



**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, CRYSTAL FALLS MANAGEMENT UNIT, for certain timber on the following described lands:

Luddite Wallow (12-008-24) / T41N, R29W, SEC. 18, N1/2NW.

T41N, R29W, SEC. 7, NWSW, S1/2SW.

T41N, R30W, SEC. 12, NESW, S1/2SW, SE.

T41N, R30W, SEC. 13, N1/2NE.

Dickinson County, Advertised Price \$45,779.00, 150.3 Acres, Aspen, Hardwood.

SALE NOTE: A temporary bridge will be required to access Payment Units 4 & 5, including approximately 600 feet of proposed new road construction. Bridge may be available from the DNR upon availability. Payment Units 4 & 5 are limited to frozen ground conditions.

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

Luddite Wallow (12-008-24)

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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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Maple	13.1 MBF	\$ 101.00 / MBF
Pulpwood		
Balsam Fir	55 Cords	\$ 3.55 / Cord
Mixed Hardwood	619 Cords	\$ 8.45 / Cord
Mixed Spruce	37 Cords	\$ 7.00 / Cord
Quaking Aspen	1,979 Cords	\$ 10.90 / Cord
Red Pine	344 Cords	\$ 50.00 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 18.58 percent. There are an estimated 3,067 cords on this timber sale, plus or minus 570 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 \$3,662.32 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	9.2%
02	22.9%
03	14.6%
04	28.1%
05	25.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

### **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
242,299	3,067	18.58%	2,497	3,637

**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
33	30,990	392	43.89%	220	564
43	27,199	344	35.93%	221	468
45	184,110	2,331	22.98%	1,795	2,866
TOTAL:	242,299	3,067		2,236	3,899

**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
33	12.0	1	12.0
43	60.2	2	36.8
		3	23.4
45	78.1	4	41.1
		5	37.0
TOTAL:	150.3		150.3

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	4.3	MBF	12.0	\$4,199.85
	Balsam Fir	Pulpwood	14	Cords		
	Mixed Hardwood		111	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	2.3	<i>MBF</i>		
	<i>Balsam Poplar</i>	<i>Pulpwood</i>	29	<i>Cords</i>		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	<i>Red Maple</i>		69	<i>Cords</i>		
	Mixed Spruce		6	Cords		
	<i>Black Spruce</i>		6	<i>Cords</i>		
	Quaking Aspen		251	Cords		
2	Red Pine	Pulpwood	210	Cords	36.8	\$10,500.00
3	Red Pine	Pulpwood	134	Cords	23.4	\$6,700.00
4	Red Maple	Sawtimber	4.6	MBF	41.1	\$12,827.40
	Balsam Fir	Pulpwood	22	Cords		
	Mixed Hardwood		268	Cords		
	<i>Black Ash</i>	<i>Sawtimber</i>	1.9	<i>MBF</i>		
	<i>Balsam Poplar</i>	<i>Pulpwood</i>	20	<i>Cords</i>		
	<i>Black Ash</i>		19	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Paper Birch</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		217	<i>Cords</i>		
	Mixed Spruce		16	Cords		
	<i>Black Spruce</i>		12	<i>Cords</i>		
	<i>White Spruce</i>		4	<i>Cords</i>		
	Quaking Aspen		909	Cords		
5	Red Maple	Sawtimber	4.2	MBF	37.0	\$11,551.75
	Balsam Fir	Pulpwood	19	Cords		
	Mixed Hardwood		240	Cords		
	<i>Black Ash</i>	<i>Sawtimber</i>	1.7	<i>MBF</i>		
	<i>Balsam Poplar</i>	<i>Pulpwood</i>	18	<i>Cords</i>		
	<i>Black Ash</i>		17	<i>Cords</i>		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Paper Birch</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		196	<i>Cords</i>		
	Mixed Spruce		15	Cords		
	<i>Black Spruce</i>		11	<i>Cords</i>		
	<i>White Spruce</i>		4	<i>Cords</i>		
	Quaking Aspen		819	Cords		
TOTAL:			13.1	MBF		
TOTAL:			3,034	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Luddite Wallow**

**Sale Number: 12-008-24 Seq#: 3**

### **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. 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, 4, and 5, cut all trees that are two (2) inches or more at DBH, except do not cut white pine, red pine, cedar, oak, or hemlock. In addition, within Payment Unit 1 do not cut any trees marked with green paint.

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

Within Payment Unit(s) 2 & 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

### **3 - Payments**

#### **3.4 - Damaged Timber**

##### **3.4.1 - Damaged timber (7/16)**

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 10% 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, or at a rate of \$10 per pole sized tree, whichever is greater.

### **4 - Transportation**

#### **4.1 - Construction**

##### **4.1.2 - Stream Crossings, Specific (3/11)**

The creek crossing between Payment Units 3 & 4 will require the installation of a culvert or portable bridge which may be borrowed from the DNR, depending upon availability. This installation will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR.

##### **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, and 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 5 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. Temporary berms will be required if no sale activity occurs for 30 or more consecutive days once bridge is placed into Payment Units 4 & 5. Contact the Sale Administrator for specific details of design and placement.

#### 4.1.8 - Road Work (1) (8/07)

The following road work is required: open up the closed road and create approximately 600 feet of new road to access Payment Units 4 & 5. A temporary bridge will need to be placed across Mouny's Creek, following the permit regulations obtained by DNR.

#### 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 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

##### 5.2.3 - Operating Restrictions

###### 5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 4 & 5, unless changed by written agreement, cutting and skidding are limited to frozen ground conditions. This restriction is because of wet soils scattered throughout the area.

###### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2 & 3, 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.

##### 5.2.32 - 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.

##### 5.2.41 - Snowmobile Trail Protection (9/11)

The South Pond Road is also a snowmobile trail; if it is used for hauling during the snowmobile season, a snow-covered base must be left on the trail. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. No decking of forest products will be permitted along the snowmobile trail.

#### 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 is 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 South Pond 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.

