



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN**

**TIMBER SALE PROSPECTUS #7554**

**REVISION NOTICE #1 - January 7, 2025**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on Thursday, February 6, 2025

LOCATION: NEWBERRY MGMT UNIT, PO Box 428, 5666 S STATE HWY M 123, NEWBERRY, MI 49868

This prospectus has been modified with the following changes:

Camp Culhane Pine (42-006-24) has been withdrawn from this Prospectus in order to make necessary revisions to the sale specific specs. This sale will be re-advertised on a different Prospectus in the near future.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Keith Magnusson at 906-291-0120 ext. n/a.



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**CONTACT NAME: Keith Magnusson**

**PHONE NUMBER: (906) 291-0120**

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

Traitor Point Mix (42-003-23) / T50N, R05W, SEC. 6 , N1/2NE.

T50N, R06W, SEC. 1 , N1/2NE.

Chippewa County, Advertised Price \$15,958.55, 73.0 Acres, Jack Pine, White Pine.

SALE NOTE: There is an operating restriction on this sale; see specification 5.2.3.1.

# TIMBER SALE INFORMATION

Traitor Point Mix (42-003-23)  
 T50N, R05W, SEC. 6; T50N, R06W, SEC. 1.  
 Chippewa County (Advertised Price \$15,958.55)

SALE NOTE: There is an operating restriction on this sale; see specification 5.2.3.1.

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>
Pulpwood		
Balsam Fir	5 Cords	\$ 7.90 / Cord
Black Spruce	6 Cords	\$ 5.20 / Cord
Jack Pine	286 Cords	\$ 22.05 / Cord
Mixed Hardwood	89 Cords	\$ 9.80 / Cord
Red Oak	11 Cords	\$ 13.65 / Cord
Red Pine	76 Cords	\$ 42.30 / Cord
White Pine	431 Cords	\$ 12.40 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 16.08 percent. There are an estimated 893 cords on this timber sale, plus or minus 144 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 \$797.93 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	30.2%
02	9.4%
03	11.9%
04	48.5%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

**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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
70,510	893	16.08%	749	1,036

**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
156	33,529	424	18.83%	345	504
198	36,981	468	18.07%	384	553
<b>TOTAL:</b>	<b>70,510</b>	<b>893</b>		<b>728</b>	<b>1,057</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
156	49.3	1	28.8
156	49.3	2	8.9
156	49.3	3	11.6
198	23.7	4	23.7
<b>TOTAL:</b>	<b>171.6</b>		<b>73.0</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
1	Balsam Fir	Pulpwood	3	Cords	28.8	\$4,814.00	
	Black Spruce		4	Cords			
	Jack Pine		58	Cords			
	Mixed Hardwood		38	Cords			
	<i>Paper Birch</i>		29	<i>Cords</i>			
	<i>Red Maple</i>		5	<i>Cords</i>			
	<i>Yellow Birch</i>		4	<i>Cords</i>			
	Red Oak		6	Cords			
	<i>Red Oak</i>		<i>Sawtimber</i>	0.5			<i>MBF</i>
	<i>Red Oak</i>		<i>Pulpwood</i>	5			<i>Cords</i>
	Red Pine		41	Cords			
	White Pine	105	Cords				
2	Balsam Fir	Pulpwood	1	Cords	8.9	\$1,501.60	
	Black Spruce		1	Cords			
	Jack Pine		18	Cords			
	Mixed Hardwood		12	Cords			
	<i>Paper Birch</i>		9	<i>Cords</i>			
	<i>Red Maple</i>		2	<i>Cords</i>			
	<i>Yellow Birch</i>		1	<i>Cords</i>			
	Red Oak		2	Cords			
	<i>Red Oak</i>		<i>Sawtimber</i>	0.1			<i>MBF</i>
	<i>Red Oak</i>		<i>Pulpwood</i>	2			<i>Cords</i>
	Red Pine		13	Cords			
	White Pine	32	Cords				
3	Balsam Fir	Pulpwood	1	Cords	11.6	\$1,901.95	
	Black Spruce		1	Cords			
	Jack Pine		23	Cords			
	Mixed Hardwood		16	Cords			
	<i>Paper Birch</i>		12	<i>Cords</i>			
	<i>Red Maple</i>		2	<i>Cords</i>			
	<i>Yellow Birch</i>		2	<i>Cords</i>			
	Red Oak		2	Cords			
	<i>Red Oak</i>		<i>Sawtimber</i>	0.2			<i>MBF</i>
	<i>Red Oak</i>		<i>Pulpwood</i>	2			<i>Cords</i>
	Red Pine		16	Cords			
	White Pine	42	Cords				
4	Jack Pine	Pulpwood	187	Cords	23.7	\$7,727.35	
	Mixed Hardwood		23	Cords			
	<i>Paper Birch</i>		14	<i>Cords</i>			
	<i>Red Maple</i>		9	<i>Cords</i>			
	Red Pine		6	Cords			
	White Pine		252	Cords			
TOTAL:			903	Cords			

## Sale Specific Conditions & Requirements

Sale Name: Traitor Point Mix

Sale Number: 42-003-23 Seq#: 2

### 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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red 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 unless marked with orange paint.

### 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.

##### 2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 4, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut trees marked with green paint above and below stump height. In addition, do not cut any oak.

##### 2.1.11 - Description of Timber Note (2/04)

Note that all red pine has been cruised as pulp.

##### 2.1.16 - Timber Along County or Forest Roads (6/14)

Cut and remove all standing trees 4.6" DBH or greater within 33 feet of the center line of Wildcat Road.

### 3 - Payments

#### 3.3 - Pre-measured Sales

##### 3.3.4 - Dividing payment units (7/14)

Payment Unit(s) 1 & 4 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

##### 4.1.4 - 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 double earthen berms at strategic locations.

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. Contact the Sale Administrator for specific details of design and placement.

#### 4.2 - Maintenance

##### 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.

### 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.

#### 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 - 4, unless changed by written agreement, cutting, skidding, and hauling are limited to Oct 1st - May 1st. This restriction is because of the sandy nature of the uplands within the Sale Area and the improved ability to haul wood across sandy roads at this time of year. In addition, there is a lower tourism rate during this time period for Whitefish Point.

###### 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.

##### 5.2.16 - Equipment recommended (11/18)

It is recommended that tracked equipment be used to harvest the timber due to the lowland areas within the Sale Area.

##### 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.

#### 5.4 - 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 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.

#### 5.4.2 - 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.

#### 5.4.3 - Erosion control (12/08)

Skid trails or haul roads may require erosion control structures or berms per direction of the Unit Manager or his/her representative.

#### 5.4.4 - Slope protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

#### 5.4.5 - Soil caution (11/04)

Care must be taken to minimize soil damage due to the sandy soils. It is recommended that hauling occurs in the fall months.

#### 5.4.6 - Wet area protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

### 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.

## 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 Wildcat 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  
42-003-23

Date  
10/05/2023

Forest Management Unit  
**Newberry Mgt Unit**

County  
**Chippewa**

Mapped By: **A. Ciaramitaro**  
Cruised By: **Newberry Unit Staff**

Scale  
1:31,680

Page  
1  
Of  
1

Township  
50N  
Range  
05W / 06W  
Section(s) and  
Subdivision(s)  
Sec. 1 N1/2NE; Sec. 6 N1/2NE;

**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

**Traitor Point Mix**

Compartment: 42059 Acres: 73.0

PU #	Acres
1	28.8
2	9
3	11.6
4	23.7

