



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7541**

SCHEDULED SALE DATE AND TIME: 12:00 p.m. (local time) on February 12, 2025.

LOCATION: ESCANABA MGMT UNIT, 6833 HWY'S 2, 41 & M-35, GLADSTONE, MI 49837.

CONTACT NAME: Daniel Racine

PHONE NUMBER: (906) 789-8231

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

Tower Hardwood (33-027-24) / T36N, R25W, SEC. 17, S1/2SW.

T36N, R25W, SEC. 20, N1/2NW, SWNW, N1/2SW, SWSW.

Menominee County, Advertised Price \$19,176.30, 95.1 Acres, Hardwood, Spruce/Fir/Tamarack.

TIMBER SALE INFORMATION

Tower Hardwood (33-027-24)
T36N, R25W, SEC. 17; T36N, R25W, SEC. 20.
Menominee County (Advertised Price \$19,176.30)

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 | 24.1 MBF | \$ 69.00 / MBF |
| Beech | 0.6 MBF | \$ 129.00 / MBF |
| Red Maple | 3.4 MBF | \$ 114.00 / MBF |
| Sugar Maple | 27.0 MBF | \$ 200.00 / MBF |
| Yellow Birch | 2.9 MBF | \$ 20.00 / MBF |
| Pulpwood | | |
| Balsam Fir | 159 Cords | \$ 7.65 / Cord |
| Mixed Hardwood | 515 Cords | \$ 16.20 / Cord |
| Quaking Aspen | 65 Cords | \$ 26.05 / Cord |
| Tamarack | 12 Cords | \$ 10.30 / Cord |
| White Spruce | 17 Cords | \$ 12.60 / Cord |

* The total volume is statistically estimated within plus (+) or minus (-) 13.76 percent. There are an estimated 908 cords on this timber sale, plus or minus 125 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 \$958.82 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 | 23.4% |
| 02 | 2.3% |
| 03 | 18.9% |
| 04 | 26.6% |
| 05 | 14.7% |
| 06 | 11.2% |
| 07 | 2.9% |
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2027.

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 |
| 71,721 | 908 | 13.76% | 783 | 1,033 |

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 | 10,186 | 129 | 35.40% | 83 | 175 |
| 5 | 13,646 | 173 | 29.38% | 122 | 223 |
| 8 | 2,379 | 30 | 75.22% | 7 | 53 |
| 9 | 19,553 | 248 | 27.56% | 179 | 316 |
| 12 | 12,427 | 157 | 37.28% | 99 | 216 |
| 15 | 3,549 | 45 | 59.03% | 18 | 71 |
| 17 | 9,982 | 126 | 40.60% | 75 | 178 |
| TOTAL: | 71,721 | 908 | | 584 | 1,232 |

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 |
|---------------|-------------|----|-------------|
| 3 | 15.2 | 1 | 15.2 |
| 5 | 19.6 | 4 | 19.6 |
| 8 | 2.7 | 2 | 2.7 |
| 9 | 18.8 | 3 | 18.8 |
| 12 | 19.8 | 5 | 19.8 |
| 15 | 6.7 | 7 | 6.7 |
| 17 | 12.3 | 6 | 12.3 |
| TOTAL: | 95.1 | | 95.1 |

DESCRIPTION OF TIMBER BY PU (PU)

| PU | MARKET GROUP | PRODUCT | QUANTITY | UNIT | ACRES | ADVERTISE PRICE | |
|--------------------|----------------------|-----------|----------|-----------|-------|-----------------|-----|
| 1 | Basswood | Sawtimber | 12.0 | MBF | 15.2 | \$4,494.40 | |
| | Sugar Maple | | 12.5 | MBF | | | |
| | Mixed Hardwood | Pulpwood | 72 | Cords | | | |
| | <i>Basswood</i> | | 13 | Cords | | | |
| | <i>Beech</i> | | 3 | Cords | | | |
| | <i>Sugar Maple</i> | | 56 | Cords | | | |
| 2 | Balsam Fir | Pulpwood | 6 | Cords | 2.7 | \$434.70 | |
| | Mixed Hardwood | | 24 | Cords | | | |
| | <i>Basswood</i> | | 2 | Cords | | | |
| | <i>Beech</i> | | 4 | Cords | | | |
| | <i>Red Maple</i> | | 14 | Cords | | | |
| | <i>Yellow Birch</i> | | 4 | Cords | | | |
| 3 | Basswood | Sawtimber | 2.5 | MBF | 18.8 | \$3,621.20 | |
| | Red Maple | | 3.4 | MBF | | | |
| | Sugar Maple | | 0.9 | MBF | | | |
| | Yellow Birch | 2.2 | MBF | | | | |
| | Balsam Fir | Pulpwood | 91 | Cords | | | |
| | Mixed Hardwood | | 118 | Cords | | | |
| | <i>Balsam Poplar</i> | | 32 | Cords | | | |
| | <i>Basswood</i> | | 6 | Cords | | | |
| | <i>Black Ash</i> | | 34 | Cords | | | |
| | <i>Black Cherry</i> | | 2 | Cords | | | |
| | <i>Green Ash</i> | | 15 | Cords | | | |
| | <i>Paper Birch</i> | | 4 | Cords | | | |
| | <i>Red Maple</i> | | 10 | Cords | | | |
| | <i>Sugar Maple</i> | | 4 | Cords | | | |
| | <i>White Ash</i> | | 2 | Cords | | | |
| | <i>Yellow Birch</i> | | 9 | Cords | | | |
| | Quaking Aspen | | 3 | Cords | | | |
| | White Spruce | | 12 | Cords | | | |
| | 4 | | Basswood | Sawtimber | | | 5.0 |
| Beech | | | 0.6 | | MBF | | |
| Sugar Maple | | 12.8 | MBF | | | | |
| Balsam Fir | | Pulpwood | 1 | Cords | | | |
| Mixed Hardwood | | | 127 | Cords | | | |
| <i>Basswood</i> | | | 3 | Cords | | | |
| <i>Beech</i> | | | 37 | Cords | | | |
| <i>Ironwood</i> | | | 12 | Cords | | | |
| <i>Sugar Maple</i> | | | 71 | Cords | | | |
| <i>White Ash</i> | | | 4 | Cords | | | |
| Quaking Aspen | | | 2 | Cords | | | |
| 5 | Basswood | Sawtimber | 4.6 | MBF | 19.8 | \$2,823.55 | |
| | Sugar Maple | | 0.8 | MBF | | | |
| | Balsam Fir | Pulpwood | 29 | Cords | | | |
| | Mixed Hardwood | | 79 | Cords | | | |
| | <i>Basswood</i> | | 5 | Cords | | | |
| | <i>Beech</i> | | 28 | Cords | | | |
| | <i>Ironwood</i> | | 13 | Cords | | | |
| | <i>Sugar Maple</i> | | 22 | Cords | | | |
| | <i>White Ash</i> | | 11 | Cords | | | |
| | Quaking Aspen | | 30 | Cords | | | |
| | White Spruce | | 5 | Cords | | | |
| 6 | Yellow Birch | Sawtimber | 0.7 | MBF | 12.3 | \$2,142.10 | |
| | Balsam Fir | Pulpwood | 8 | Cords | | | |
| | Mixed Hardwood | | 82 | Cords | | | |

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

| PU | MARKET GROUP | PRODUCT | QUANTITY | UNIT | ACRES | ADVERTISE PRICE |
|---------|----------------------|-----------------|----------|--------------|-------|-----------------|
| 6 con't | <i>Balsam Poplar</i> | <i>Pulpwood</i> | 5 | <i>Cords</i> | | |
| | <i>Basswood</i> | | 5 | <i>Cords</i> | | |
| | <i>Black Ash</i> | | 41 | <i>Cords</i> | | |
| | <i>Paper Birch</i> | | 5 | <i>Cords</i> | | |
| | <i>Red Maple</i> | | 19 | <i>Cords</i> | | |
| | <i>Yellow Birch</i> | | 7 | <i>Cords</i> | | |
| | Quaking Aspen | | 24 | Cords | | |
| | Tamarack | | 11 | Cords | | |
| 7 | Balsam Fir | Pulpwood | 24 | Cords | 6.7 | \$560.80 |
| | Mixed Hardwood | | 13 | Cords | | |
| | <i>Sugar Maple</i> | | 13 | <i>Cords</i> | | |
| | Quaking Aspen | | 6 | Cords | | |
| | Tamarack | | 1 | Cords | | |
| TOTAL: | | | 58.0 | MBF | | |
| TOTAL: | | | 768 | Cords | | |

Sale Specific Conditions & Requirements

Sale Name: Tower Hardwood

Sale Number: 33-027-24 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 orange paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid for.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 3, 6, and 7, cut all trees that are three (3) inches or more at DBH, , with the following exceptions:

Within Payment Unit 3, do not cut cedar, beech, hemlock, or white pine. In addition, do not cut trees marked with green paint.

Within Payment Unit 6, do not cut cedar.

Within Payment Unit 7, do not cut white pine or beech. In addition, do not cut trees marked with green paint.

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

Within Payment Unit(s) 1, 2, 4, and 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

In addition, all aspen, balm, spruce/fir, and ironwood that are three (3) inches or more at DBH, are designated for cutting.

2.1.9 - Harvest Exception (12/08)

Do not cut any cedar trees within Payment Unit 6 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 to leave an intact stand upon sale completion. All cut cedar 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. Stumpage price for cedar shall be \$35.00 per cord.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) \$18,000 in value or greater 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

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or during other wet weather conditions.

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

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 6, cutting and skidding are limited to the period of December 1 to March 31, unless there is an extended dry or frozen period, and the Sale Administrator allows harvesting during that period of time. This restriction is because of low wet ground throughout the Payment Unit.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 2, 4, and 5, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 3, cutting and skidding, occur during dry summer or frozen winter conditions. The reason for the recommendation is because of some lower wet ground within parts of the Payment Unit.

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 the Westman Dan 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.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the emerald ash borer. The ash is in various states of decline, with some mortality, especially within Payment Unit 6. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



TIMBER SALE MAP

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

Sale Number
33-027-24

Date
09/20/2024

| | | |
|------------------------|-----------|-----------------------------|
| Forest Management Unit | County | Mapped By: Beaudou |
| Escanaba Mgt Unit | Menominee | Cruised By: Salter, Beaudou |

| | | |
|----------|------|----|
| Scale | Page | Of |
| 1:15,840 | 1 | 1 |

| | | |
|----------|-------|--------------------------------------------------|
| Township | Range | Section(s) and Subdivision(s) |
| 36N | 25W | Sec. 17 S1/2SW; Sec. 20 N1/2NW,SWNW,N1/2SW,SWSW; |

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

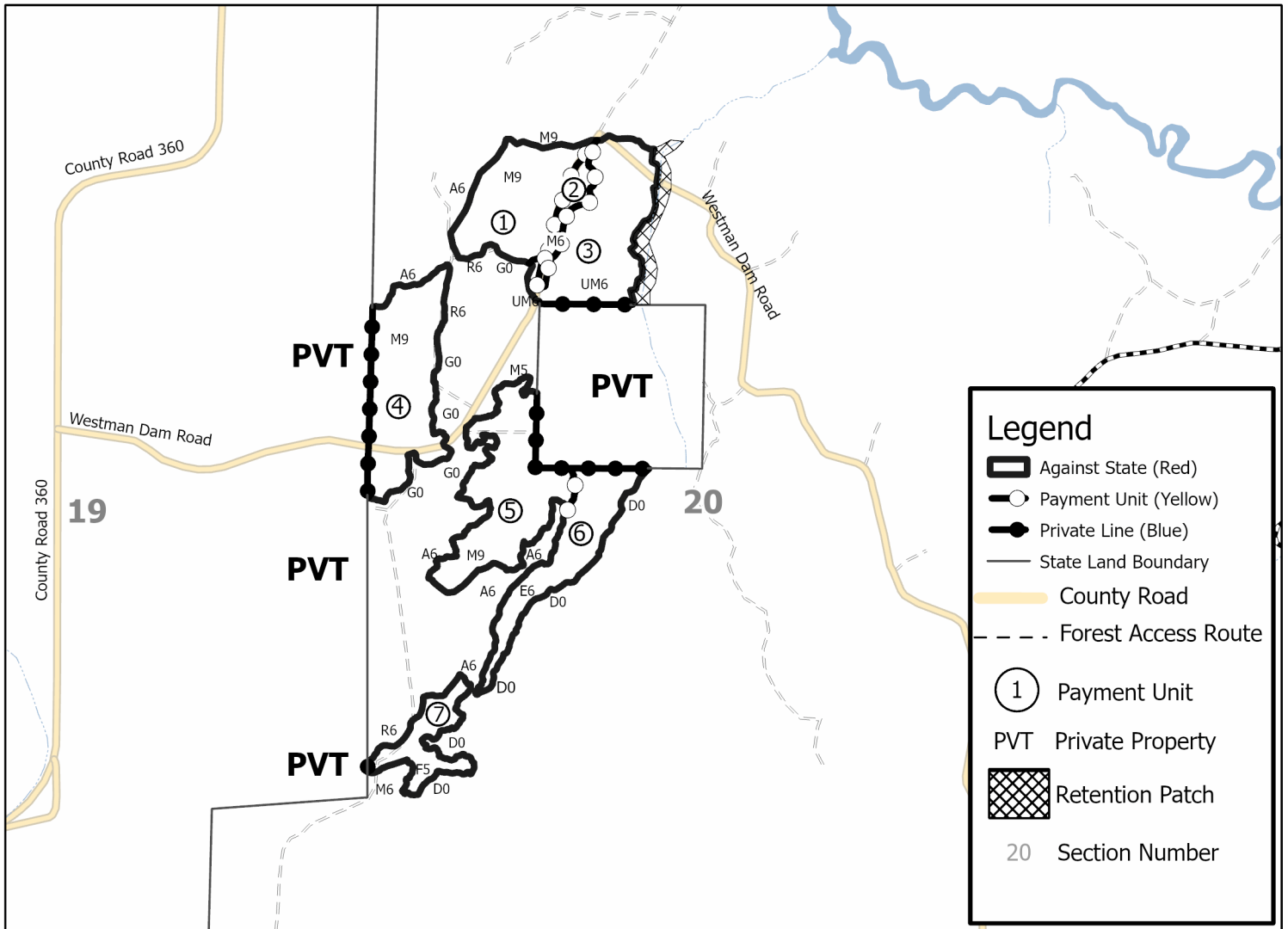
| | |
|-----------------------------|------------------------|
| 0 = Non Stocked | 5 = Pole Timber Medium |
| 1 = Seedling Sapling Poor | 6 = Pole Timber Well |
| 2 = Seedling Sapling Medium | 7 = Saw Timber Poor |
| 3 = Seedling Sapling Well | 8 = Saw Timber Medium |
| 4 = Pole Timber Poor | 9 = Saw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

| PU # | Acres | PU # | Acres |
|------|-------|------|-------|
| 1 | 15.2 | 5 | 19.8 |
| 2 | 2.7 | 6 | 12.3 |
| 3 | 18.8 | 7 | 6.7 |
| 4 | 19.6 | | |



**Tower
Hardwood
Compartment 46
95.1 Acres**

Use QR Code to open Map in App



Legend

- Against State (Red)
- Payment Unit (Yellow)
- Private Line (Blue)
- State Land Boundary
- County Road
- Forest Access Route
- Payment Unit
- Private Property
- Retention Patch
- Section Number

