



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7731**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on October 28, 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:

Spruce on the Loose Mix (45-117-24) / T43N, R11W, SEC. 17, NESE.

T43N, R11W, SEC. 5 , SESE.

T43N, R11W, SEC. 8 , S1/2NW,SWNE,N1/2SW,SESW,SE.

Mackinac County, Advertised Price \$111,302.75, 131.1 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: 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. Access may be through private land.

TIMBER SALE INFORMATION

Spruce on the Loose Mix (45-117-24)

T43N, R11W, SEC. 17; T43N, R11W, SEC. 5; T43N, R11W, SEC. 8.

Mackinac County (Advertised Price \$111,302.75)

SALE NOTE: 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. 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	2.4 MBF	\$ 81.00 / MBF
Paper Birch	2.3 MBF	\$ 39.00 / MBF
Red Maple	1.1 MBF	\$ 108.00 / MBF
Sugar Maple	56.6 MBF	\$ 321.00 / MBF
Pulpwood		
Balsam Fir	771 Cords	\$ 8.75 / Cord
Balsam Poplar	240 Cords	\$ 20.60 / Cord
Mixed Hardwood	673 Cords	\$ 18.10 / Cord
N. White Cedar	37 Cords	\$ 3.55 / Cord
Paper Birch	90 Cords	\$ 4.75 / Cord
Quaking Aspen	1,623 Cords	\$ 20.60 / Cord
Red Pine	301 Cords	\$ 100.55 / Cord
White Pine	10 Cords	\$ 14.15 / Cord
White Spruce	446 Cords	\$ 10.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.18 percent. There are an estimated 4,342 cords on this timber sale, plus or minus 485 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 \$5,565.14 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	0.5%
02	30.4%
03	22.1%
04	21.5%
05	10.8%
06	12.3%
07	2.4%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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
342,979	4,342	11.18%	3,856	4,827

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
24	2,974	38	54.69%	17	58
25	104,293	1,320	17.66%	1,087	1,553
28	37,100	470	19.64%	377	562
29	65,419	828	20.52%	658	998
43	17,823	226	40.75%	134	318
70	51,016	646	48.76%	331	961
72	64,353	815	25.45%	607	1,022
TOTAL:	342,979	4,342		3,212	5,472

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
24	1.5	1	1.5
25	33.3	3	33.3
28	32.0	4	32.0
29	25.8	5	25.8
43	9.9	7	9.9
70	10.0	2	10.0
72	18.6	6	18.6
TOTAL:	131.1		131.1

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	14	Cords	1.5	\$549.60
	Mixed Hardwood		6	Cords		
	<i>Sugar Maple</i>		6	Cords		
	Paper Birch		2	Cords		
	Quaking Aspen		15	Cords		
2	Mixed Hardwood	Pulpwood	13	Cords	10.0	\$33,927.45
	<i>Sugar Maple</i>		13	Cords		
	Quaking Aspen		11	Cords		
	Red Pine		301	Cords		
	White Spruce		320	Cords		
3	Paper Birch	Sawtimber	1.5	MBF	33.3	\$24,557.45
	Sugar Maple	Pulpwood	1.3	MBF		
	Balsam Fir		143	Cords		
	Balsam Poplar		21	Cords		
	Mixed Hardwood		242	Cords		
	<i>Black Cherry</i>		43	Cords		
	<i>Ironwood</i>		3	Cords		
	<i>Red Maple</i>		115	Cords		
	<i>Sugar Maple</i>		75	Cords		
	<i>White Ash</i>		6	Cords		
	Paper Birch		36	Cords		
	Quaking Aspen		861	Cords		
	White Spruce		11	Cords		
4	Basswood	Sawtimber	2.4	MBF	32.0	\$23,976.75
	Paper Birch		0.8	MBF		
	Red Maple		1.1	MBF		
	Sugar Maple		55.3	MBF		
	Balsam Fir		8	Cords		
	Balsam Poplar		2	Cords		
	Mixed Hardwood		268	Cords		
	<i>Basswood</i>		10	Cords		
	<i>Beech</i>		18	Cords		
	<i>Ironwood</i>		13	Cords		
	<i>Red Maple</i>		4	Cords		
	<i>Sugar Maple</i>		216	Cords		
	<i>White Ash</i>		7	Cords		
	Paper Birch		7	Cords		
	Quaking Aspen		43	Cords		
5	Balsam Fir	Pulpwood	355	Cords	25.8	\$11,976.20
	Balsam Poplar		3	Cords		
	Mixed Hardwood		72	Cords		
	<i>Black Cherry</i>		7	Cords		
	<i>Red Maple</i>		8	Cords		
	<i>Sugar Maple</i>		57	Cords		
	Paper Birch		9	Cords		
	Quaking Aspen		337	Cords		
	White Spruce		52	Cords		
6	Balsam Fir	Pulpwood	201	Cords	18.6	\$13,666.90
	Balsam Poplar		214	Cords		
	Mixed Hardwood		23	Cords		
	<i>Black Ash</i>		5	Cords		
	<i>Red Maple</i>		6	Cords		
	<i>Sugar Maple</i>		9	Cords		
	<i>White Ash</i>		3	Cords		
	Paper Birch		7	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Quaking Aspen	Pulpwood	317	Cords		
	White Spruce		52	Cords		
7	Balsam Fir	Pulpwood	50	Cords	9.9	\$2,648.40
	Mixed Hardwood		49	Cords		
	Black Cherry		2	Cords		
	Red Maple		34	Cords		
	Sugar Maple		13	Cords		
	N. White Cedar		37	Cords		
	Paper Birch		29	Cords		
	Quaking Aspen		39	Cords		
	White Pine		10	Cords		
	White Spruce		11	Cords		
TOTAL:			62.4	MBF		
TOTAL:			4,191	Cords		

Sale Specific Conditions & Requirements

Sale Name: Spruce on the Loose Mix

Sale Number: 45-117-24 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. The painted boundary line trees in Payment Unit 4 are not Included Timber and are to be protected unless marked with orange 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) 1-3 and 5-7, cut all deciduous trees that are two (2) inches or more at DBH and all conifers that are four (4) inches or more at DBH. Within Payment Units 1, 3, 5 and 6, do not cut any cedar or hemlock except for operational purposes (see spec 2.1.9).

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

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

2.1.9 - Harvest Exception (12/24)

Do not cut any cedar or hemlock trees 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 cedar and hemlock and to leave an intact stand upon sale completion. All cut cedar and hemlock shall be piled separately by product and scaled in the woods, unless other scaling arrangements are agreed to by the Unit Manager or his/her representative. Stumpage price for cedar and hemlock shall be \$20.00 per cord for posts and pulpwood, and \$40.00 per cord for bolts and sawlogs.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-7 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.

4.1.4 - 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

4.2.1 - Hauling Restriction (12/08)

Hauling is restricted on North Gould City Road. The restriction is year round. Permits will have to be obtained from Mackinac County Road Commission.

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 is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must 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.

4.2.4 - 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.

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 land-owner may be required by the DNR.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Unit 4 shall be left with slash evenly distributed. Tops shall not be crushed or run over unless in a main skid trail. Preferably, unbroken tops shall be left whole and intact, and placed within gaps created during harvesting 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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 1 to March 31. This restriction is because deer yard considerations.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 4, unless changed by written agreement, cutting and skidding are not permitted during the period of May 1 to July 15. This restriction is because of bark slippage.

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 North Gould City Road.

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 North Gould City 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
45-117-24

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
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Of
1

Township 43N Range 11W Section(s) and Subdivision(s) Sec. 17 NESE; Sec. 5 SESE; Sec. 8 S1/2NW,SWNE,N1/2SW,SESW,SE;

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		

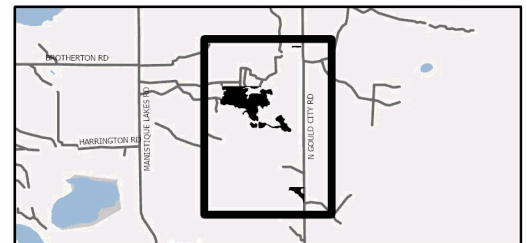
Density

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

Spruce on the Loose Mix 131.1 Acres

PU #	Acres	PU #	Acres
1	1.5	5	25.8
2	10	6	18.6
3	33.3	7	9.9
4	32		

Locator Map (1:150,000)



Legend

- Against State (Red)
- Payment Unit (Purple)
- Private Line (Blue)
- Recreational Trail
- PVT Property Boundary
- - - Forest Access Route
- Secondary Forest Road
- Non-DNR Road
- MIRIS Section Corner

Use QR Code to open Map in App

