



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:

Spruce Patch (42-007-25) / T47N, R10W, SEC. 18, SWNE, NESW, S1/2SW, W1/2SE.

T47N, R10W, SEC. 19, NWNE.

T47N, R10W, SEC. 7, SWSW.

Luce County, Advertised Price \$5,933.15, 62.4 Acres, Hardwood, Spruce/Fir/Tamarack.

SALE NOTE: Rod maintenance may be needed. See Sale Spec 4.2.3 for details.

It is recommended, but not required, that within Payment Unit(s) 1, harvesting occur during dry summer or frozen winter conditions because of wet soil conditions.

There is an ORV trail within the sale area and is shown on the Timber Sale Map. See Sale Spec 5.2.39 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

Spruce Patch (42-007-25)

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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>
Sawtimber		
Red Maple	8.9 MBF	\$ 30.00 / MBF
Pulpwood		
Balsam Fir	69 Cords	\$ 4.20 / Cord
Black Spruce	133 Cords	\$ 2.35 / Cord
Mixed Aspen	143 Cords	\$ 10.05 / Cord
Mixed Hardwood	257 Cords	\$ 5.95 / Cord
Red Pine	1 Cords	\$ 48.30 / Cord
White Pine	94 Cords	\$ 11.45 / Cord
White Spruce	414 Cords	\$ 2.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.47 percent. There are an estimated 1,132 cords on this timber sale, plus or minus 164 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 \$296.66 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	10.2%
02	11.9%
03	23.4%
04	42.6%
05	11.9%

4. If no cutting takes place, the 10% down payment will not be refunded.

5. Operations on the contract issued will terminate on 12/31/2029.

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.

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
89,443	1,132	14.47%	968	1,296

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
3	15,365	194	30.82%	135	254
42	12,956	164	35.16%	106	222
62	26,512	336	29.23%	237	434
66	9,026	114	43.05%	65	163
80	25,584	324	29.83%	227	420
TOTAL:	89,443	1,132		771	1,494

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
3	12.8	5	12.8
42	6.4	1	6.4
62	18.0	3	18.0
66	6.3	2	6.3
80	19.8	4	19.8
TOTAL:	63.3		63.3

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black Spruce Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> White Pine	Pulpwood	131 15 1 14 18	Cords Cords <i>Cords</i> <i>Cords</i> Cords	6.4	\$603.20
2	Red Maple Balsam Fir Black Spruce Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i>	Sawtimber Pulpwood	1.3 49 2 25 2 23 35 34 1	MBF Cords Cords Cords <i>Cords</i> <i>Cords</i> Cords <i>Cords</i> Cords	6.3	\$709.00
3	Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Beech</i> <i>Black Cherry</i> <i>Red Maple</i> White Pine White Spruce	Pulpwood	6 55 55 15 3 7 5 12 248	Cords Cords <i>Cords</i> Cords <i>Cords</i> <i>Cords</i> <i>Cords</i> Cords Cords	18.0	\$1,387.40
4	Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Sugar Maple</i> <i>Black Cherry</i> <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Pine White Spruce	Sawtimber Pulpwood	7.6 10 53 2 51 191 0.7 7 182 1 46 5	MBF Cords Cords <i>Cords</i> <i>Cords</i> Cords MBF Cords Cords <i>Cords</i> Cords Cords	19.8	\$2,525.85
5	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> White Pine White Spruce	Pulpwood	4 10 10 1 1 18 161	Cords Cords <i>Cords</i> Cords <i>Cords</i> Cords Cords	11.9	\$707.70
TOTAL: 8.9 MBF						
TOTAL: 1,111 Cords						

Sale Specific Conditions & Requirements

Sale Name: Spruce Patch

Sale Number: 42-007-25 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 paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with a double (2) dots of red paint. Red dotted 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) 4 & 5, cut all trees that are two (2) inches or more at DBH.

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

Within Payment Unit(s) 1 & 3, cut all trees which meet minimum piece specifications in 2.2 Utilization. Within Unit 3, leave all white pine over 15" DBH and red maple over 10" DBH.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 2, cut all merchantable balsam, spruce, aspen, cherry & maple trees. Do not cut any trees marked with green paint. In addition, do not cut any white pine.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 4 & 5 shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH. 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) 3 & 4 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

4.1.6 - 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 not be left in windrows and be chipped, scattered, utilized or otherwise removed from the sale. 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. Road construction may offer the ability to connect existing roads in the sale area. Contact the unit manager or his/her representative for more information and before constructing new roads.

4.1.7 - Road Closure (10/11)

All new roads built into the sale may need to 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 double earthen berms at strategic locations. Stumps and brush must be placed along the remainder of the trail. All stumps from road building and landing

construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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: within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Sale Area or Payment Unit(s) 4 & 5 chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation.

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.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet soil conditions.

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. Additionally, any landing in Unit 2 must be kept off of private property located to the north east. Care must be taken to avoid damage to the road here as well.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.2.39 - ORV Trail/Route Protection (4/18)

There is an ORV trail within the sale area and is shown on the Timber Sale Map. Do not damage ORV trail markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route.

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 Roads 407 & 422 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on County Road 415 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 DNR 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 trail prior to beginning operations. The trail must be posted at appropriate distances from the sale area 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.



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	Date
42-007-25	07/17/2025

Forest Management Unit	County	Mapped By: Payment	Scale	Page	Of
Newberry Mgt Unit	Luce	Cruised By: DNR Staff	1:15,840	1	1
Township 47N	Range 10W	Section(s) and Subdivision(s)	Sec. 18 SWNE, NESW, S1/2SW, W1/2SE; Sec. 19 NWNE; Sec. 7 SWSW;		

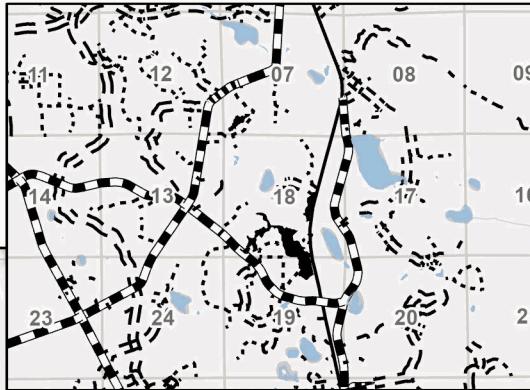
Cover Type

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 1:100,000



Payment Unit Acres

Number	Acres
1	6.4
2	6.3
3	18
4	19.8
5	11.9



Spruce Patch

62.4 Acres

