



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN**

TIMBER SALE PROSPECTUS #7701

REVISION NOTICE #1 - September 15, 2025

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on Thursday, October 16, 2025**

LOCATION: **Baraga Mgmt Unit, 427 US 41 North, Baraga, MI 49908**

This prospectus has been modified with the following changes.

The scheduled bid date and time have been changed. The scheduled bid date and time were Thursday, October 09 2025 9:00 AM (local time) and have been changed to Thursday, October 16 2025 9:00 AM (local time).

We apologize for any inconvenience this may have caused. If you need assistance, please contact Brad Carlson at 906-353-6651.



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7701**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on October 9, 2025.**

LOCATION: **BARAGA MGMT UNIT, 427 US 41 NORTH, BARAGA, MI 49908.**

CONTACT NAME: Brad Carlson

PHONE NUMBER: (906) 353-6651

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

Dusty Flames Hardwoods (11-013-25) / T52N, R35W, SEC. 26, NW, S1/2NE, N1/2SW.

Houghton County, Advertised Price \$42,348.15, 147.7 Acres, Hardwood, Sugar Maple.

SALE NOTE: Access may be through private land.

TIMBER SALE INFORMATION

Dusty Flames Hardwoods (11-013-25)

T52N, R35W, SEC. 26.

Houghton County (Advertised Price \$42,348.15)

SALE NOTE: 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	4.9 MBF	\$ 61.00 / MBF
Red Maple	44.0 MBF	\$ 160.00 / MBF
Sugar Maple	94.3 MBF	\$ 269.00 / MBF
Pulpwood		
Balsam Fir	12 Cords	\$ 5.05 / Cord
Mixed Hardwood	745 Cords	\$ 12.75 / Cord
Mixed Spruce	8 Cords	\$ 10.40 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 18.53 percent. There are an estimated 1,099 cords on this timber sale, plus or minus 204 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 \$4,234.82 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	47.6%
02	24.8%
03	27.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
86,807	1,099	18.53%	895	1,302

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
16	86,807	1,099	18.54%	895	1,303
TOTAL:	86,807	1,099		895	1,303

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	Basswood	Sawtimber	2.3	MBF	70.2	\$20,160.55
	Red Maple		20.9	MBF		
	Sugar Maple		44.9	MBF		
	Balsam Fir	Pulpwood	6	Cords		
	Mixed Hardwood		355	Cords		
	Basswood		5	Cords		
	Red Maple		130	Cords		
	Sugar Maple		208	Cords		
	Yellow Birch		12	Cords		
	Mixed Spruce		4	Cords		
	White Spruce		4	Cords		
2	Basswood	Sawtimber	1.2	MBF	36.7	\$10,493.75
	Red Maple		10.9	MBF		
	Sugar Maple		23.4	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Hardwood		184	Cords		
	Basswood		2	Cords		
	Red Maple		68	Cords		
	Sugar Maple		108	Cords		
	Yellow Birch		6	Cords		
	Mixed Spruce		2	Cords		
	White Spruce		2	Cords		
3	Basswood	Sawtimber	1.4	MBF	40.8	\$11,693.85
	Red Maple		12.2	MBF		
	Sugar Maple		26.0	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Hardwood		206	Cords		
	Basswood		3	Cords		
	Red Maple		76	Cords		
	Sugar Maple		120	Cords		
	Yellow Birch		7	Cords		
	Mixed Spruce		2	Cords		
	White Spruce		2	Cords		
TOTAL:			143.2	MBF		
TOTAL:			765	Cords		

Sale Specific Conditions & Requirements

Sale Name: Dusty Flames Hardwoods

Sale Number: 11-013-25 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 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. Interior Payment Unit boundaries are marked with red 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.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible unless approved by the Unit Manager or his/her representative.

2.2.7 - Uncut Designated Trees (2/04)

Liquidated damages of \$10.00 per tree will be assessed for every marked tree not cut.

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 5% 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.

Note: Trees within 10 feet of ruts exceeding 12" deep will be considered damage due to damage caused to the tree roots and will be billed in accordance with 3.4 Damaged Timber (see spec 5.4.1).

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 for crossing on state land. The Purchaser will secure any necessary stream crossing permits that may be required on private land.

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, chipped, utilized or otherwise removed from the sale.

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 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. Culverts will be a minimum of 12 inches in diameter and 24 feet in length. 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.

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

4.1.8 - Road Work (1) (8/07)

The following road work is required if sale is logged with snow on the ground. The Purchaser will plow the access road into the sale, such that there are pull-offs and/or turn outs sufficient for a passenger vehicle pulling a trailer to pull off the road to allow passage of other vehicles. These pull-offs shall be along the road at a distance of no greater than a quarter of a mile.

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.

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. A copy of the written permission from the private landowner must be given to the Unit Manager within 30 days of the bid opening and prior to the beginning of operations if the Purchaser desires to access the sale on roads on private property.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations. The Unit Manager or his/her representative must be contacted at least 10 days in advance to schedule the conference.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.1 - Slash Within Sale Area (9/16)

No trees are to be felled outside the Sale Area, and all slash is to be kept at least 10 feet back from the blue paint line. If sale boundary lines are along a public road or highway, then slash must be removed 50' from these lines per General Condition & Requirement 5.2.1.

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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

5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-3, unless changed by written agreement, all cleanup activities must be completed by June 30 for all areas that were harvested during the previous harvest season. This restriction is to allow the harvest areas to revegetate before the dry season.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-3, 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 may require extra protection such as that afforded by timber mats, 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. Timber mats are available from various field offices. 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 \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

5.2.30 - Landing/Road Topsoil Protection (1/25)

Topsoil must be removed, stockpiled, and saved. Upon completion of the timber sale, soil must be evenly distributed back over the area for revegetation.

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.

5.2.38 - 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.

Note: Trees within 10 feet of ruts exceeding 12" deep will be considered damage due to damage caused to the tree roots and will be billed in accordance with 3.4 Damaged Timber.

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.

**TIMBER SALE MAP**

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

Sale Number
11-013-25Date
07/25/2025

Forest Management Unit

County

Mapped By: Ryan Mattila

Scale

Page

Of

Baraga Mgt Unit

Houghton

Cruised By: Jason Mittlestat

1:15,840

1

1

Township

Range

Section(s) and

52N

35W

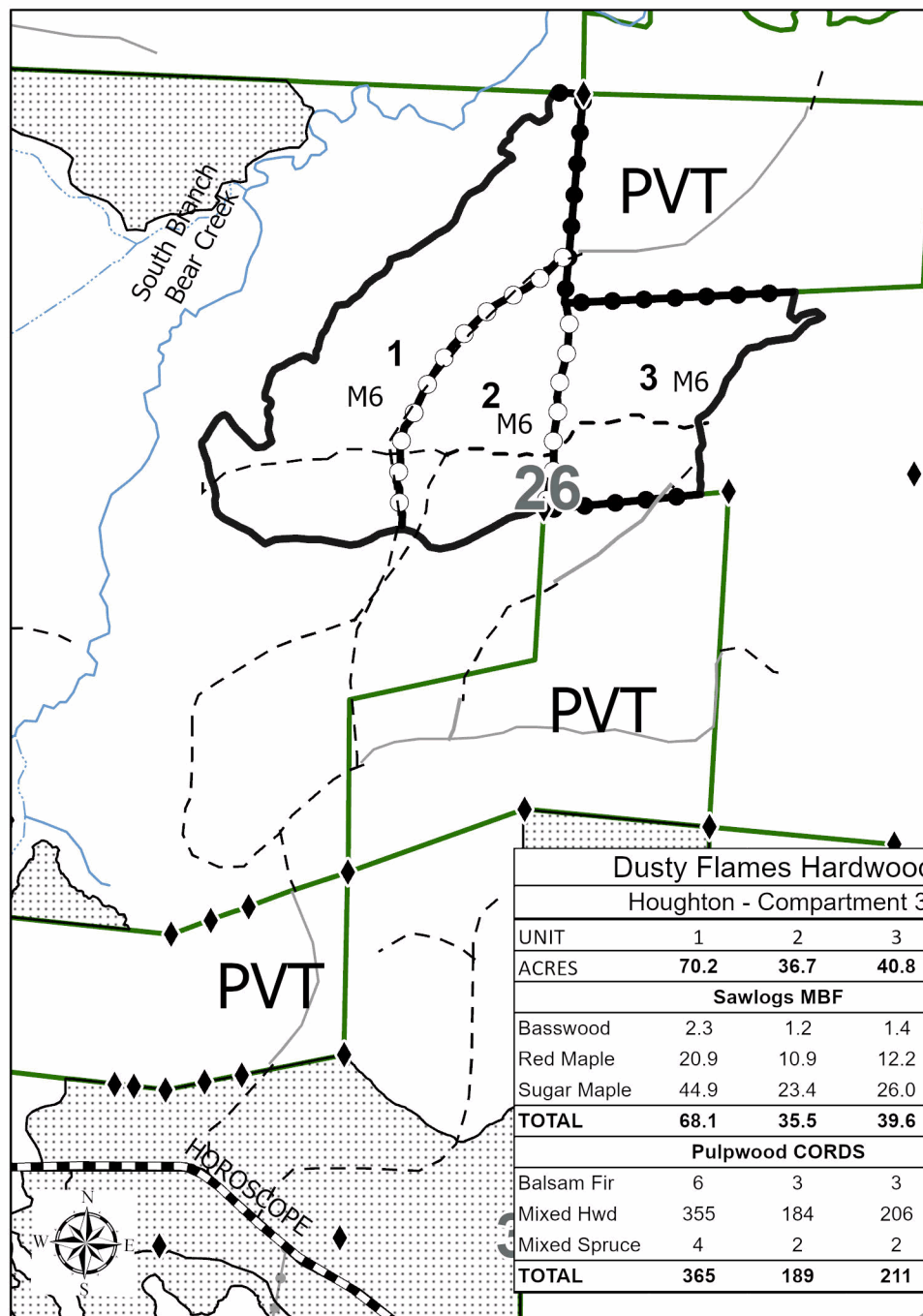
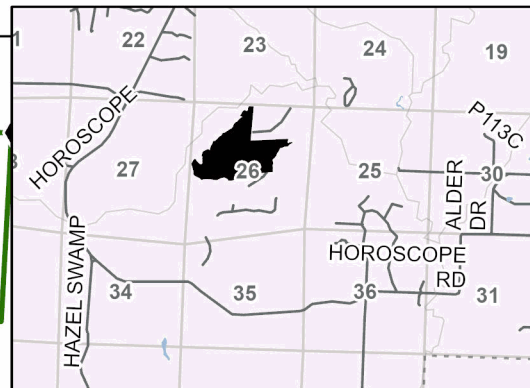
Subdivision(s) Sec. 26 NW,S1/2NE,N1/2SW;

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

Locator Map 1:100,000**Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Red)
- Nearby Timber Sale
- Recreational Trails
- Intermittent Stream
- Perennial River
- Survey Grade Corner
- Primary Forest Road
- Forest Access Route
- Private Road

Dusty Flames Hardwoods

Houghton - Compartment 38

UNIT	1	2	3	TOTALS
ACRES	70.2	36.7	40.8	147.7
Sawlogs MBF				
Basswood	2.3	1.2	1.4	4.9
Red Maple	20.9	10.9	12.2	44.0
Sugar Maple	44.9	23.4	26.0	94.3
TOTAL	68.1	35.5	39.6	143.2
Pulpwood CORDS				
Balsam Fir	6	3	3	12
Mixed Hwd	355	184	206	745
Mixed Spruce	4	2	2	8
TOTAL	365	189	211	765

Use QR Code to
open Map in App