DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7947

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on November 10, 2026.**
LOCATION: **PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI**

CONTACT NAME: Mark Monroe
PHONE NUMBER: (989) 983-4101

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Lumpy Bumpy and Stumpy (53-032-24) / T34N, R01W, SEC. 21, SESW,SWSE.
T34N, R01W, SEC. 27, SWNW,NWSW.
T34N, R01W, SEC. 28, NW,NE,NESW,NESE.
Cheboygan County, Advertised Price $21,413.00, 116.5 Acres, Aspen, Hardwood.

SALE NOTE: It is recommended, but not required, that within Payment Unit(s) 1-7, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of seasonally wet and sometimes unusable segments of open and closed forest roads (5.2.22.1). Some road locations may require culvert installation (4.1.5).

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

Lumpy Bumpy and Stumpy (53-032-24)
T34N, R01W, SEC. 21; T34N, R01W, SEC. 27; T34N, R01W, SEC. 28.
Cheboygan County (Advertised Price $21,413.00)

SALE NOTE: It is recommended, but not required, that within Payment Unit(s) 1-7, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of seasonally wet and sometimes unusable segments of open and closed forest roads (5.2.22.1). Some road locations may require culvert installation (4.1.5).

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE	
Sawtimber				
White Pine	5.3	MBF	$ 59.00	/ MBF
Pulpwood				
Balsam Fir	168	Cords	$ 6.75	/ Cord
Jack Pine	40	Cords	$ 1.45	/ Cord
Mixed Aspen	2,067	Cords	$ 4.45	/ Cord
Mixed Spruce	97	Cords	$ 3.65	/ Cord
Red Maple	371	Cords	$ 10.75	/ Cord
Red Pine	217	Cords	$ 26.25	/ Cord
White Pine	92	Cords	$ 7.30	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.09 percent. There are an estimated 3,068 cords on this timber sale, plus or minus 463 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 $2,141.30 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	36.1%
02	4.5%
03	21.9%
04	7.4%
05	6.2%
06	8.0%
07	15.9%

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
242,381	3,068	15.09%	2,605	3,531

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
32	21,589	273	67.42%	89	458
37	89,353	1,131	25.70%	840	1,422
41	48,302	611	32.86%	410	812
108	66,446	841	27.20%	612	1,070
110	16,691	211	57.88%	89	334
TOTAL:	**242,381**	**3,068**		**2,041**	**4,095**

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
32	7.5	5	7.5
37	45.3	1	40.2
		2	5.1
41	24.9	7	24.9
108	30.4	3	22.7
		4	7.7
110	8.4	6	8.4
TOTAL:	**116.5**		**116.5**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	16	Cords	40.2	$7,736.25
	Jack Pine		7	Cords		
	Mixed Aspen		724	Cords		
	B. T. Aspen		*530*	*Cords*		
	Quaking Aspen		*194*	*Cords*		
	Mixed Spruce		28	Cords		
	Black Spruce		*28*	*Cords*		
	Red Maple		90	Cords		
	Red Pine		122	Cords		
	White Pine		17	Cords		
2	Balsam Fir	Pulpwood	2	Cords	5.1	$965.55
	Jack Pine		1	Cords		
	Mixed Aspen		92	Cords		
	B. T. Aspen		*67*	*Cords*		
	Quaking Aspen		*25*	*Cords*		
	Mixed Spruce		4	Cords		
	Black Spruce		*4*	*Cords*		
	Red Maple		11	Cords		
	Red Pine		15	Cords		
	White Pine		2	Cords		
3	Balsam Fir	Pulpwood	37	Cords	22.7	$4,686.40
	Mixed Aspen		385	Cords		
	B. T. Aspen		*378*	*Cords*		
	Quaking Aspen		*7*	*Cords*		
	Mixed Spruce		20	Cords		
	Black Spruce		*13*	*Cords*		
	White Spruce		*7*	*Cords*		
	Red Maple		122	Cords		
	Red Pine		46	Cords		
	White Pine		18	Cords		
4	Balsam Fir	Pulpwood	12	Cords	7.7	$1,578.55
	Mixed Aspen		131	Cords		
	B. T. Aspen		*128*	*Cords*		
	Quaking Aspen		*3*	*Cords*		
	Mixed Spruce		7	Cords		
	Black Spruce		*4*	*Cords*		
	White Spruce		*3*	*Cords*		
	Red Maple		42	Cords		
	Red Pine		15	Cords		
	White Pine		6	Cords		
5	Balsam Fir	Pulpwood	8	Cords	7.5	$1,322.20
	Jack Pine		32	Cords		
	Mixed Aspen		185	Cords		
	B. T. Aspen		*175*	*Cords*		
	Quaking Aspen		*10*	*Cords*		
	Mixed Spruce		12	Cords		
	Black Spruce		*4*	*Cords*		
	White Spruce		*8*	*Cords*		
	Red Maple		33	Cords		
6	White Pine	Sawtimber	3.2	MBF	8.4	$1,715.90
	Balsam Fir	Pulpwood	68	Cords		
	Mixed Aspen		57	Cords		
	B. T. Aspen		*57*	*Cords*		
	Mixed Spruce		26	Cords		
	White Spruce		*26*	*Cords*		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Red Maple	Pulpwood	36	Cords		
	Red Pine		11	Cords		
	White Pine		6	Cords		
7	White Pine	Sawtimber	2.1	MBF	24.9	$3,408.15
	Balsam Fir	Pulpwood	25	Cords		
	Mixed Aspen		493	Cords		
	B. T. Aspen		*457*	*Cords*		
	Quaking Aspen		*36*	*Cords*		
	Red Maple		37	Cords		
	Red Pine		8	Cords		
	White Pine		43	Cords		
		TOTAL:	5.3	MBF		
		TOTAL:	3,052	Cords		

Sale Specific Conditions & Requirements

Sale Name: Lumpy Bumpy and Stumpy **Sale Number: 53-032-24 Seq#: 2**

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 red and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Interior retention islands are marked with Red Painted X's. Sale boundary excluded retention areas are present and shown on the Timber Sale Map. No harvesting activities may occur within these designated retention areas. The red painted, as well as red and yellow painted boundary line trees are not Included Timber and are to be protected. Yellow (only) 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) 1-7, cut all trees that are two (2) inches or more at DBH with the following exceptions:

- Within Payment Units 1-4 and 6-7, do not cut any oak, black cherry or trees marked with green paint. In addition, do not cut any red or white pine that are eighteen (18) inches or more at DBH.
- Within Payment Unit 5, do not cut any oak or trees marked with green paint.

- Spruce and Pine saplings are to be protected within Payment Units 1-7. Review specification 3.4.1 - Damaged Timber, for more information.
- 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) 1 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 Unit 1 can only be divided once (1).

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. No damage is acceptable to undesignated live merchantable trees and designated retention areas.

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.

In addition, Extreme Care should be taken to avoid damage to spruce and pine saplings in Payment Units 1-7. As much as possible, harvesting operations should try to go around pockets that are heavy with spruce and pine saplings, many of which are 10-20+ feet tall. Within Payment Units 1-7, if more than 50% of spruce and pine saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at $500 per acre for all acreage within that specified portion of the Sale Area that was damaged. Saplings cut cleanly in skid rows for operability will not be counted

as damaged timber.

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 some of the undesignated (do not cut) Red/White Pine trees that meet Legacy tree standards. Though not prevalent, some Legacy trees are present within the Sale Area. Legacy trees are longer-lived tree species that are 150 years old or older; OR are 26 inches or greater at DBH, and in either case will exhibit some of the following characteristics: presence of hollows and cavities, super-canopy crown position, broken tops with crown debris accumulations and/or partial snag formation, plate-like or thick fire-resistant bark and/or fire scars and basal burn cavities. If the Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay $500.00 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.

4.1.4 - 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.

4.1.5 - Culverts (5/14)
Access 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. Stream crossing permits, if needed, will be obtained by the DNR.

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.

4.1.7 - Road Closure (10/11)
Overgrown roads that are reopened must be blocked to vehicle traffic within 30 days of completion of hauling. 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. 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.

4.1.12 - 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

4.2.2 - 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. The Unit Manager or his/her representative must approve the type of fill material used prior to placement. In general, suitable fill material includes cobble and/or crushed rock. Fill material may not be sourced from adjacent State-owned lands.

4.2.4 - Grading (10/16)
If deemed necessary by the Sale Administrator, state forest roads must be graded after hauling operations are complete. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

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 (10/16)
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.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)
No slash may exceed 24 inches in height.

5.2.1.10 - No Slash in Openings (5/10)
No brush or logging debris is to be left in adjacent stands that are being planted or left to naturally regenerate. These areas/stands are 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.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and down creation, hare and grouse (1/14)
To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave evenly scattered, linear (not round) brush piles composed of at least five (5) of the largest available tops on the ground for every two to three (2-3) acres within Payment Units 1-7. These brush piles can be constructed from the tops of any available tree species. Focus placing some brush piles near or against lowland ground that borders areas of Payment Units 1-7. Contact the Sale Administrator for specific details of design and placement.

5.2.4.3 - Dead and Down Creation, Dead Trees (6/07)
Except as provided for in General Condition and Requirement 5.2.2, no dead trees, standing or down, are to be cut, skidded, or processed.

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 trees painted with Pink or Orange "D's" within Payment Units 1-7. 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. If it becomes impractical or impossible to push over a tree, severing or partially severing the tree is acceptable.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)
It is recommended, but not required, that within Payment Unit(s) 1-7, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of seasonally wet and sometimes unusable segments of open and closed forest roads.

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.

5.2.40 - Pathway Protection (10/10)
The North Country Pathway (hike) and the Shore-to-Shore Equestrian (horse) trail are both shown on the Timber Sale Map. Neither recreational trail directly passes through a Payment Unit (1-7). However, both trails follow Road 3 and 4, one (or both) of which will be used for hauling operations. Be vigilant for hikers and horse-riders during all harvest and hauling operations, especially when Payment Units 6-7 become active.

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 25 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 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 hauling routes (Roads 3 and 4 and Osmun) 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 North Country Pathway and Equestrian Trail prior to beginning operations. The trail must be posted 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.

Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
53-032-24	11/25/2024

Forest Management Unit	County	Mapped By: TSP	Scale	Page	Of
Pigeon River Country Mgt Unit	Cheboygan	Cruised By: J. St. Pierre	1:10,000	1	1

Township	Range	Section(s) and Subdivision(s)
34N	01W	Sec. 21 SESW,SWSE; Sec. 27 SWNW,NWSW; Sec. 28 NW,NE,NESW,NESE;

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	40.2	5	7.5
2	5.1	6	8.4
3	22.7	7	24.9
4	7.7		

Lumpy Bumpy and Stumpy

116.5 Acres

Compartment 3

0 0.15 0.3 0.6 Miles

Locator Map 1:200,000



