



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7534**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on January 21, 2025.

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:

Huff and Camp 8 South Oak (54-009-24) / T31N, R01E, SEC. 29, S1/2SW.

T31N, R01E, SEC. 32, NW,NE,N1/2SW,N1/2SE.

Montmorency County, Advertised Price \$219,921.40, 184.5 Acres, Hardwood, Red Oak.

SALE NOTE: 2.2.2 - Chipping required- Payment Units 2-6

2.2.3 - Stump heights- Payment Units 2-6

2.2.6 - Roundwood operation required- Payment Units 7-8

3.6.8 - Operating period- Payment Units 2-6

5.1.3 - Well heads and natural gas pipelines- Nearby all Payment Units

5.2.3.4-5 - Oak wilt restriction- All Payment Units

7.2.2 - No extensions- Payment Units 2-6

TIMBER SALE INFORMATION

Huff and Camp 8 South Oak (54-009-24)
 T31N, R01E, SEC. 29; T31N, R01E, SEC. 32.
 Montmorency County (Advertised Price \$219,921.40)

- SALE NOTE: 2.2.2 - Chipping required- Payment Units 2-6
 2.2.3 - Stump heights- Payment Units 2-6
 2.2.6 - Roundwood operation required- Payment Units 7-8
 3.6.8 - Operating period- Payment Units 2-6
 5.1.3 - Well heads and natural gas pipelines- Nearby all Payment Units
 5.2.3.4-5 - Oak wilt restriction- All Payment Units
 7.2.2 - No extensions- Payment Units 2-6

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	137.0 MBF	\$ 55.00 / MBF
Red Maple	10.8 MBF	\$ 60.00 / MBF
Red Oak	656.7 MBF	\$ 180.00 / MBF
Sugar Maple	207.4 MBF	\$ 258.00 / MBF
Pulpwood		
Basswood	215 Cords	\$ 14.85 / Cord
Mixed Aspen	43 Cords	\$ 20.35 / Cord
Mixed Hardwood	826 Cords	\$ 20.70 / Cord
Paper Birch	41 Cords	\$ 14.20 / Cord
Red Oak	731 Cords	\$ 25.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.02 percent. There are an estimated 4,240 cords on this timber sale, plus or minus 425 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 \$10,996.07 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	5.9%
02	15.0%
03	12.2%
04	12.8%
05	12.2%
06	11.9%
07	15.0%
08	15.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
334,930	4,240	10.02%	3,815	4,664

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
9	34,676	439	27.46%	318	559
54	24,182	306	37.68%	191	421
62	19,288	244	40.23%	146	342
69	45,065	570	30.83%	395	746
70	112,577	1,425	17.52%	1,175	1,675
82	25,353	321	23.55%	245	397
88	73,789	934	24.12%	709	1,159
TOTAL:	334,930	4,240		3,179	5,300

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
9	15.4	2	3.1
9	15.4	3	12.3
54	10.2	1	10.2
62	7.3	4	7.3
69	15.8	2	15.5
69	15.8	3	0.1
69	15.8	4	0.2
70	88.2	7	44.0
70	88.2	8	44.2
82	18.2	2	0.1
82	18.2	3	5.7
82	18.2	4	12.4
88	29.4	5	14.9
88	29.4	6	14.5
TOTAL:	385.5		184.5

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	2.3	MBF	10.2	\$12,928.75
	Red Oak		46.0	MBF		
	Basswood	Pulpwood	2	Cords		
	Mixed Aspen		13	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	3.5	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	6	<i>Cords</i>		
	Mixed Hardwood		40	Cords		
	<i>Ironwood</i>		6	<i>Cords</i>		
	<i>Sugar Maple</i>		34	<i>Cords</i>		
	Red Oak		136	Cords		
2	Basswood	Sawtimber	14.1	MBF	18.7	\$32,948.05
	Red Oak		96.3	MBF		
	Sugar Maple		32.0	MBF		
	Basswood	Pulpwood	47	Cords		
	Mixed Aspen		30	Cords		
	<i>B. T. Aspen</i>		30	<i>Cords</i>		
	Mixed Hardwood		163	Cords		
	<i>Ironwood</i>		3	<i>Cords</i>		
	<i>Sugar Maple</i>		160	<i>Cords</i>		
	Red Oak		76	Cords		
3	Basswood	Sawtimber	25.5	MBF	18.1	\$26,740.20
	Red Oak		23.2	MBF		
	Sugar Maple		67.6	MBF		
	Basswood	Pulpwood	30	Cords		
	Mixed Hardwood		122	Cords		
	<i>Sugar Maple</i>		122	<i>Cords</i>		
	Red Oak		30	Cords		
4	Basswood	Sawtimber	28.0	MBF	19.9	\$28,040.70
	Red Oak		55.1	MBF		
	Sugar Maple		52.8	MBF		
	Basswood	Pulpwood	16	Cords		
	Mixed Hardwood		81	Cords		
	<i>Sugar Maple</i>		81	<i>Cords</i>		
	Paper Birch		5	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	2.0	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
Red Oak		39	Cords			
5	Basswood	Sawtimber	14.3	MBF	14.9	\$26,935.05
	Red Oak		88.8	MBF		
	Sugar Maple		24.1	MBF		
	Basswood	Pulpwood	15	Cords		
	Mixed Hardwood		70	Cords		
	<i>Sugar Maple</i>		70	<i>Cords</i>		
	Red Oak		91	Cords		
6	Basswood	Sawtimber	13.9	MBF	14.5	\$26,194.20
	Red Oak		86.4	MBF		
	Sugar Maple		23.4	MBF		
	Basswood	Pulpwood	14	Cords		
	Mixed Hardwood		68	Cords		
	<i>Sugar Maple</i>		68	<i>Cords</i>		
	Red Oak		89	Cords		
7	Basswood	Sawtimber	19.4	MBF	44.0	\$32,978.45
	Red Maple		5.4	MBF		
	Red Oak		130.2	MBF		
	Sugar Maple		3.7	MBF		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	Basswood	Pulpwood	45	Cords		
	Mixed Hardwood		140	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	0.8	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	7	<i>Cords</i>		
	<i>Red Maple</i>		21	<i>Cords</i>		
	<i>Sugar Maple</i>		110	<i>Cords</i>		
	Paper Birch		18	Cords		
	<i>Paper Birch</i>		18	<i>Cords</i>		
	Red Oak		135	Cords		
8	Basswood	Sawtimber	19.5	MBF	44.2	\$33,176.70
	Red Maple		5.4	MBF		
	Red Oak		130.7	MBF		
	Sugar Maple		3.8	MBF		
	Basswood	Pulpwood	46	Cords		
	Mixed Hardwood		143	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	0.8	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	8	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		22	<i>Cords</i>		
	<i>Sugar Maple</i>		110	<i>Cords</i>		
	Paper Birch		18	Cords		
	<i>Paper Birch</i>		18	<i>Cords</i>		
	Red Oak		135	Cords		
	TOTAL:			1,011.9		
TOTAL:			1,857	Cords		

Sale Specific Conditions & Requirements

Sale Name: Huff and Camp 8 South Oak

Sale Number: 54-009-24 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, as well as state forest roads. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint, with the exception of the interior Payment Unit boundary between Payment Units 2 and 3, which are unpainted and designated by the state forest road, as shown on the Timber Sale Map. Interior retention patches and other exclusion boundaries are marked with red paint; no harvesting activities may occur within these areas, and they are not to be entered. In addition, no harvesting may occur within G0 non-forested stands. The painted boundary line trees are not Included Timber and are to be protected. Yellow painted trees are only to be cut when all surrounding Payment Units have been paid. The state forest road segment designating an interior Payment Unit boundary is only to be crossed 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) 1-6, cut all trees that are two (2) inches or more at DBH, except within Payment Units 2-6, do not cut any hemlock trees or trees marked with purple paint.

2.1.3 - Cut tree marked unit(s) (12/08)

Within Payment Unit(s) 7 and 8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.2 - Chipping required (2/18)

Payment Units 2-6, must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. Products may be produced as roundwood and forwarded to decking areas in the final product length, but the tops must be left intact and skidded to the landing for chipping to minimize the amount of residual slash.

If market conditions or other factors limit the practicality of chipping tops and slash, trees greater than 4 inches at DBH must be cut to a 2-inch top or smaller. Sub-merchantable trees and hardwood limbs 4 inches or greater, where they attach to the stem, are to be cut/reduced to 4-foot lengths.

The Purchaser may also skid all remaining topwood and slash and scatter it adjacent and along interior sale boundaries, retention boundaries, or underneath undesignated purple painted leave trees. Topwood and slash placement at these locations must be dispersed evenly, less than 4ft in height, and less than 25ft in width from the boundary edge or purple marked tree bole. Placement locations must be discussed and approved by the Sale Administrator before any work begins.

Operations will be terminated or halted if slash is not being reduced to acceptable level and damages will be collected determined by the cost to complete the cost of the work. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter is still applicable (G. C. & R. 2.2).

2.2.3 - Stump heights (4/07)

Stump heights within Payment Units 2-6 shall not exceed 8 inches for trees greater than 20 inches DBH and 6 inches for trees smaller than 20 inches DBH. This is in order to facilitate planting operations.

2.2.6 - Roundwood operation required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 7 and 8. All products

must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing payment units (7/14)

Payment Unit(s) valued over \$25,000 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. 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.

3.6 - Payment Unit Cutting Schedule

3.6.8 - Operating period (5/16)

Once cutting begins, operations must continue until all Payment Units are completed. This requirement applies to Payment Units 2-6. A written agreement to delay finishing a Payment Unit will only be granted by the Atlanta Unit Manager for significant market conditions limiting completion.

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. Narrow access into some Payment Units will require widening and blading on lengths of state forest roads. Additional access timber must be piled separately for scaling by the Sale Administrator.

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 (10/16)

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.

5.1.3 - 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. Please contact:

Jordan Development Company, LLC.
4600 Cairn Hwy, Kewadin, MI 49648
(231) 264-6349

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 maintained wildlife openings which 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.

5.2.3 - Operating Restrictions

5.2.3.4 - Oak wilt restriction, no exceptions (1/18)

Within Payment Unit(s) 7-8, cutting, skidding, and hauling are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.3.5 - Oak wilt restriction (1/18)

Within Payment Unit(s) 1-6, 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 Payment Unit 1 must be completed within 30 days of severing/cutting stem(s) to minimize damage to deciduous 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.

5.2.31 - Landing locations (9/13)

Landing locations are shown on the Timber Sale Map. Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative.

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 re-vegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be re-vegetated 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.

5.4 - 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.

5.8 - 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No extensions (3/09)

There will be no extensions granted for Payment Units 2-6. Payment Units 2-6 within this sale are already scheduled for planting.



TIMBER SALE MAP

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

Sale Number	Date	
54-009-24	07/30/2024	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: D. Coy
Atlanta Mgt Unit	Montmorency	Cruised By: D. Coy & Sup. Forestry

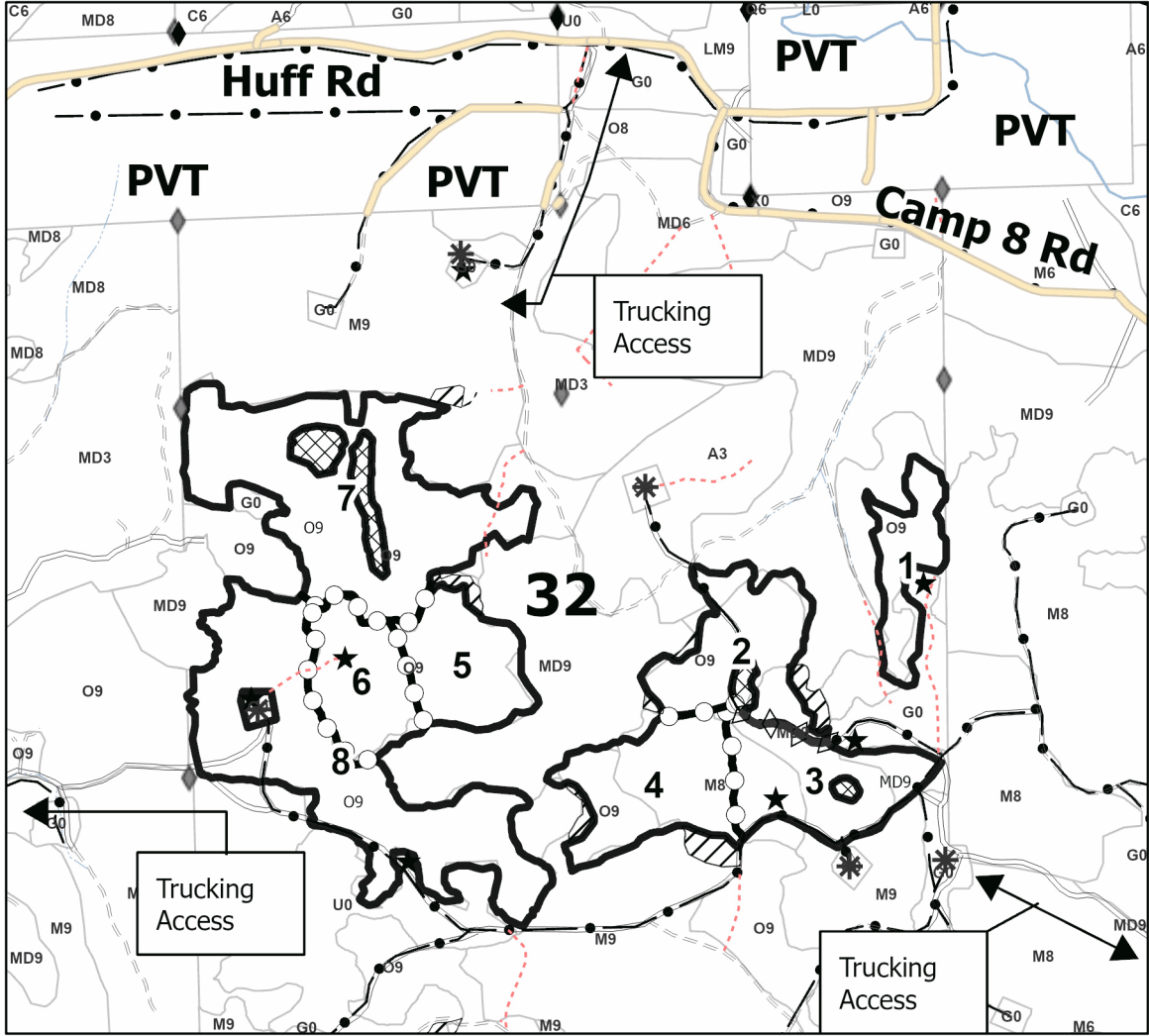
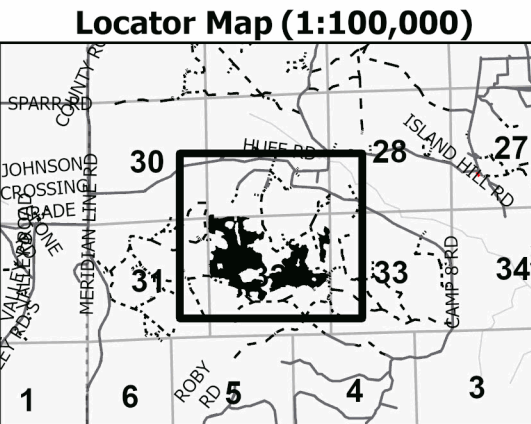
Township	Range	Section(s) and Subdivision(s)
31N	01E	Sec. 29 S1/2SW; Sec. 32 NW,NE,N1/2SW,N1/2SE;

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

PU #	Acres	PU #	Acres
1	10.2	5	14.9
2	18.7	6	14.5
3	18.1	7	44
4	19.9	8	44.2

Huff and Camp 8 South Oak
184.5 Acres



Legend	
	Sale Boundary Area (Red)
	Stands
	Retention Areas (Red)
	Other Exclusion Area (Red)
	Payment Unit Line (Yellow)
	Payment Unit Line (Road)
	Secondary Forest Road
	Forest Access Route
	Administrative Access Only
	Non-DNR Road
	Pipeline
	Gas Well
	Landing
	Survey Corner

Use QR Code to open Map in App

