



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7589**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on May 13, 2025.

LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.

CONTACT NAME: Josh Brinks

PHONE NUMBER: (906) 203-0210

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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

Weather Station Pine (45-116-24) / T43N, R08W, SEC. 1 , W1/2NW,NWSW.

T43N, R08W, SEC. 2 , S1/2NW,NENE,S1/2NE,NESW,NWSE.

T44N, R08W, SEC. 34, SESW,SWSE.

Mackinac County, Advertised Price \$437,547.00, 137.7 Acres, Hardwood, Red Pine.

TIMBER SALE INFORMATION

Weather Station Pine (45-116-24)

T43N, R08W, SEC. 1; T43N, R08W, SEC. 2; T44N, R08W, SEC. 34.

Mackinac County (Advertised Price \$437,547.00)

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:

| PRODUCTS & SPECIES | ESTIMATED UNITS* | ADVERTISED PRICE |
|--------------------|------------------|------------------|
| Pulpwood | | |
| B. T. Aspen | 24 Cords | \$ 24.00 / Cord |
| Balsam Fir | 50 Cords | \$ 9.55 / Cord |
| Jack Pine | 28 Cords | \$ 30.60 / Cord |
| Misc. Species 2 | 31.5 Acres | \$ 15.00 / Acre |
| Mixed Hardwood | 243 Cords | \$ 15.40 / Cord |
| Red Pine | 4,956 Cords | \$ 86.95 / Cord |
| White Spruce | 38 Cords | \$ 13.10 / Cord |

* The total volume is statistically estimated within plus (+) or minus (-) 9.72 percent. There are an estimated 5,367 cords on this timber sale, plus or minus 522 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:

- A bond in the amount of \$21,877.35 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
 - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
 - The 10% down payment will be credited towards the first unit cut.
 - 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 | 2.5% |
| 02 | 0.1% |
| 03 | 26.6% |
| 04 | 31.7% |
| 05 | 2.1% |
| 06 | 19.1% |
| 07 | 17.9% |
- If no cutting takes place, the 10% down payment will not be refunded.
- 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 |
| 424,017 | 5,367 | 9.72% | 4,845 | 5,889 |
| 31.60 acres are being sold by the acre and do not have cubic foot or cord volumes. | | | | |

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 |
| 26 | 155,417 | 1,967 | 13.00% | 1,712 | 2,223 |
| 35 | 11,866 | 150 | 38.03% | 93 | 207 |
| 53 * | | | N/A | | |
| 67 | 9,226 | 117 | 40.62% | 69 | 164 |
| 80 | 245,315 | 3,105 | 14.48% | 2,656 | 3,555 |
| TOTAL: | 421,823 | 5,340 | | 4,530 | 6,149 |

* This VDU is being sold by the acre. There are no cruise statistics available.

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 |
|---------------|--------------|----|--------------|
| 26 | 37.8 | 6 | 19.5 |
| 26 | 37.8 | 7 | 18.3 |
| 35 | 7.4 | 1 | 7.4 |
| 53 | 31.6 | 2 | 31.6 |
| 67 | 10.9 | 5 | 10.9 |
| 80 | 50.0 | 3 | 22.8 |
| 80 | 50.0 | 4 | 27.2 |
| TOTAL: | 225.5 | | 137.7 |

DESCRIPTION OF TIMBER BY PU (PU)

| PU | MARKET GROUP | PRODUCT | QUANTITY | UNIT | ACRES | ADVERTISE PRICE |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------|-----------------|
| 1 | B. T. Aspen Balsam Fir Mixed Hardwood <i>Sugar Maple</i> Red Pine | Pulpwood | 13 3 13 13 121 | Cords Cords Cords Cords Cords | 7.4 | \$11,061.80 |
| 2 | Misc. Species 2 <i>Misc. Species 1</i> | Pulpwood | 31.5 31.5 | Acres Acres | 31.6 | \$472.50 |
| 3 | Balsam Fir Jack Pine Mixed Hardwood <i>Beech</i> <i>Black Cherry</i> <i>Ironwood</i> <i>Paper Birch</i> <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Spruce | Pulpwood | 7 13 60 3 9 2 10 4 32 1,319 17 | Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords | 22.8 | \$116,298.40 |
| 4 | Balsam Fir Jack Pine Mixed Hardwood <i>Beech</i> <i>Black Cherry</i> <i>Ironwood</i> <i>Paper Birch</i> <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Spruce | Pulpwood | 8 15 71 4 10 2 11 5 39 1,574 21 | Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords | 27.2 | \$138,763.20 |
| 5 | B. T. Aspen Mixed Hardwood <i>Sugar Maple</i> Red Pine | Pulpwood | 11 2 2 104 | Cords Cords Cords Cords | 10.9 | \$9,337.60 |
| 6 | Balsam Fir Mixed Hardwood <i>Black Cherry</i> <i>Ironwood</i> <i>Paper Birch</i> <i>Sugar Maple</i> Red Pine | Pulpwood | 17 51 2 2 9 38 948 | Cords Cords Cords Cords Cords Cords Cords | 19.5 | \$83,376.35 |
| 7 | Balsam Fir Mixed Hardwood <i>Black Cherry</i> <i>Ironwood</i> <i>Paper Birch</i> <i>Sugar Maple</i> Red Pine | Pulpwood | 15 46 1 2 8 35 890 | Cords Cords Cords Cords Cords Cords Cords | 18.3 | \$78,237.15 |
| TOTAL: | | | 5,339 | Cords | | |
| TOTAL: | | | 63.0 | Acres | | |

Sale Specific Conditions & Requirements

Sale Name: Weather Station Pine

Sale Number: 45-116-24 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 purple 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 purple paint. Purple 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) 2-7, cut all trees that are one (1) inch or more at DBH regardless of merchantability.

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 1, all red pine trees that are eight (8) inches or more at DBH and all other species that are two (2) inches or more at DBH are designated for cutting. In addition, red pine that are seven (7) inches or less at DBH may be cut only for operational purposes (see Spec 2.1.9).

2.1.9 - Harvest Exception (12/08)

Do not cut any red pine that are seven (7) inches or less at DBH within Payment Unit 1 other than those that are necessary to remove in order to operate within the sale area. Every effort must be made to preserve the existing red pine that are seven (7) inches or less at DBH and to leave an intact stand upon sale completion. All cut red pine that are seven (7) inches or less at DBH shall be piled separately by products and scaled in the woods unless other scaling arrangements are agreed to by the Unit Manager or his/her representative.

2.1.11 - Description of Timber Note (2/04)

Note that Mixed hardwood includes beech, black cherry, ironwood, paper birch, red maple and sugar maple. Miscellaneous species 1 represents Payment Unit 2 which is sold by the acre.

2.2 - Utilization

2.2.2 - Chipping required (2/18)

Payment Unit 2 must be chip harvested to facilitate proper function of the DNR maintained weather station located within the Payment Unit. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. If market conditions limit the practicality of chipping, the producer may skid all remaining topwood out of this Payment Unit and scatter in locations approved by the Sale Administrator. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter does not apply (G. C. & R. 2.2). This is because of the need for maximum weather station functionality and reliability.

2.2.3 - Stump heights (4/07)

Stump heights within the Sale Area shall not exceed 6 inches for all trees. This is in order to facilitate planting operations. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

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.

3.6 - Payment Unit Cutting Schedule

3.6.1 - Order of Cutting (1/09)

Payment Unit 2 must be paid for and cut before operations can begin in Payment Units 3 and 4.

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 outside the sale boundary.

4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.5 - 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

5.1.6 - Utility R.O.W. (4/19)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line R.O.W. for operations. Contact American Transmission Company and Cloverland Electric.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Payment Units 3-7, chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. Other tactics to mitigate slash for site preparation would need to be approved by the Unit Manager or his/her representative.

5.2.1.12 - Slash for Prescribed Burning (1/05)

To facilitate prescribed burning, slash shall be moved at least 20 feet inside the sale boundary. Slash cannot be windrowed and must be evenly scattered throughout Sale Area if not chipped.

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

5.2.3.6 - Bark Beetle Restriction (12/08)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two inches in diameter are removed from the sale area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within fifteen days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within 50 feet of the weather station in Payment Unit 2. Any damage to the weather station will be assessed by the DNR and damages will be charged to the Purchaser.

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

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

5.7 - Protection of Historical Sites

5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are surrounded by green ringed trees that are to be retained. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay amount determined by the DNR as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. The historical site is identified on the Timber Sale Map.

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 H-40 and Airport 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
45-116-24

Date
09/11/2024

Forest Management Unit
Sault Ste Marie Mgt Unit

County
Mackinac

Mapped By: Gabler
Cruised By: Plato

Scale
1:20,000

Page
1

Of
1

Township
43N / 44N

Range
08W

Section(s) and
Subdivision(s) Sec. 1 W1/2NW,NWSW; Sec. 2 S1/2NW,NENE,S1/2NE,NESW,NWSE; Sec. 34 SESW,SWSE;

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 | | |

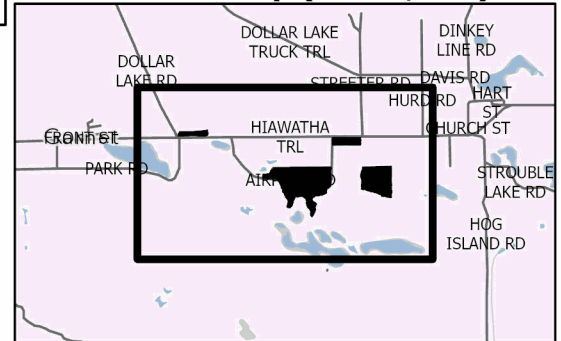
Density

| | |
|-----------------------------|------------------------|
| 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 |

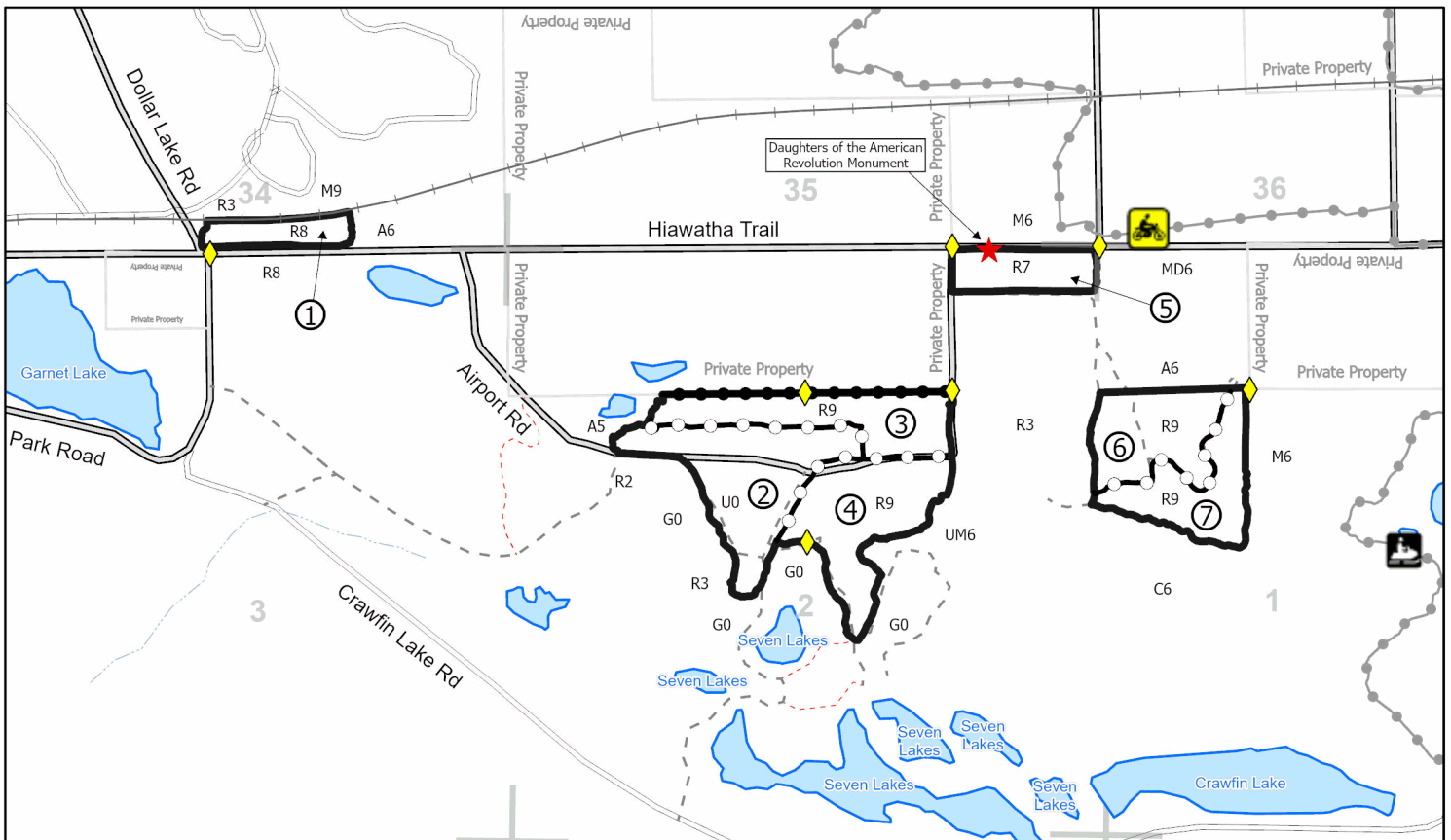
| PU # | Acres | PU # | Acres |
|------|-------|------|-------|
| 1 | 7.4 | 5 | 10.9 |
| 2 | 31.6 | 6 | 19.5 |
| 3 | 22.8 | 7 | 18.3 |
| 4 | 27.2 | | |

Weather Station Pine 137.7 Acres

Locator Map (1:100,000)



0 0.3 0.6 1.2 Miles



Legend

- | | | | |
|---------------------------|-----------------------------|-----------------------------|------------------------|
| — Against State (Red) | - - - Forest Access Road | — Private Property Boundary | ◆ Survey Corners |
| —○— Payment Unit (Purple) | — Secondary Forest Road | — Active Railroad | — MIRIS Section Corner |
| — Private Line (Blue) | - - - Administrative Access | — Intermittent Stream | ■ Lakes and Rivers |
| —●— Recreational Trail | — Non-DNR Road | ★ DNR Monument | |

Use QR Code to open Map in App

