



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7691**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on September 10, 2025.**

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

CONTACT NAME: Dan 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:

West Elm Retake (33-001-25) / T43N, R22W, SEC. 32, E1/2NE, E1/2SW, W1/2SE.

Delta County, Advertised Price \$22,954.05, 62.5 Acres, Hardwood, Sugar Maple.

TIMBER SALE INFORMATION

West Elm Retake (33-001-25)

T43N, R22W, SEC. 32.

Delta County (Advertised Price \$22,954.05)

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	6.1 MBF	\$ 64.00 / MBF
Paper Birch	1.0 MBF	\$ 81.00 / MBF
Red Maple	8.9 MBF	\$ 101.00 / MBF
Sugar Maple	46.7 MBF	\$ 220.00 / MBF
Pulpwood		
Balsam Fir	64 Cords	\$ 8.20 / Cord
Basswood	40 Cords	\$ 9.05 / Cord
Misc. Species 3	66 Cords	\$ 7.50 / Cord
Mixed Aspen	19 Cords	\$ 25.65 / Cord
Mixed Hardwood	566 Cords	\$ 15.75 / Cord
Paper Birch	28 Cords	\$ 12.20 / Cord
White Spruce	15 Cords	\$ 12.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.27 percent. There are an estimated 945 cords on this timber sale, plus or minus 154 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 \$1,147.70 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	8.6%
02	4.4%
03	23.0%
04	64.0%

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>
74,680	945	16.27%	792	1,099

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
37	7,362	93	60.51%	37	150
40	6,643	84	64.70%	30	138
55	38,874	492	23.24%	378	606
59	21,802	276	28.31%	198	354
TOTAL:	74,680	945		642	1,249

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
37	3.8	1	3.8
40	3.3	2	3.3
55	37.8	4	37.8
59	17.6	3	17.6
TOTAL:	62.5		62.5

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	0.5	MBF	3.8	\$1,967.30
	Sugar Maple		2.8	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Basswood		3	Cords		
	Mixed Hardwood		81	Cords		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		10	<i>Cords</i>		
	<i>Sugar Maple</i>		70	<i>Cords</i>		
2	Paper Birch	Sawtimber	1.0	MBF	3.3	\$1,013.05
	Balsam Fir	Pulpwood	41	Cords		
	Mixed Aspen		5	Cords		
	<i>Quaking Aspen</i>		5	<i>Cords</i>		
	Mixed Hardwood		8	Cords		
	<i>Red Maple</i>		8	<i>Cords</i>		
	Paper Birch		28	Cords		
3	Basswood	Sawtimber	1.1	MBF	17.6	\$5,275.15
	Red Maple		8.2	MBF		
	Sugar Maple		3.7	MBF		
	Balsam Fir	Pulpwood	9	Cords		
	Basswood		7	Cords		
	Misc. Species 3		27	Cords		
	<i>Black Ash</i>		5	<i>Cords</i>		
	<i>White Ash</i>		22	<i>Cords</i>		
	Mixed Aspen		11	Cords		
	<i>Balsam Poplar</i>		5	<i>Cords</i>		
	<i>Quaking Aspen</i>		6	<i>Cords</i>		
	Mixed Hardwood		175	Cords		
	<i>American Elm</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		73	<i>Cords</i>		
	<i>Sugar Maple</i>		77	<i>Cords</i>		
	<i>Yellow Birch</i>		22	<i>Cords</i>		
	White Spruce		15	Cords		
4	Basswood	Sawtimber	4.5	MBF	37.8	\$14,698.55
	Red Maple		0.7	MBF		
	Sugar Maple		40.2	MBF		
	Balsam Fir	Pulpwood	12	Cords		
	Basswood		30	Cords		
	Misc. Species 3		39	Cords		
	<i>White Ash</i>		39	<i>Cords</i>		
	Mixed Aspen		3	Cords		
	<i>Quaking Aspen</i>		3	<i>Cords</i>		
	Mixed Hardwood		302	Cords		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		16	<i>Cords</i>		
	<i>Sugar Maple</i>		281	<i>Cords</i>		
TOTAL:			62.7	MBF		
TOTAL:			798	Cords		

Sale Specific Conditions & Requirements

Sale Name: West Elm Retake

Sale Number: 33-001-25 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 unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 2, cut all trees that are three (3) inches or more at DBH, except do not cut any cedar.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 3, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut cedar or trees marked with green paint.

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

Within Payment Unit(s) 1 and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.9 - Harvest Exception (12/24)

Do not cut any cedar trees within Payment Units 2 and 3, other than those that are necessary to remove in order to operate within the Sale Area. Every effort must be made to preserve the existing cedar and to leave an intact stand upon sale completion. All cut cedar shall be piled separately by product and scaled in the woods, unless other scaling arrangements are agreed to by the Unit Manager or his/her representative. Stumpage price for cedar shall be \$30.00 per cord.

2.1.11 - Description of Timber Note (2/04)

Note that Misc. Species 3 is mixed ash (black and white ash) that is deteriorating.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Units 1 and 4, unless approved by the Unit Manager or his/her representative.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) over \$18,000 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.

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.

4.1.6 - 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

4.2.1 - 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 prolonged 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.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.1 - Slash Within Sale Area (9/16)

No trees are to be felled outside the Sale Area, and all slash is to be kept at least 10 feet back from the blue paint line. If sale boundary lines are along a public road or highway, then slash must be removed 50' from these lines per General Condition & Requirement 5.2.1.

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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1 and 4, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 2, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation of low wet 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.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

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 Maple Ridge 37th Road 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.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from Emerald Ash Borer and Spruce Budworm. 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

33-001-25

Date

03/28/2025

Forest Management Unit

Escanaba Mgt Unit

County

Delta

Mapped By: George Wilson

Cruised By: George Wilson

Scale

1:14,000

Page

1

Of

1

Township

43N

Range

22W

Section(s) and

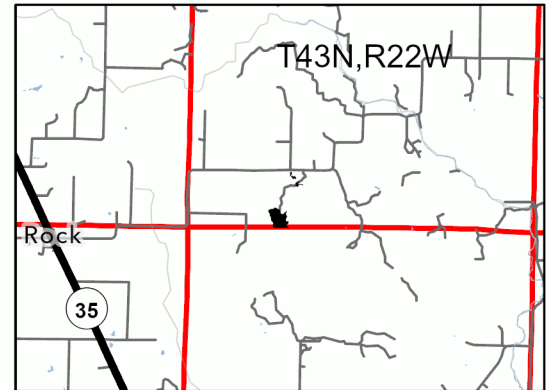
Subdivision(s) Sec. 32 E1/2NE,E1/2SW,W1/2SE;

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

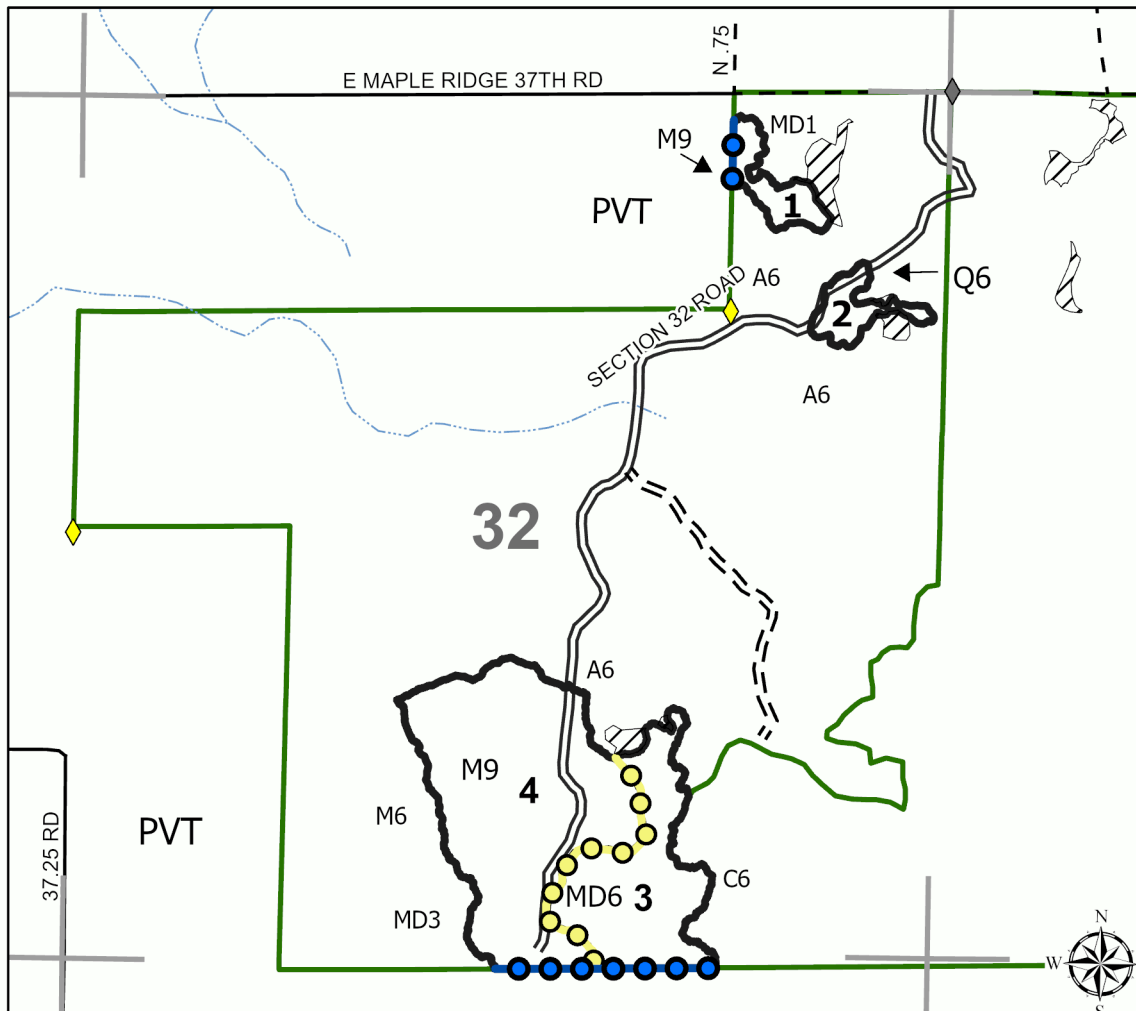
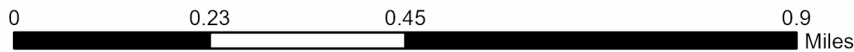
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:211,928

Payment Unit Number	Acres
1	3.8
2	3.3
3	17.6
4	37.8

West Elm Retake

62.5 Acres

**Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Retention Areas
- Primary Forest Road
- Forest Access Route
- Paved Road
- Private Gravel/Dirt
- Intermittent Stream
- Field Grade Corner
- Survey Grade Corner

Use QR Code to open Map in App

