



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7481**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on October 22, 2024.**

LOCATION: **ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.**

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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

Piper Railway Mix (54-040-23) / T30N, R08E, SEC. 21, SESW.

T30N, R08E, SEC. 28, NW,SWNE,N1/2SW,W1/2SE.

Alpena County, Advertised Price \$18,589.90, 82.2 Acres, Aspen, Hardwood.

SALE NOTE: -Extensive road work is required. Refer to timber sale spec 4.1.8 for details.

-Within Payment Unit(s) 2 and 3 cutting, skidding, and hauling are not permitted during the period of 5/15 to 9/15. Refer to timber sale spec 5.8.8 for details.

-Oak wilt restrictions apply. Refer to timber sale spec 5.2.3.5 for details.

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.

TIMBER SALE INFORMATION

Piper Railway Mix (54-040-23)
 T30N, R08E, SEC. 21; T30N, R08E, SEC. 28.
 Alpena County (Advertised Price \$18,589.90)

SALE NOTE: -Extensive road work is required. Refer to timber sale spec 4.1.8 for details.

-Within Payment Unit(s) 2 and 3 cutting, skidding, and hauling are not permitted during the period of 5/15 to 9/15. Refer to timber sale spec 5.8.8 for details.

-Oak wilt restrictions apply. Refer to timber sale spec 5.2.3.5 for details.

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.

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		
B. T. Aspen	7.6 MBF	\$ 35.00 / MBF
Black/Red (Hybrid) Oak	33.5 MBF	\$ 46.00 / MBF
Red Oak	3.2 MBF	\$ 78.00 / MBF
Red Pine	10.6 MBF	\$ 49.00 / MBF
Pulpwood		
B. T. Aspen	577 Cords	\$ 8.70 / Cord
Balsam Fir	3 Cords	\$ 7.30 / Cord
Jack Pine	198 Cords	\$ 4.65 / Cord
Mixed Oak	749 Cords	\$ 11.50 / Cord
Red Maple	55 Cords	\$ 8.35 / Cord
Red Pine	37 Cords	\$ 16.30 / Cord
White Pine	37 Cords	\$ 10.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 24.41 percent. There are an estimated 1,788 cords on this timber sale, plus or minus 436 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 \$1,000.00 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	14.9%
02	28.8%
03	31.3%
04	14.8%
05	10.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2026.

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
141,223	1,788	24.41%	1,351	2,224

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
39	23,535	298	27.27%	217	379
53	19,733	250	20.36%	199	301
55	83,230	1,054	21.45%	828	1,279
60	14,725	186	31.78%	127	246
TOTAL:	141,223	1,788		1,370	2,205

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
39	17.2	1	17.2
53	15.2	4	15.2
55	33.8	2	16.2
		3	17.6
60	16.0	5	16.0
TOTAL:	82.2		82.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	2.5	MBF	17.2	\$2,764.80
	Black/Red (Hybrid		3.1	MBF		
	B. T. Aspen	Pulpwood	41	Cords		
	Jack Pine		90	Cords		
	<i>Jack Pine</i>		90	<i>Cords</i>		
	Mixed Oak		153	Cords		
	<i>/Red (Hybrid) Oak</i>		153	<i>Cords</i>		
2	B. T. Aspen	Sawtimber	2.4	MBF	16.2	\$5,357.45
	Black/Red (Hybrid		11.0	MBF		
	Red Pine		4.8	MBF		
	B. T. Aspen	Pulpwood	257	Cords		
	Balsam Fir		1	Cords		
	Jack Pine		4	Cords		
	<i>Jack Pine</i>		4	<i>Cords</i>		
	Mixed Oak		149	Cords		
	<i>/Red (Hybrid) Oak</i>		149	<i>Cords</i>		
	Red Maple		26	Cords		
	Red Pine		14	Cords		
	White Pine		11	Cords		
	<i>White Pine</i>		11	<i>Cords</i>		
3	B. T. Aspen	Sawtimber	2.7	MBF	17.6	\$5,813.40
	Black/Red (Hybrid		12.0	MBF		
	Red Pine		5.2	MBF		
	B. T. Aspen	Pulpwood	279	Cords		
	Balsam Fir		2	Cords		
	Jack Pine		4	Cords		
	<i>Jack Pine</i>		4	<i>Cords</i>		
	Mixed Oak		161	Cords		
	<i>/Red (Hybrid) Oak</i>		161	<i>Cords</i>		
	Red Maple		28	Cords		
	Red Pine		15	Cords		
	White Pine		12	Cords		
	<i>White Pine</i>		12	<i>Cords</i>		
4	Black/Red (Hybrid	Sawtimber	4.4	MBF	15.2	\$2,760.25
	Red Oak		3.2	MBF		
	Jack Pine	Pulpwood	53	Cords		
	<i>Jack Pine</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>		
	<i>Jack Pine</i>	<i>Pulpwood</i>	50	<i>Cords</i>		
	Mixed Oak		160	Cords		
	<i>/Red (Hybrid) Oak</i>		158	<i>Cords</i>		
	<i>Red Oak</i>		2	<i>Cords</i>		
	Red Maple		1	Cords		
	Red Pine		5	Cords		
	White Pine		13	Cords		
	<i>White Pine</i>	<i>Sawtimber</i>	0.7	<i>MBF</i>		
	<i>White Pine</i>	<i>Pulpwood</i>	12	<i>Cords</i>		
5	Black/Red (Hybrid	Sawtimber	3.0	MBF	16.0	\$1,894.00
	Red Pine		0.6	MBF		
	Jack Pine	Pulpwood	47	Cords		
	<i>Jack Pine</i>	<i>Sawtimber</i>	2.6	<i>MBF</i>		
	<i>Jack Pine</i>	<i>Pulpwood</i>	42	<i>Cords</i>		
	Mixed Oak		126	Cords		
	<i>/Red (Hybrid) Oak</i>		126	<i>Cords</i>		
	Red Pine		3	Cords		
White Pine		1	Cords			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>White Pine</i>	<i>Pulpwood</i>	<i>1</i>	<i>Cords</i>		
TOTAL:			54.9	MBF		
TOTAL:			1,656	Cords		

Sale Specific Conditions & Requirements

Sale Name: Piper Railway Mix

Sale Number: 54-040-23 Seq#: 4

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. 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. Yellow 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) 1-5, cut all trees that are two (2) inches or more at DBH, with the following exceptions:

- Within Payment Units 2-4, do not cut any sub-merchantable red or white pine seedlings and saplings in accordance with sale spec 3.4.1 or any green marked trees.
- Within Payment Units 5, do not cut any sub-merchantable red or white pine seedlings and saplings in accordance with sale spec 3.4.1.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing payment units (7/14)

Payment Unit(s) \$25,000 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.

3.4 - Damaged Timber

3.4.1 - Damaged timber (7/16)

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 specified tree seedlings and saplings.

Within Payment Units 2-5, if more than 20% of the red pine and/or white pine seedlings/saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$250 per acre for all acreage within that specified portion of the Sale Area that was damaged.

3.4.2 - Special Protection Trees (4/14)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint. If the Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$250 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

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.

4.1.6 - Road construction (4/24)

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.

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

The following road work is required: Approximately 2.25 miles of forest road/ORV Route from Piper Road to Payment Units 2 and 3 will need widening and grading for the hauling of wood. Sandy soils in this forest road can make hauling wood difficult.

4.1.12 - No new roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Skid trails only will be allowed.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads/ORV Routes 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

5.1.1 - Pre-sale conference (10/16)

A pre-sale conference on site between the Purchaser and sale administrator is required prior to beginning any operations, within a Payment Unit, to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 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

5.2.1.10 - No slash in openings (5/10)

No brush or logging debris is to be left in the opening which is indicated by 'X0' on the Timber Sale Map is located along the west edge of Payment Units 1, 4 and 5. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

5.2.1.11 - Slash for reforestation (3/21)

To facilitate reforestation, Payment Unit 1 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

5.2.3.5 - Oak wilt restriction (1/18)

Within Payment Unit(s) 1-5, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high risk period. Those steps may include completing all road brushing before April 15th and clearing a tree-length buffer along uncut oak cover before April 15th. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

5.2.3.11 - Coppice regeneration protection (4/10)

Timber harvesting in any Payment Unit must be completed before significant deciduous tree sprouting occurs in that Payment Unit so as to minimize damage to the new regeneration. Any post harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

5.2.4 - Dead and Down Creation

5.2.4.7 - Dead and down creation: hare, grouse, deer and other species (5/15)

To improve horizontal cover habitat for snowshoe hare, grouse, deer, and other species, the Purchaser is to push over all purple ringed trees after all designated wood has been forwarded from Payment Units 2 and 3. These trees should be tipped over with the root ball still attached so the base of the tree is suspended off the ground. The crown of the fallen tree should be at or near ground level after it is pushed over.

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.

5.2.39 - ORV trail/route protection (4/18)

The Devils Lake Route is an ORV trail or route and is shown on the Timber Sale Map. Do not damage posts with yellow ORV markers. Trees with yellow ORV markers shall be cut off above the markers and at least 5 feet above ground. All stumps within 5 feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

5.3 - Stream Protection

5.3.2 - Parking equipment near water (10/23)

Within Payment Unit(s) 2 and 3, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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 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.

5.8 - 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.

5.8.8 - Protected species, other (2/12)

Within Payment Unit(s) 2 and 3, cutting, skidding, and hauling are not permitted during the period of May 15 to September 15. This restriction is for protecting special concerns species.

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 forest roads 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.

6.2.3 - Recreational trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Devils Lake Route prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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	Date	
54-040-23	10/12/2023	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: D. Parris
Atlanta Mgt Unit	Alpena	Cruised By: D. Parris

Township	Range	Section(s) and Subdivision(s)
30N	08E	Sec. 21 SESW; Sec. 28 NW,SWNE,N1/2SW,W1/2SE;

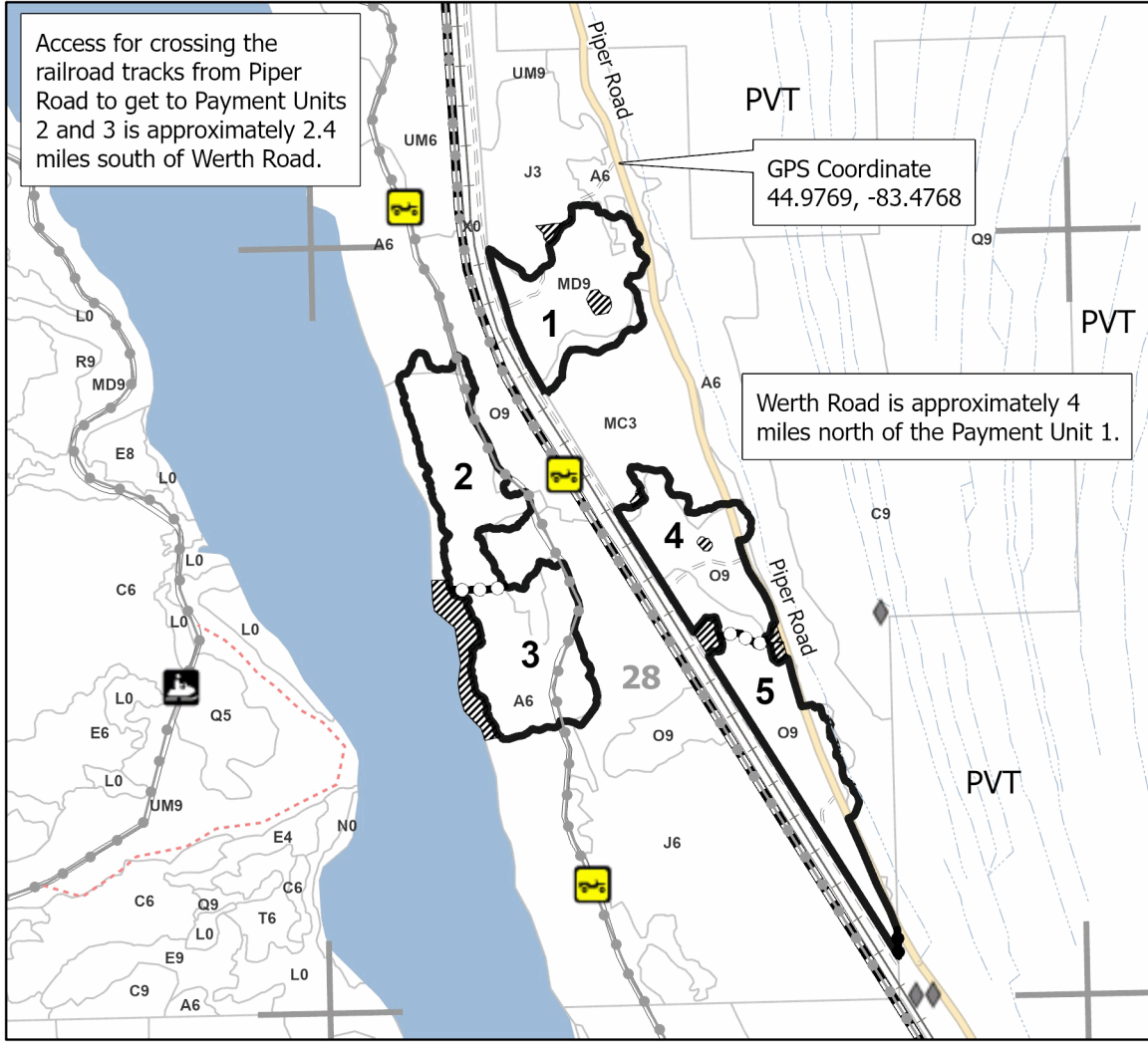
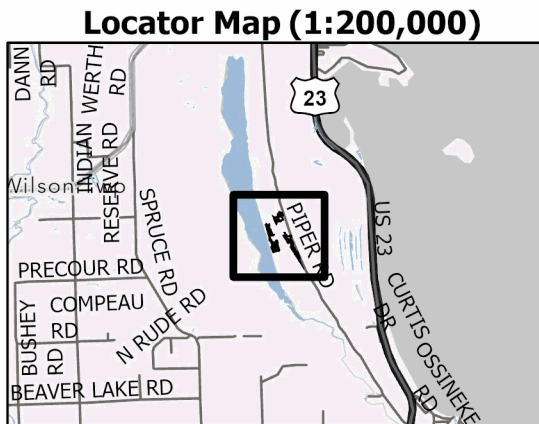
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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
1	17.2
2	16.2
3	17.6
4	15.2
5	16

Piper Railway Mix

82.2 Acres



Legend

- Against State (Red)
- Payment Unit (Yellow)
- Private Line (Blue)
- Retention Areas
- Stand
- Lakes and Rivers
- Recreational Trail
- Pipeline
- Active Railroad
- Intermittent Stream
- Secondary Forest Road
- Forest Access Route
- Administrative Access Only
- Non-DNR Road
- Survey Corner
- Section Corner

Use QR Code to open Map in App

