



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7755**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on December 9, 2025.

LOCATION: ROSCOMMON MGMT UNIT, 8717B N ROSCOMMON RD., ROSCOMMON, MI 48653.

CONTACT NAME: Jason Lewicki

PHONE NUMBER: (989) 745-5870

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

Eagle Access (71-002-25) / T23N, R04W, SEC. 18, NWNW,S1/2NW.

Roscommon County, Advertised Price \$12,209.30, 26.1 Acres, Jack Pine, Red Pine.

SALE NOTE: Access may be through private land.

TIMBER SALE INFORMATION

Eagle Access (71-002-25)

T23N, R04W, SEC. 18.

Roscommon County (Advertised Price \$12,209.30)

SALE NOTE: Access may be through private land.

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		
Jack Pine	32.3 MBF	\$ 37.00 / MBF
Red Pine	51.9 MBF	\$ 60.00 / MBF
Pulpwood		
Jack Pine	301 Cords	\$ 14.90 / Cord
Mixed Aspen	42 Cords	\$ 23.40 / Cord
Red Pine	80 Cords	\$ 30.20 / Cord
Tamarack	3 Cords	\$ 5.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.43 percent. There are an estimated 622 cords on this timber sale, plus or minus 127 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 \$610.47 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	55.0%
02	45.0%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2028.

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
49,129	622	20.43%	495	749

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
209	18,702	237	30.02%	166	308
210	1,079	14	95.96%	1	27
212	12,457	158	39.75%	95	220
220	4,112	52	81.61%	10	95
221	12,779	162	50.12%	81	243
TOTAL:	49,129	622		351	892

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
209	13.4	1	13.4
210	1.4	1	1.1
		2	0.3
212	4.2	1	4.2
220	3.1	2	3.1
221	4.0	2	4.0
TOTAL:	26.1		26.1

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Jack Pine	Sawtimber	28.8	MBF	18.7	\$6,709.40
	Red Pine		6.6	MBF		
	Jack Pine	Pulpwood	274	Cords		
	Mixed Aspen		39	Cords		
	Balsam Poplar	Sawtimber	0.3	MBF		
	B. T. Aspen	Pulpwood	2	Cords		
	Balsam Poplar		35	Cords		
	Quaking Aspen		1	Cords		
	Red Pine		8	Cords		
	Tamarack		2	Cords		
2	Jack Pine	Sawtimber	3.5	MBF	7.4	\$5,499.90
	Red Pine		45.3	MBF		
	Jack Pine	Pulpwood	27	Cords		
	Mixed Aspen		3	Cords		
	Balsam Poplar	Sawtimber	0.1	MBF		
	Balsam Poplar	Pulpwood	3	Cords		
	Red Pine		72	Cords		
	Tamarack		1	Cords		
	TOTAL:			84.2		
TOTAL:			426	Cords		

Sale Specific Conditions & Requirements

Sale Name: Eagle Access

Sale Number: 71-002-25 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 boundaries against private 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. 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, cut all trees that are two (2) inches or more at DBH regardless of merchantability.

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

Within Payment Unit(s) 2, red pine are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Cut all other trees which meet minimum piece specifications in 2.2 - Utilization.

2.1.11 - Description of Timber Note (2/04)

Note that the Mixed Aspen Pulpwood group consists mostly of balsam poplar with lesser amounts of bigtooth and quaking aspen.

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. 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

4.1.6 - 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, 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 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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: The private and state haul road must be maintained and graded to equal or better than current conditions at all times. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur. Operations will cease if haul roads are not maintained during hauling operations.

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads and private 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. All haul roads must be returned to original or better condition. 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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser.

4.4.3 - Access gate (12/08)

The access gate must be locked at all times. This is to prevent someone other than the Purchaser from going through the gate and being locked in.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site 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 10 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/pipeline company prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact Tim Seney with Missaukee Oil and Gas at 231-434-9070.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required five (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

5.2.1.8 - 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, Jack Pine slash in Payment Unit 1, shall be 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 scattered.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) cutting, skidding, and hauling are not permitted during the period of September 15 to January 1. This restriction is due to hunting season.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Timber mats might be necessary to skid wood across some ditches. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from the Roscommon Field Office. The Purchaser is responsible for picking up and hauling the mats to and from the site. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants.

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 and 2, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is because the sale contains some low seasonally wet pockets and is surrounded by low ground.

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.

5.4 - 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 are 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.

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 Gas and Dorr roads 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.



TIMBER SALE MAP

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

Sale Number

71-002-25

Date

01/16/2025

Forest Management Unit

County

Mapped By: Doug Tyran

Scale

Page

Of

Roscommon Mgt Unit

Roscommon

Cruised By: B. Martell & D. Ewald

1:7,920

1

1

Township

Range

Section(s) and

23N

04W

Subdivision(s) Sec. 18 NWNW,S1/2NW;

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

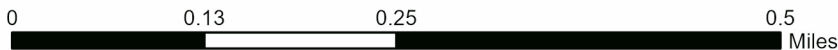
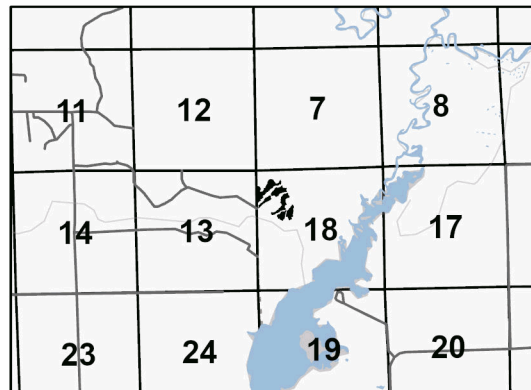
Acres

1	18.7
2	7.4

Eagle Access

26.1 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Administrative Access Only
- Private Gravel/Dirt

Caution Lowland areas between stands

Use QR Code to
open Map in App

