



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7921**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on October 29, 2026.

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:

Morningstar Lake Rd Pine (54-003-26) / T30N, R02E, SEC. 36, N1/2NW, SENW, S1/2NE, N1/2SE.
Montmorency County, Advertised Price \$25,017.55, 61.2 Acres, Red Pine, White Pine.

SALE NOTE: 5.2.3.13 - Heterobasidion Root Disease (HRD)- All Payment Units
5.2.41 - Snowmobile Trail Protection- Payment Units 3-4
5.7.1 - Historical Sites

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

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Pine	85.4 MBF	\$ 79.00 / MBF
Pulpwood		
Misc. Species 2	373 Cords	\$ 11.20 / Cord
Quaking Aspen	2 Cords	\$ 9.25 / Cord
Red Maple	3 Cords	\$ 11.10 / Cord
Red Pine	551 Cords	\$ 25.30 / Cord
White Pine	9 Cords	\$ 11.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 18.48 percent. There are an estimated 1,136 cords on this timber sale, plus or minus 210 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 \$1,250.88 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	31.2%
02	21.4%
03	23.9%
04	20.4%
05	3.1%

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
89,724	1,136	18.48%	926	1,346

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
49	27,352	346	29.09%	246	447
50	20,718	262	39.57%	158	366
59	41,654	527	29.78%	370	684
TOTAL:	89,724	1,136		774	1,497

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
49	13.4	1	13.4
50	11.8	2	11.8
59	36.0	3	18.1
		4	15.5
		5	2.4
TOTAL:	61.2		61.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Sawtimber	24.7	MBF	13.4	\$7,796.55
	Misc. Species 2	Pulpwood	96	Cords		
	Red Maple		3	Cords		
	Red Pine		185	Cords		
	White Pine		5	Cords		
2	Red Pine	Sawtimber	17.5	MBF	11.8	\$5,363.70
	Misc. Species 2	Pulpwood	112	Cords		
	Red Pine		106	Cords		
	White Pine		4	Cords		
3	Red Pine	Sawtimber	21.7	MBF	18.1	\$5,967.45
	Misc. Species 2	Pulpwood	83	Cords		
	Quaking Aspen		1	Cords		
	Red Pine		131	Cords		
4	Red Pine	Sawtimber	18.6	MBF	15.5	\$5,107.45
	Misc. Species 2	Pulpwood	71	Cords		
	Quaking Aspen		1	Cords		
	Red Pine		112	Cords		
5	Red Pine	Sawtimber	2.9	MBF	2.4	\$782.40
	Misc. Species 2	Pulpwood	11	Cords		
	Red Pine		17	Cords		
TOTAL:			85.4	MBF		
TOTAL:			938	Cords		

Sale Specific Conditions & Requirements

Sale Name: Morningstar Lake Rd Pine

Sale Number: 54-003-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundaries are marked and identified by red and blue paint and state forest roads. Exterior sale boundary lines against state are marked with red 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. Interior Payment Unit boundaries are painted with yellow paint or unpainted boundaries using state forest roads as shown on the Timber Sale Map. The state forest road segments designating an interior Payment Unit boundary are only to be crossed when all surrounding Payment Units have been paid. Yellow painted trees are only to be cut if marked with orange paint and 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) 5, cut all trees that are 2 inches or more at DBH.

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

Within Payment Unit(s) 1-4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Trees with orange dots or slashes represent cut trees. Note that orange dots on cut trees indicate direction of travel within rows for harvest equipment. Dots are being used to assist operations and minimize damage to residual trees.

2.1.11 - Description of Timber Note (2/04)

Note that this sale contains damaged and dead trees from the 2025 Michigan Ice Storm. This sale was cruised, and timber volumes were estimated using standard methods used by the Michigan DNR. The minor amount of timber volume lying on the ground was not cruised. Completely dead standing timber species volume (species 2- red pine (373 cords)) was separated from live volume. Advertised prices were reduced accordingly to reflect the damaged condition of the stands.

2.2 - Utilization

2.2.5 - Limbed Tree Skidding (12/24)

The skidding of whole trees or tree segments with limbs attached is prohibited, within Payment Units 1-4.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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. Payment Units valued over \$25,000 may be divided. There will be only one division per Payment Unit.

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. 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.

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 chipped, utilized or otherwise removed from the sale.

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. Improved roads and constructed roads must not be unreasonably widened beyond 15 feet.

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. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.5 - 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.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations 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.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

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 maintained wildlife opening which is indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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 (1/25)

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 (2) 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 15 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.

5.2.3.13 - Heterobasidion Root Disease (HRD) (10/25)

This plantation is at risk of infection by the root rot fungus, *Heterobasidion irregulare*. To prevent the spread of this disease, cutting operations within Payment Unit(s) 1-5 are restricted to the period of January 1 to March 31. Cutting may only occur outside this period with written permission of the Unit Manager or with the application of a preventative pesticide. Consultation with a forest health specialist will determine if cutting can occur prior to January 1 without pesticide application, dependent upon current and forecasted snow cover. Cellu-Treat is currently the only EPA registered product available in the United States for the control of *Heterobasidion*. This product is a water-soluble powder that must be applied to the stump, in accordance with the product label. Dye must be added to the product to provide visible evidence of adequate coverage. Application of this pesticide requires licensing by the Michigan Department of Agriculture and Rural Development. All applicators are required to: provide to the Sale Administrator notification of application per requirements in 40 CFR 170.120; and document and provide to the Sale Administrator annually, by December 31 and prior to closure of sale, the volume of product used and acres treated.

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.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.2.41 - Snowmobile Trail Protection (9/11)

Snowmobile trail 4/9 is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. 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 not be used for any timber sale operations from December 1 to March 31. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 10 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.

5.7 - Protection of Historical Sites

5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are outside of the timber sale. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay \$1,000 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Historical site protection discussion(s) must occur with the sale administrator before any operations begin.

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

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail 4/9 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 Purchaser will provide these signs.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail 4/9 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.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the 2025 Michigan Ice Storm. 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
54-003-26

Date
05/13/2026

Forest Management Unit
Atlanta Mgt Unit

County
Montmorency

Mapped By: D. Coy
Cruised By: D. Coy

Scale
1:10,000

Page
1

Of
1

Township
30N

Range
02E

Section(s) and
Subdivision(s) Sec. 36 N1/2NW,SENW,S1/2NE,N1/2SE;

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

Payment Unit Number	Acres
1	13.4
2	11.8
3	18.1
4	15.5
5	2.4

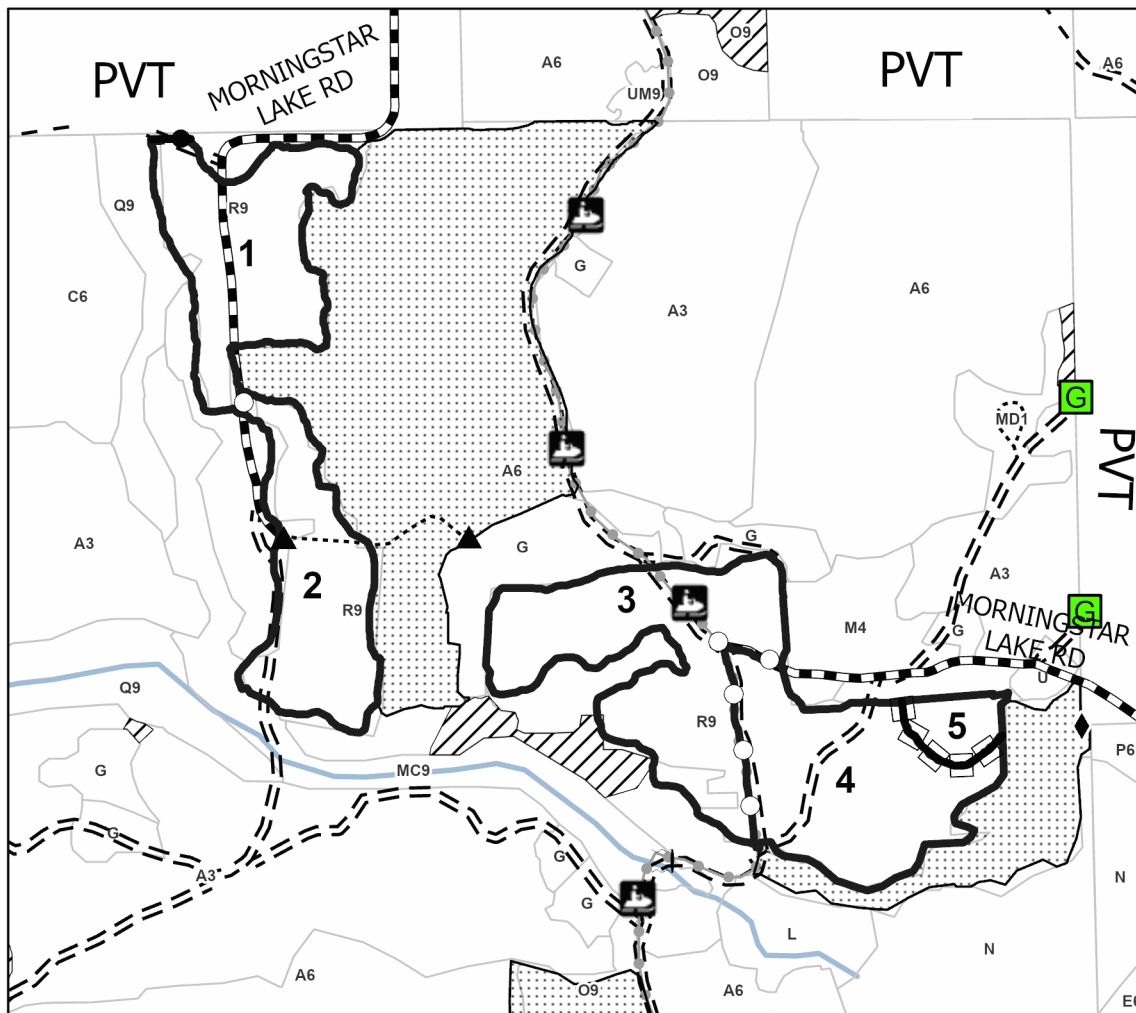
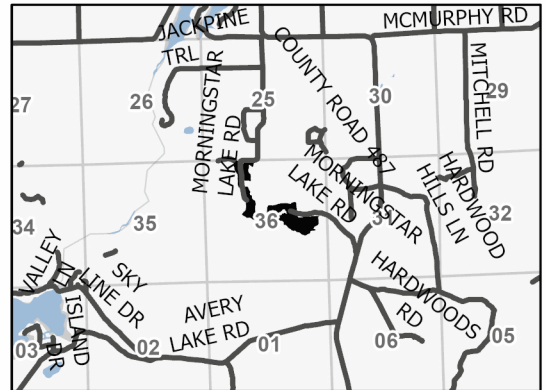
Morningstar Lake Rd Pine

61.2 Acres



0 0.15 0.3 0.6 Miles

Locator Map 1:100,000



Legend

- Sale Boundary (Red)
- Nearby Timber Sale
- Private Line (Blue)
- Payment Unit Line (Yellow)
- Payment Unit Line (Road)
- Streams
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner
- Culvert
- Berm
- Gate
- Recreation Trails

Use QR Code to
open Map in App

