
	Red Maple		150	Cords		
	Sugar Maple		215	Cords		
	White Spruce		9	Cords		
8	Black Cherry	Sawtimber	1.7	MBF	4.3	\$2,093.20
	Red Maple		1.7	MBF		
	Sugar Maple		4.9	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Hardwood		4	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	Red Maple		23	Cords		
	Sugar Maple		21	Cords		
9	Red Maple	Sawtimber	2.3	MBF	13.4	\$3,046.75
	Yellow Birch		3.2	MBF		
	Balsam Fir	Pulpwood	7	Cords		
	Mixed Hardwood		45	Cords		
	<i>Beech</i>		1	<i>Cords</i>		
	<i>Yellow Birch</i>		44	<i>Cords</i>		
	Red Maple		83	Cords		
	Sugar Maple		37	Cords		
White Spruce		33	Cords			
10	Sugar Maple	Sawtimber	1.1	MBF	4.0	\$1,761.15
	Balsam Fir	Pulpwood	20	Cords		
	Mixed Hardwood		9	Cords		
	<i>Black Cherry</i>		7	<i>Cords</i>		
	<i>Ironwood</i>		2	<i>Cords</i>		
	Red Maple		5	Cords		
	Sugar Maple		34	Cords		
	White Spruce		55	Cords		
TOTAL:			292.6	MBF		
TOTAL:			2,410	Cords		

Sale Specific Conditions & Requirements

Sale Name: Dinotopia

Sale Number: 32-016-25 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. Special Protection Areas 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 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

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

Within Payment Unit(s) 9 and 10, cut all trees that are two (2) inches or more at DBH except:

Within Payment Unit(s) 9, do not cut cedar, hemlock and healthy beech.

Within Payment Unit(s) 10, do not cut cedar, hemlock, and white pine.

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

Within Payment Unit(s) 1-8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.11 - Description of Timber Note (2/04)

Note that Payment Unit 8 is an optional Payment Unit. Removing this Payment Unit from the sale is a contract modification which requires a Timber Sale Contract Amendment.

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. 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

4.1.1 - Stream Crossings, General (1/25)

All stream crossing structures will be temporary and, therefore, shall be provided by the Purchaser and must be removed upon completion of the sale. All permits for stream crossings will be provided by the DNR. The DNR must be given 60-day notice for requested stream crossing permits.

4.1.2 - Stream Crossings, Specific (3/11)

Access to the northern portion of Payment Unit 7 will require a stream crossing, at the location shown on the timber sale map. The DNR has obtained the required stream crossing permit for Payment Unit 7; the stream crossing will require timber mats and frozen ground conditions. Contact Sale Administrator for copy of permit. There is a drainage/intermittent stream in

Payments Units 2 and 4, as shown on the Timber Sale Map. The Payment Units are accessible without the necessity of crossing the stream. Mats will be needed for crossing low drainage area. Trees along the streams are marked with double red slashes to help identify the location.

4.1.5 - Culverts (5/14)

Roads may require the installation of culverts for cross drainage or at natural drainage-ways. If culverts are needed in these locations, their placement and size will be specified by the Sale Administrator, and they shall be installed prior to hauling. The culverts shall be new, corrugated metal or plastic gauge. If culverts are removed, fill shall be removed from wetland soils as specified. Soils shall be maintained and left in a non-erodible condition, with water bars, seed, fertilizer, mulch, and slash installed as directed by the Sale Administrator and as specified in the BMP manual. Stream crossing permits, if needed, will be obtained by the DNR.

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. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

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. Should the Purchaser desire to cross private land, a copy of the written permission from the private landowner may be required by the DNR.

5 - Operations

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) 3, 4, and 9, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen conditions generally the period of 12/1 - 4/1. This restriction is due to wet soils.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-8, 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.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails require extra protection such as that afforded by interlocking composite mats or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the sale administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$2,000.00

per composite mat will be assessed for all damaged or non-returned mats. Damage for the composite mats is defined as cracked or broken mats.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 2, and 6-8, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is due to areas of wet soils.

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 are 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.

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash, stumps, and/or clean straw bales native to the area as soon as use is complete to prevent erosion.

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 Sundell Road and Ladoga Landing 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.



TIMBER SALE MAP

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

Sale Number
32-016-25

Date
09/30/2025

Forest Management Unit
Gwynn Mgt Unit

County
Alger

Mapped By: Siler
Cruised By: Siler, Gould & Caron

Scale
1:15,100

Page
1

Of
2

Township
45N

Range
22W

Section(s) and Subdivision(s)
Sec. 9 N1/2NW,SENW;
Sec. 15 NWNW,SWSW; Sec. 16 E1/2NW,NE,NESW,E1/2SE; Sec. 4 SENW,SWNE,SWSW,S1/2SE;

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

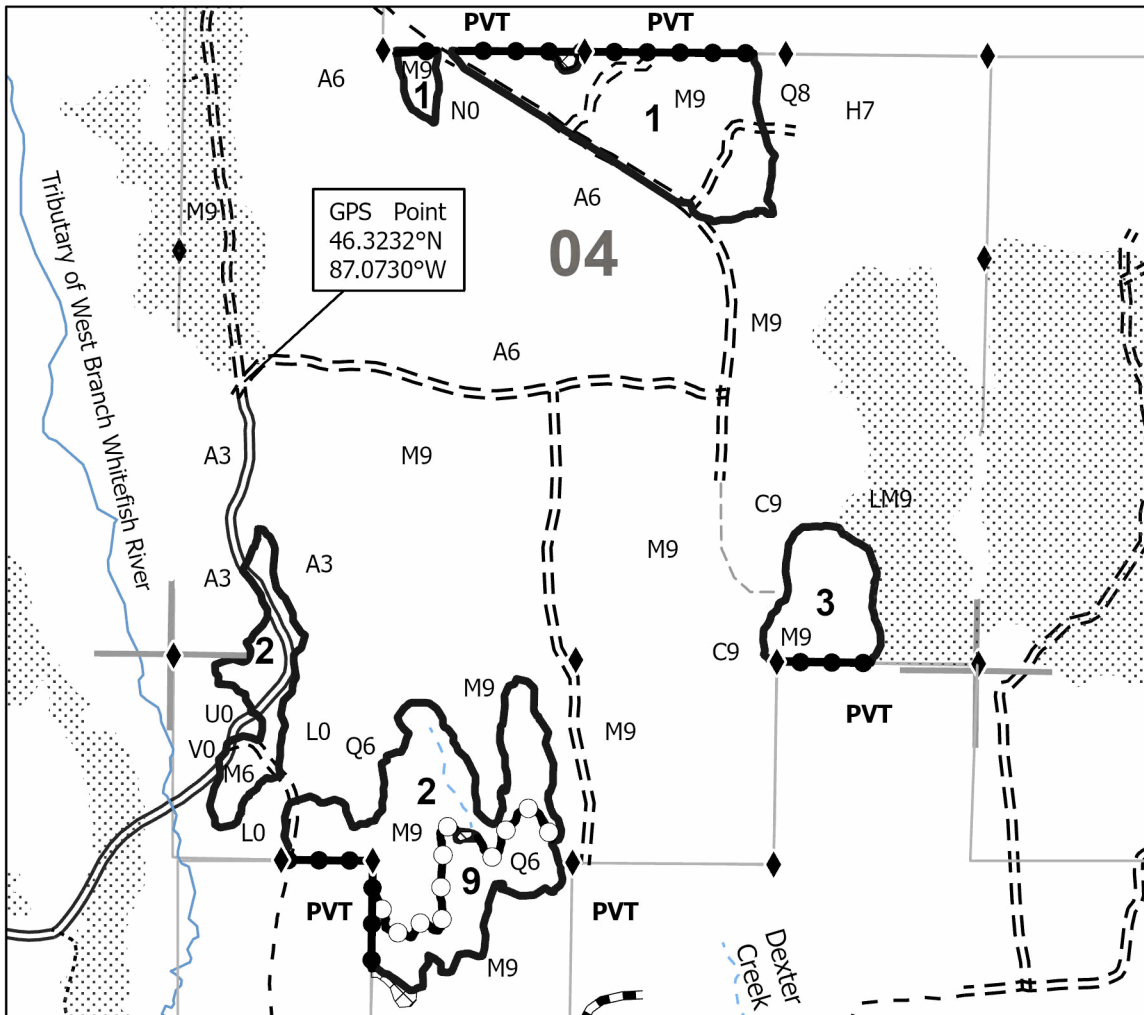
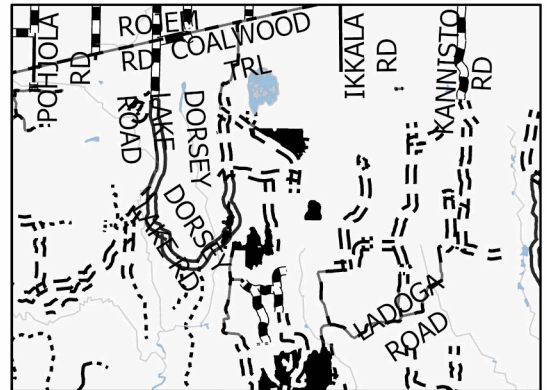
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	33.1	6	12
2	37.8	7	38
3	12.2	8	4.3
4	34.4	9	13.4
5	39.6	10	4

DINOTOPIA

Compartment 32102
228.8 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- State Boundary
- Special Protection Area
- Skid Trail
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Intermittent Stream
- Perennial River
- Survey Grade Corner
- Bridge
- Section Corner
- Nearby Timber Sale





TIMBER SALE MAP

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

Sale Number	Date	
32-016-25	09/30/2025	
Scale	Page	Of
1:15,100	2	2

Forest Management Unit	County	Mapped By: Siler
Gwynn Mgt Unit	Alger	Cruised By: Siler, Gould & Caron

Township	Range	Section(s) and Subdivision(s)
45N	22W	Sec. 9 N1/2NW,SENW; Sec. 15 NWNW,SWSW; Sec. 16 E1/2NW,NE,NESW,E1/2SE; Sec. 4 SENW,SWNE,SWSW,S1/2SE;

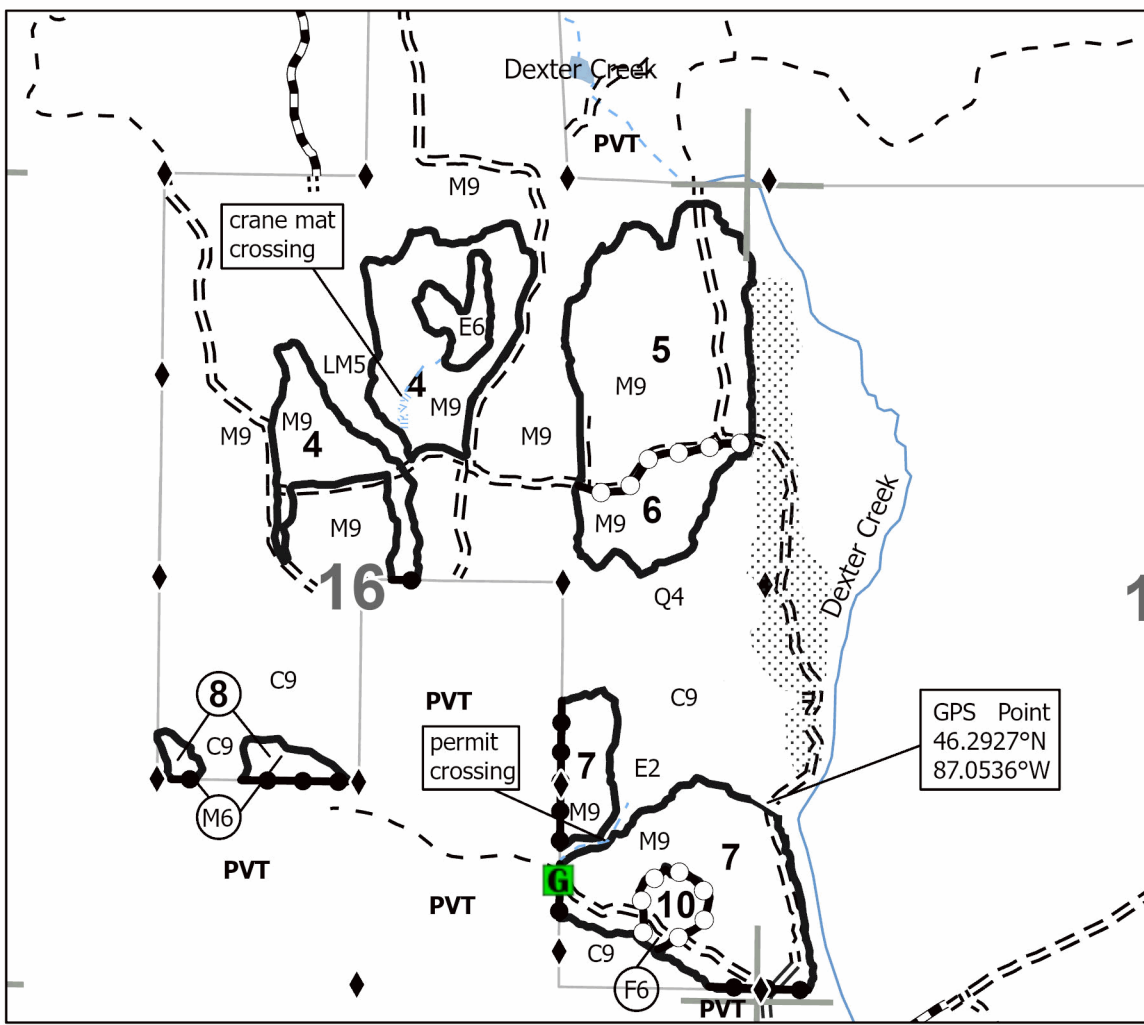
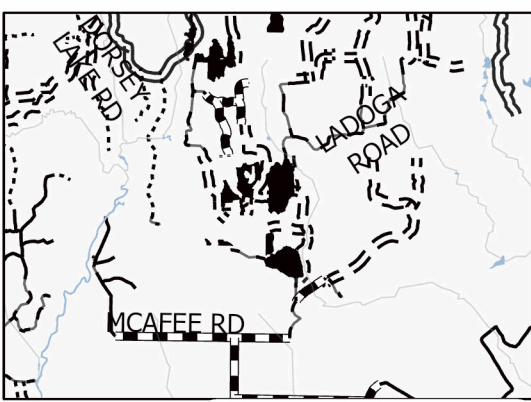
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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
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Payment Unit Number	Acres	Payment Unit Number	Acres
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2	37.8	7	38
3	12.2	8	4.3
4	34.4	9	13.4
5	39.6	10	4

DINOTOPIA
Compartment 32102
228.8 Acres

Locator Map 1:100,000



Legend	
	Against State (Red)
	Private Line (Blue)
	Payment Unit (Yellow)
	State Boundary
	Primary Forest Road
	Forest Access Route
	Government Gravel/Dirt
	Private Gravel/Dirt
	Intermittent Stream
	Perennial River
	Drain
	Survey Grade Corner
	Gate
	Section Corner
	Nearby Timber Sale

