



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7800**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on June 18, 2026.**

LOCATION: **NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

CONTACT NAME: Keith Magnusson

PHONE NUMBER: (906) 291-0120

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

Don't Pave It Pine (42-005-25) / T49N, R10W, SEC. 19, NWNW,S1/2NW.

T49N, R11W, SEC. 12, SWSE.

T49N, R11W, SEC. 13, NENW,SWNW,NE,W1/2SW.

T49N, R11W, SEC. 14, SENE,E1/2SE.

T49N, R11W, SEC. 24, SENE.

Luce County, Advertised Price \$120,322.40, 234.8 Acres, Jack Pine, Red Pine.

SALE NOTE: There are ORV and equestrian trails within the Sale Area. See Sale Spec 5.2.40 for restrictions.

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

Don't Pave It Pine (42-005-25)

T49N, R10W, SEC. 19; T49N, R11W, SEC. 12; T49N, R11W, SEC. 13; T49N, R11W, SEC. 14; T49N, R11W, SEC. 24.
Luce County (Advertised Price \$120,322.40)

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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>
Pulpwood		
B. T. Aspen	9 Cords	\$ 11.95 / Cord
Jack Pine	4,664 Cords	\$ 14.25 / Cord
Mixed Hardwood	31 Cords	\$ 6.35 / Cord
Red Pine	1,047 Cords	\$ 46.50 / Cord
Scotch Pine	133 Cords	\$ 9.00 / Cord
White Pine	310 Cords	\$ 11.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 9.34 percent. There are an estimated 6,192 cords on this timber sale, plus or minus 579 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 \$6,016.12 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	20.6%
02	8.6%
03	16.0%
04	9.0%
05	2.6%
06	9.0%
07	21.7%
08	6.8%
09	2.4%
10	3.3%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2030.

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
489,158	6,192	9.34%	5,613	6,771

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
34	120,278	1,523	18.21%	1,245	1,800
43	310,479	3,930	12.18%	3,451	4,409
51	42,798	542	31.74%	370	714
52	15,603	198	36.68%	125	270
TOTAL:	489,158	6,192		5,192	7,192

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
34	68.3	6	20.1
		7	48.2
43	129.0	1	46.7
		2	19.5
		3	36.3
		4	20.5
		5	6.0
51	28.4	8	19.0
		9	0.3
		10	9.1
52	9.1	8	0.5
		9	8.4
		10	0.2
TOTAL:	234.8		234.8

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen Jack Pine Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Red Pine White Pine	Pulpwood	4	Cords	46.7	\$24,756.40
			1,245	Cords		
			9	Cords		
			4	Cords		
			5	Cords		
			143	Cords		
			22	Cords		
2	B. T. Aspen Jack Pine Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Red Pine White Pine	Pulpwood	1	Cords	19.5	\$10,344.00
			520	Cords		
			4	Cords		
			2	Cords		
			2	Cords		
			60	Cords		
			9	Cords		
3	B. T. Aspen Jack Pine Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Red Pine White Pine	Pulpwood	3	Cords	36.3	\$19,237.25
			968	Cords		
			7	Cords		
			3	Cords		
			4	Cords		
			111	Cords		
			17	Cords		
4	B. T. Aspen Jack Pine Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Red Pine White Pine	Pulpwood	1	Cords	20.5	\$10,880.10
			547	Cords		
			4	Cords		
			2	Cords		
			2	Cords		
			63	Cords		
			10	Cords		
5	Jack Pine Mixed Hardwood <i>Red Maple</i> Red Pine White Pine	Pulpwood	160	Cords	6.0	\$3,158.90
			1	Cords		
			1	Cords		
			18	Cords		
			3	Cords		
6	Jack Pine Mixed Hardwood <i>Paper Birch</i> Red Pine White Pine	Pulpwood	242	Cords	20.1	\$10,880.05
			2	Cords		
			2	Cords		
			144	Cords		
			61	Cords		
7	Jack Pine Mixed Hardwood <i>Paper Birch</i> Red Pine White Pine	Pulpwood	580	Cords	48.2	\$26,004.65
			4	Cords		
			4	Cords		
			344	Cords		
			145	Cords		
8	Jack Pine Red Pine Scotch Pine White Pine	Pulpwood	236	Cords	19.5	\$8,215.95
			94	Cords		
			18	Cords		
			27	Cords		
9	Jack Pine Red Pine Scotch Pine White Pine	Pulpwood	53	Cords	8.7	\$2,916.30
			25	Cords		
			107	Cords		
			3	Cords		
10	Jack Pine Red Pine Scotch Pine	Pulpwood	113	Cords	9.3	\$3,928.80
			45	Cords		
			8	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
10 con't	White Pine	Pulpwood	13	Cords		
TOTAL:			6,194	Cords		

Sale Specific Conditions & Requirements

Sale Name: Don't Pave It Pine

Sale Number: 42-005-25 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 red and yellow paint or are unmarked and identified by a road. Exterior sale boundary lines against state are marked with red paint, with the exception of the boundaries that are against the Seven Mile Fire Lane, which are unpainted and designated by the Seven Mile Fire Lane. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. 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) 1-5 & 8-10, cut all trees that are two (2) inches or more at DBH, except do not cut special protection trees marked with green paint in Payment Unit 9. In addition, in Payment Units 1-5, 8 & 10, do not cut any red or white pine over 20 inches in diameter.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

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

Within Payment Unit(s) 6 & 7, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut red and white pine over 20 inches in diameter. In addition, do not cut any sub-merchantable trees under 5 inches in diameter. Care must be taken to protect advanced regeneration in these units (see spec 3.4.1).

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1, 3 & 7 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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings in Payment Units 6 & 7.

Within Payment Units 6 & 7, if more than 20% of the tree seedlings or saplings (1/4" to 4.5" DBH) within the units are damaged, liquidated damages will be assessed at 300.00 dollars per acre for all acreage within that specified portion of the Sale Area that was damaged.

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are of various species and are marked in green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay triple stumpage as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are marked with a red boundary line. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay triple stumpage as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated timber.

4 - Transportation

4.1 - Construction

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. 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. Contact the Sale Administrator for specific details of design and placement.

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. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

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.

4.2.5 - 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

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash may exceed 24 inches in height.

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground.

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.

5.2.31 - Landing Locations (9/13)

Recommended landing areas are marked on the Timber Sale Map with a tree icon. Landings should be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative. In general, landings are limited to a "T" turnaround which will accommodate a truck with a 50-foot trailer. Landings may not be constructed on the equestrian trails, directly on the Seven Mile Fire Lane (T turn around Ok), or on the new County Road project indicated on the map. Contact Sale Administrator should if changes to landing locations are necessary.

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.

5.2.40 - Pathway Protection (10/10)

There are ORV and equestrian trails within the Sale Area. Do not cut trees or damage posts with pathway markers. Maintain a 10-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. The road, Seven Mile Fire Lane is an equestrian trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 10-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline.

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 Seven Mile Fire Lane and state forest roads prior to beginning operations. The road must be posted at locations designated on the map 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 the ORV and equestrian trails near the Sale Area prior to beginning operations. The trail must be posted at locations designated on the Timber Sale Map 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 DNR will provide these signs.

7 - Other Conditions

7.3 - Contract Modifications

7.3.3 - Modification for Reforestation (8/05)

When contractual work of Purchaser has been accepted for any Payment Unit identified on Sale Area Map, Payment Unit will be eliminated from the Sale Area on written notice so that reforestation operations can begin.



TIMBER SALE MAP

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

Sale Number
42-005-25

Date
07/31/2025

Forest Management Unit
Newberry Mgt Unit

County
Luce

Mapped By: Anthony Ciaramitaro
Cruised By: Shingleton Unit Staff

Scale
1:14,380

Page
1

Of
1

Township 49N Range 10W / Section(s) and Subdivision(s) Sec. 24 SENE; Sec. 12 SWSE; Sec. 13 NENW,SWNW,NE,W1/2SW; Sec. 14 SENE,E1/2SE; Sec. 19 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

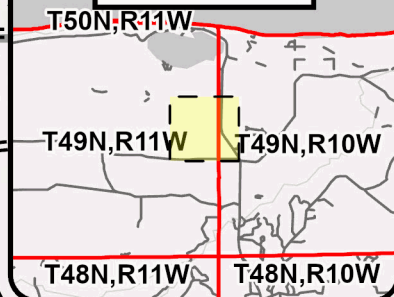
Don't Pave It Pine

234.8 Acres

Payment Unit
Number

Payment Unit Number	Acres
1	46.7
2	19.5
3	36.3
4	20.5
5	6
6	20.1
7	48.2
8	19.5
9	8.7
10	9.3

Locator Map



Legend

- Against State (Red)
- Payment Unit Line (Yellow)
- Landing
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Equestrian
- ORV Trail
- Survey Grade Corner
- Field Grade Corner
- State Forest Campground
- Recreational Trails
- Powerline
- Lakes and Rivers
- MIRIS Section Corner
- Retention Areas

Logging sign location

Logging sign locations

