



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7794

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on February 26, 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:

Dude Where's My Car? (42-003-25) / T47N, R10W, SEC. 5 , S1/2SW.

T47N, R10W, SEC. 6 , S1/2SE.

T47N, R10W, SEC. 7 , NENE.

Luce County, Advertised Price \$7,368.95, 53.9 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: No new roads will be permitted.

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

It is recommended, but not required, that within Payment Unit(s) 2-4, harvesting occur during dry summer or frozen winter conditions because of wet soil conditions in parts of the Sale Area .

TIMBER SALE INFORMATION

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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:

PRODUCTS & SPECIES	ESTIMATED UNITS*	ADVERTISED PRICE
Sawtimber		
Paper Birch	4.1 MBF	\$ 11.00 / MBF
Red Maple	8.3 MBF	\$ 30.00 / MBF
Pulpwood		
Balsam Fir	139 Cords	\$ 4.20 / Cord
Black Spruce	193 Cords	\$ 2.35 / Cord
Hemlock	9 Cords	\$ 3.95 / Cord
Mixed Aspen	378 Cords	\$ 10.05 / Cord
N. White Cedar	111 Cords	\$ 2.40 / Cord
Paper Birch	72 Cords	\$ 1.30 / Cord
Red Maple	180 Cords	\$ 5.95 / Cord
White Pine	35 Cords	\$ 11.45 / Cord
White Spruce	158 Cords	\$ 2.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.94 percent. There are an estimated 1,304 cords on this timber sale, plus or minus 182 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 \$368.45 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	78.5%
02	8.2%
03	6.1%
04	7.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
103,022	1,304	13.94%	1,122	1,486

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
15	67,307	852	17.44%	703	1,001
21	14,369	182	38.42%	112	252
28	8,763	111	63.51%	40	181
30	12,583	159	31.72%	109	210
TOTAL:	103,022	1,304		965	1,644

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
15	33.8	1	33.8
21	10.5	2	10.5
28	4.4	3	4.4
30	5.2	4	5.2
TOTAL:	53.9		53.9

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Paper Birch Red Maple Balsam Fir Black Spruce Mixed Aspen <i>Quaking Aspen</i> N. White Cedar Paper Birch Red Maple White Pine White Spruce	Sawtimber Pulpwood	3.9 7.7 129 3 351 351 2 51 134 23 132	MBF MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords	33.8	\$5,792.25
2	Balsam Fir Black Spruce Mixed Aspen <i>B. T. Aspen</i> Paper Birch Red Maple White Pine White Spruce	Pulpwood	4 116 6 6 9 21 6 20	Cords Cords Cords Cords Cords Cords Cords Cords	10.5	\$602.05
3	Red Maple Balsam Fir Black Spruce Mixed Aspen <i>B. T. Aspen</i> N. White Cedar Paper Birch Red Maple White Pine	Sawtimber Pulpwood	0.6 1 74 15 15 8 4 1 6	MBF Cords Cords Cords Cords Cords Cords Cords Cords	4.4	\$445.90
4	Paper Birch Balsam Fir Hemlock Mixed Aspen <i>B. T. Aspen</i> N. White Cedar Paper Birch Red Maple White Spruce	Sawtimber Pulpwood	0.2 5 9 6 6 101 8 24 6	MBF Cords Cords Cords Cords Cords Cords Cords Cords	5.2	\$528.75
TOTAL:						
TOTAL:						

Sale Specific Conditions & Requirements

Sale Name: Dude Where's My Car?

Sale Number: 42-003-25 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. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Designated road areas are marked in orange paint in Payment Unit 4. 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-4, cut all trees which meet minimum piece specifications in 2.2 Utilization. In addition, the following specifications apply:

- Within Payment Unit 1, do not cut white pine over 20 inches in diameter.
- Within Payment Unit 4, cut all trees which meet minimum piece specifications in 2.2 Utilization. Also, cut only the trees necessary for maneuverability between the unit gaps. Gaps are connected with designated skidding areas and a path is painted in orange paint. See Timber Removed for Construction spec 4.1.4

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 2 and 3, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 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 in this Payment Unit.

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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit for trucks. All trucking operations are limited to existing roads. Only skid trails and truck turnaround improvements will be allowed.

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. Note that: Areas of consideration are mainly the entrance to County Road 407 or the area north of Payment Unit 2.

4.4 - Access

4.4.1 - Private property access (3/11)

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

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Unit(s) 2-4 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. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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

5.2.3.11 - Coppice Regeneration Protection (4/10)

To promote aspen regeneration, timber harvesting in Payment Unit 1 must be completed before significant aspen sprouting occurs in that Payment Unit, so as to minimize damage to the new 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.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1 & 3, leave drumming logs for grouse habitat. Create these drumming logs using forest product material from within the sale boundaries (where applicable) by placing 9-15-inch DBH unmerchantable woody material 8-10 feet long or greater, flat on the ground next to a tall stump at least 3 feet high. If no unmerchantable products of this size are available, use a log of the same dimensions next to a stump at least 3 feet tall. Placement should be nearby mature aspen. Leave at least 1 drumming log per 5 acres and attempt to locate in portions of the stand with ample aspen prior to harvest.

5.2.4.6 - Dead and Down Creation, Other (9/09)

Create brush piles for hare habitat along the edges of Payment Units 1 & 3. Brush should be stacked in long linear piles a minimum of 50 ft in length using forest products such as stumps and larger unmerchantable woody material (from within the sale boundaries where available), formed into a line as a base. Place tops onto the base along its length to construct a linear pile 6 feet in height. The brush pile should be a jumble of logging slash piled on top of the base. If no unmerchantable products are available for a base, use whole trees 8-16-inch DBH. Place brush pile perpendicular to the edge of the harvested stand, reaching into the adjacent stand at least 20 feet. Within Payment Unit 1, create 1 brush pile along the eastern edge. In Payment Unit 3, create 1 brush pile along the western edge. These details should be discussed with the timber Sale Administrator prior to creating.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 2-4, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet soil conditions in parts of the

Sale Area.

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.

5.8 - 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 County Road 407 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

7.2 - Extensions

7.2.5 - Weather-Related Extension (1/13)

If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.



Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number **42-003-25** Date **05/19/2025**

Forest Management Unit		County	Mapped By: Anthony Ciaramitato	Scale	Page	Of
Newberry Mgt Unit		Luce	Cruised By: Newberry Unit Staff	1:8,220	1	1
Township 47N	Range 10W	Section(s) and Subdivision(s)	Sec. 5 S1/2SW; Sec. 6 S1/2SE; Sec. 7 NENE;			

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

Dude Where's My Car?

53.9 Acres

Payment Unit	Acres
1	33.8
2	10.5
3	4.4
4	5.2

415 NORTH

Private**Legend**

- Against State (red)
- Payment Unit (yellow)
- ◆ Skidding Road (orange)
- Retention Area (red)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- ◆ Survey Grade Corner
- MIRIS Section Corner

