



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7631**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on June 4, 2025.

LOCATION: ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.

CONTACT NAME: Daniel Racine

PHONE NUMBER: (906) 789-8231

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

Elwood Creek Divide (33-022-25) / T35N, R25W, SEC. 7 , SWNW.

T35N, R26W, SEC. 1 , NESE, S1/2SE.

T35N, R26W, SEC. 12, NE.

Menominee County, Advertised Price \$12,343.00, 73.8 Acres, Hardwood, N White Cedar.

SALE NOTE: The best access into Payment Units 1 -3 is through private property from the north.

The Purchaser will need to obtain permission. During a dry summer a large portion of Payment Units 1, 3, and 4 could be harvested.

TIMBER SALE INFORMATION

Elwood Creek Divide (33-022-25)

T35N, R25W, SEC. 7; T35N, R26W, SEC. 1; T35N, R26W, SEC. 12.

Menominee County (Advertised Price \$12,343.00)

SALE NOTE: The best access into Payment Units 1 -3 is through private property from the north. The Purchaser will need to obtain permission. During a dry summer a large portion of Payment Units 1, 3, and 4 could be harvested.

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		
Paper Birch	0.9 MBF	\$ 97.00 / MBF
Red Maple	1.8 MBF	\$ 109.00 / MBF
Sugar Maple	1.1 MBF	\$ 212.00 / MBF
Pulpwood		
Balsam Fir	159 Cords	\$ 8.00 / Cord
Black Ash	243 Cords	\$ 9.00 / Cord
Black Spruce	23 Cords	\$ 13.60 / Cord
Mixed Aspen	73 Cords	\$ 26.90 / Cord
Mixed Hardwood	255 Cords	\$ 16.40 / Cord
N. White Cedar	254 Cords	\$ 6.10 / Cord
Tamarack	14 Cords	\$ 11.10 / Cord
White Spruce	15 Cords	\$ 13.60 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.38 percent. There are an estimated 1,103 cords on this timber sale, plus or minus 170 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 \$617.15 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	19.9%
02	1.7%
03	39.4%
04	39.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

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>
87,136	1,103	15.38%	933	1,273

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
1	19,754	250	32.19%	170	331
2	2,356	30	75.72%	7	52
3	40,571	514	21.44%	403	624
6	24,455	310	33.26%	207	413
TOTAL:	87,136	1,103		787	1,419

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
1	16.9	1	16.9
2	5.0	2	5.0
3	28.1	3	28.1
6	23.8	4	23.8
TOTAL:	73.8		73.8

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE				
1	Balsam Fir	Pulpwood	35	Cords	16.9	\$2,458.40				
	Black Ash		102	Cords						
	Black Ash		90	Cords						
	Green Ash		12	Cords						
	Black Spruce		17	Cords						
	Mixed Aspen		23	Cords						
	B. T. Aspen		9	Cords						
	Quaking Aspen		14	Cords						
	Mixed Hardwood		23	Cords						
	Paper Birch		17	Cords						
	Red Maple		2	Cords						
	Yellow Birch		4	Cords						
	Tamarack		3	Cords						
	2		Balsam Fir	Pulpwood			11	Cords	5.0	\$212.00
Black Ash		1	Cords							
Black Ash		1	Cords							
Black Spruce		2	Cords							
Mixed Hardwood		4	Cords							
Paper Birch		4	Cords							
Tamarack		2	Cords							
3		Sugar Maple	Sawtimber		1.1	MBF	28.1	\$4,862.30		
	Balsam Fir	Pulpwood	35	Cords						
	Black Ash		105	Cords						
	Black Ash		99	Cords						
	White Ash		6	Cords						
	Mixed Hardwood		107	Cords						
	American Elm		1	Cords						
	Black Cherry		2	Cords						
	Ironwood		5	Cords						
	Paper Birch		64	Cords						
	Red Maple		21	Cords						
	Sugar Maple		11	Cords						
	Yellow Birch		3	Cords						
	N. White Cedar		254	Cords						
	Tamarack		9	Cords						
	4		Paper Birch	Sawtimber	0.9	MBF			23.8	\$4,810.30
Red Maple		Pulpwood	1.8	MBF						
Balsam Fir			78	Cords						
Black Ash			35	Cords						
Black Ash			7	Cords						
Green Ash			28	Cords						
Black Spruce			4	Cords						
Mixed Aspen			50	Cords						
Quaking Aspen			50	Cords						
Mixed Hardwood			121	Cords						
Balsam Poplar			13	Cords						
Black Cherry			2	Cords						
Ironwood			1	Cords						
Paper Birch			30	Cords						
Red Maple			75	Cords						
White Spruce			15	Cords						
TOTAL:			3.8	MBF						
TOTAL:			1,036	Cords						

Sale Specific Conditions & Requirements

Sale Name: Elwood Creek Divide

Sale Number: 33-022-25 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 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 for.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1 - 4, cut all trees that are three (3) inches or more at DBH, with the following exceptions:

Within Payment Units 1 and 2, do not cut cedar.

Within Payment Unit 4, do not cedar or trees marked with green paint.

2.1.11 - Description of Timber Note (2/04)

Note that the black ash pulpwood volume is a mix of black, green, and white ash. And is a mix of pulpwood, bolts, and potential sawlogs.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) \$18,000 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.

4 - Transportation

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or during other wet weather conditions.

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land into Payment Units 1 - 3 is the responsibility of the Purchaser. The landowner has indicated they would allow access into Payment Units 1 - 3, coming in off of County Road 358 from the north of the Payment Units, but the Purchaser must contact them to obtain permission for reviewing the sale and for sale access. To obtain the

landowners contact info, call Dustin 906-399-1828 or Dan 906-399-0879.

4.4.3 - Access gate (12/08)

To access Payment Unit 4 off of the Westman Dam Road there is a gate. The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative. This gate is on state land. To obtain a key to review the sale, contact Dustin or Dan.

5 - Operations

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 - 3, cutting and skidding are limited to the period of December 1 to March 31, unless there is an extended dry or frozen period, and the Sale Administrator allows harvesting during that period of time. This restriction is because of some low wet ground with all three Payment Units. A large portion of Payment Units 1 and 3, could be harvested during a dry summer.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 4, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is because of some lower wetter ground on the north end of the Payment Unit.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the Emerald Ash Borer. Defoliation is occurring, with a limited amount of mortality also occurring at the time of sale preparation. 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
33-022-25

Date
12/20/2024

Forest Management Unit
Escanaba Mgt Unit

County
Menominee

Mapped By: Beaudou

Cruised By: Salter, Beaudou

Scale
1:14,500

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Of
1

Township 35N Range 25/26W Section(s) and Subdivision(s) 26W 25W Sec. 1 NESE,S1/2SE; Sec. 12 NE; Sec. 7 SWNW;

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

Elwood Creek Divide Compartment 58 73.8 Acres

Payment Unit Number	Acres
1	16.9
2	5
3	28.1
4	23.8

Use QR Code to
open Map in App



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- County Gravel/Dirt Road
- Private Gravel/Dirt
- Recreational Trails
- State Land Boundary
- 12 Section Number
- Retention Area
- PVT Private Property

0 0.23 0.45 0.9 Miles