



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7605**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on July 10, 2025.**

LOCATION: **NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

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:

Dark Side of the Dune (42-020-24) / T50N, R08W, SEC. 17, S1/2SE.

T50N, R08W, SEC. 20, NW, W1/2NE.

Luce County, Advertised Price \$92,856.30, 107.7 Acres, Jack Pine, Red Pine.

SALE NOTE: The County must be contacted prior to crossing or harvesting in the County Road R-O-W. This applies to Payment Units 2-3 and County Road 412.

The "Trail 8" or County Road 412 is a snowmobile trail and is shown on the Timber Sale Map. See Sale Spec 5.2.41 for restrictions.

It is recommended, but not required, that within Payment Unit(s) 1-3, hauling occur during the fall or early winter months because of tourist traffic on County Road 412.

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

### Dark Side of the Dune (42-020-24)

T50N, R08W, SEC. 17; T50N, R08W, SEC. 20.

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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		
Black Spruce	11 Cords	\$ 5.20 / Cord
Jack Pine	1,729 Cords	\$ 17.40 / Cord
Mixed Hardwood	12 Cords	\$ 9.70 / Cord
Paper Birch	16 Cords	\$ 2.50 / Cord
Red Pine	1,118 Cords	\$ 54.45 / Cord
White Pine	102 Cords	\$ 16.50 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 13.01 percent. There are an estimated 2,988 cords on this timber sale, plus or minus 389 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 \$4,642.82 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	31.1%
02	45.3%
03	22.2%
04	1.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

### **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
236,039	2,988	13.01%	2,599	3,377

## 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
4	232,718	2,946	13.17%	2,558	3,334
75	3,321	42	68.36%	13	71
<b>TOTAL:</b>	<b>236,039</b>	<b>2,988</b>		<b>2,571</b>	<b>3,405</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
4	101.6	1	32.1
		2	46.7
		3	22.8
75	6.1	4	6.1
<b>TOTAL:</b>	<b>107.7</b>		<b>107.7</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black Spruce	Pulpwood	3	Cords	32.1	\$28,904.70
	Jack Pine		538	Cords		
	Mixed Hardwood		4	Cords		
	Red Maple		3	Cords		
	Red Oak		1	Cords		
	Paper Birch		5	Cords		
	Red Pine		348	Cords		
	White Pine		32	Cords		
	2		Black Spruce	Pulpwood		
Jack Pine		783	Cords			
Mixed Hardwood		5	Cords			
Red Maple		3	Cords			
Red Oak		2	Cords			
Paper Birch		7	Cords			
Red Pine		507	Cords			
White Pine		47	Cords			
3		Black Spruce	Pulpwood		2	Cords
	Jack Pine	382		Cords		
	Mixed Hardwood	3		Cords		
	Red Maple	2		Cords		
	Red Oak	1		Cords		
	Paper Birch	3		Cords		
	Red Pine	248		Cords		
	White Pine	23		Cords		
	4	Jack Pine		Pulpwood	26	Cords
Paper Birch		1	Cords			
Red Pine		15	Cords			
TOTAL:			2,988	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Dark Side of the Dune**

**Sale Number: 42-020-24 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 state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Exterior sale boundary lines against private are marked with blue 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

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

Within Payment Unit(s) 1-3, cut all trees that are two (2) inches or more at DBH, except within Payment Units 2 and 3, do not cut any oak that may exist within a tree length buffer along County Road 412.

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

Within Payment Unit(s) 4, all red pine, white pine and paper birch trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all jack pine is designated for cutting, regardless of merchantability. Do not cut any oak.

#### **2.2 - Utilization**

##### **2.2.3 - Stump heights (4/07)**

Stump heights within the Sale Area shall not exceed 6 inches for all trees. This is in order to facilitate planting operations.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 1-3 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**

##### **3.4.3 - Special Protection Areas (8/11)**

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are marked with a red boundary line. The Purchaser shall not operate any equipment within special protection areas. These are critical dunes with slopes over 25% and are not permitted to be operated on with equipment.

### **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. This pertains to roads constructed or improved to access the Sale Area from the east.

#### 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 within 30 days of completion of hauling. 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. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. 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.

### 4.3 - Public Right-of-Way

#### 4.3.2 - County R-O-W (12/06)

The County must be contacted prior to crossing or harvesting in the County Road R-O-W. This applies to Payment Units 2-3 and County Road 412.

## 5 - 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.

##### 5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Unit(s) 1-3 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

##### 5.2.3.6 - 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.

#### 5.2.21 - Chains (6/11)

To help promote scarification and natural pine regeneration, it is advised that rubber wheeled harvesters and forwarders run with chains. If the sale is whole tree harvested with grapple skidders the chains will not be needed.

#### 5.2.22 - Operating Caution

##### 5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1-3, hauling occur during the fall or early winter months. The reason for the recommendation is because of tourist traffic on County Road 412.

#### 5.2.31 - Landing Locations (9/13)

Landing areas are marked on the Timber Sale Map. Landings should be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative. In general, landings are limited to a "T" turnaround which will accommodate a truck with a 50 foot trailer. No landing may be placed along County Road 412.

#### 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.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

The "Trail 8" or County Road 412 is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail/road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. The snowmobile trail may only be crossed at right angles. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

### 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.

#### 5.4.2 - 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.

#### 5.4.4 - 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. Extra care should be taken to avoid slopes and protect the sandy soil.

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

Care must be taken to minimize soil damage due to the sandy soils.

### 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 County Road 412 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.

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on "Trail 8" or County Road 412 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 DNR will provide these signs.

### 7 - Other Conditions

#### 7.2 - Extensions

##### 7.2.1 - One Year Extension (2/04)

Given justification, only one (1), one-year extension may be granted if the contract has been paid for in full.

#### 7.3 - Contract Modifications

##### 7.3.3 - Modification for Reforestation (8/05)

When contractual work of Purchaser has been accepted for any Payment Unit identified on Sale Area Map, Payment Unit will be eliminated from the Sale Area on written notice so that reforestation operations can begin.





**TIMBER SALE MAP**

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

Sale Number  
42-020-24

Date  
09/30/2024

Forest Management Unit  
**Newberry Mgt Unit**

County  
**Luce**

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

Scale  
1:15,840

Page  
1  
Of  
1

Township  
50N  
Range  
08W  
Section(s) and  
Subdivision(s)  
Sec. 17 S1/2SE; Sec. 20 NW,W1/2NE;

**Cover Type**

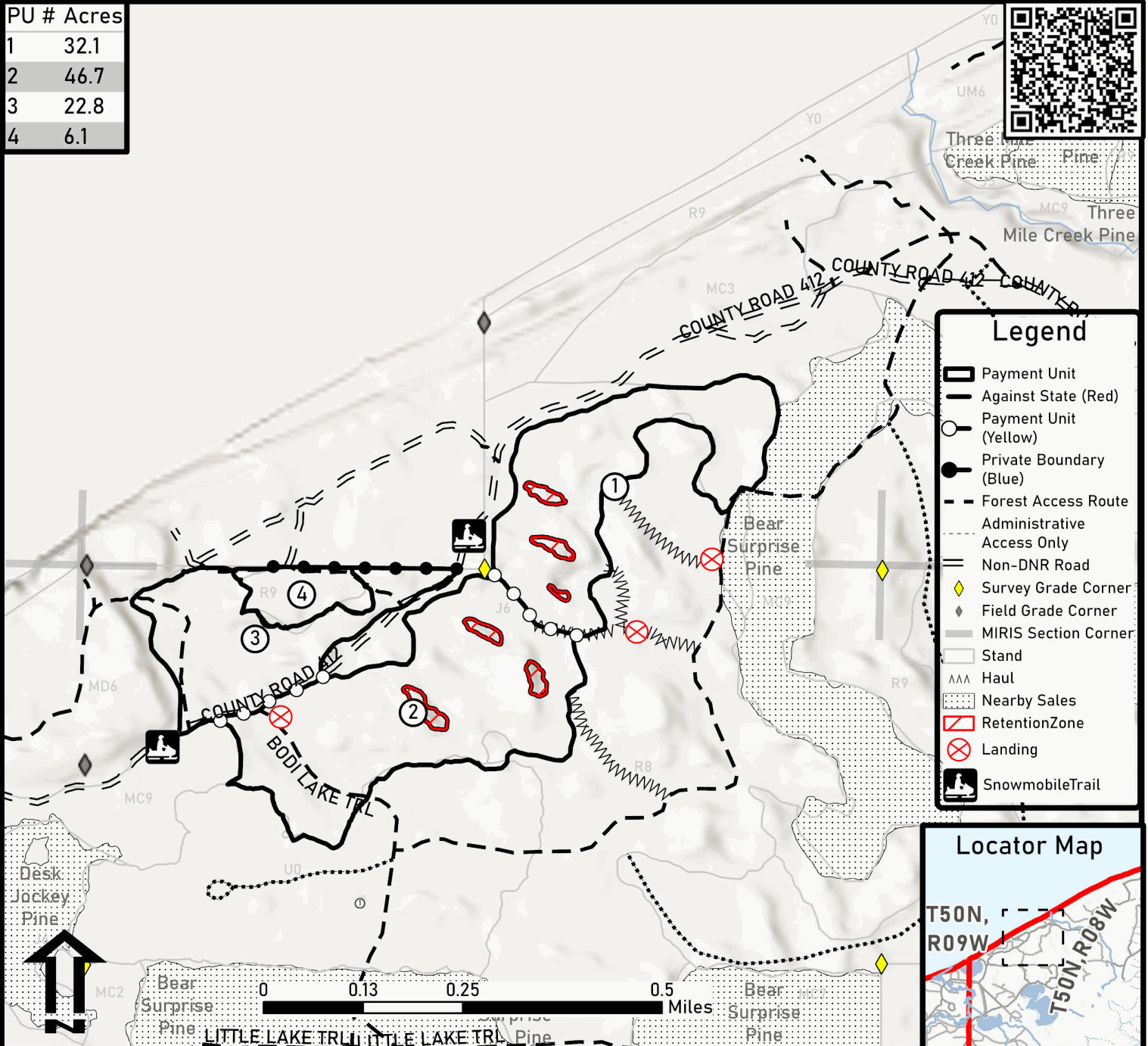
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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

**Dark Side of the Dune**   
Compartment: 42043 Acres: 107.7

PU #	Acres
1	32.1
2	46.7
3	22.8
4	6.1



**Legend**

- Payment Unit
- Payment Unit (Yellow)
- Private Boundary (Blue)
- Forest Access Route
- Administrative Access Only
- Non-DNR Road
- Survey Grade Corner
- Field Grade Corner
- MIRIS Section Corner
- Stand
- Haul
- Nearby Sales
- RetentionZone
- Landing
- Snowmobile Trail

**Locator Map**

