



**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:

Barnyard Mix (42-011-25) / T46N, R10W, SEC. 12, E1/2NW, W1/2NE, NESW.

Luce County, Advertised Price \$2,400.80, 32.1 Acres, N White Cedar, Spruce/Fir/Tamarack.

SALE NOTE: Permission for access across private land is the responsibility of the Purchaser.
Landowner contact information is available from DNR Newberry Field Office.

Within Payment Unit(s) 1, 2 and 3, unless changed by written agreement, harvesting is limited to frozen winter months because of wet ground and private access road is through a summer cattle pasture.

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. See Sale Spec 5.2.17 for additional information.

Access may be through private land.

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:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Paper Birch	4.6 MBF	\$ 11.00 / MBF
Pulpwood		
Balsam Fir	47 Cords	\$ 4.20 / Cord
Black Cherry	2 Cords	\$ 5.95 / Cord
Black Spruce	162 Cords	\$ 2.35 / Cord
Mixed Aspen	79 Cords	\$ 10.05 / Cord
N. White Cedar	166 Cords	\$ 2.40 / Cord
Paper Birch	106 Cords	\$ 1.30 / Cord
Red Maple	38 Cords	\$ 5.95 / Cord
Tamarack	24 Cords	\$ 3.25 / Cord
White Pine	11 Cords	\$ 11.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 26.18 percent. There are an estimated 647 cords on this timber sale, plus or minus 170 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 \$120.04 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 | 36.9% |
| 02 | 47.0% |
| 03 | 16.1% |
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
51,137	647	26.18%	478	817

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
49	41,783	529	30.08%	370	688
53	9,354	118	54.10%	54	182
TOTAL:	51,137	647		424	870

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
49	25.7	1	11.2
		2	14.5
53	6.4	3	6.4
TOTAL:	32.1		32.1

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Paper Birch	Sawtimber	2.0	MBF	11.2	\$885.10
	Balsam Fir	Pulpwood	20	Cords		
	Black Cherry		1	Cords		
	Black Spruce		29	Cords		
	Mixed Aspen		35	Cords		
	Balsam Poplar		3	Cords		
	Quaking Aspen		32	Cords		
	N. White Cedar		72	Cords		
	Paper Birch		46	Cords		
	Red Maple		17	Cords		
	Tamarack		6	Cords		
2	Paper Birch	Sawtimber	2.6	MBF	14.5	\$1,128.40
	Balsam Fir	Pulpwood	27	Cords		
	Black Cherry		1	Cords		
	Black Spruce		37	Cords		
	Mixed Aspen		44	Cords		
	Balsam Poplar		3	Cords		
	Quaking Aspen		41	Cords		
	N. White Cedar		94	Cords		
	Paper Birch		60	Cords		
	Red Maple		21	Cords		
	Tamarack		7	Cords		
3	Black Spruce	Pulpwood	96	Cords	6.4	\$387.30
	Tamarack		11	Cords		
	White Pine		11	Cords		
TOTAL:			4.6	MBF		
TOTAL:			635	Cords		

Sale Specific Conditions & Requirements

Sale Name: Barnyard Mix

Sale Number: 42-011-25 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. 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, 2 & 3, cut all trees which meet minimum piece specifications in 2.2 Utilization; except White Pine greater than 16" DBH in Payment Unit 3. Payment Unit 3 is an optional unit to harvest and can be removed from the sale via an amendment.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1, 2 & 3, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Landowner contact information is available from DNR Newberry Field Office.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing, temp road locations and private land issues.

5.2 - Conduct of Operations

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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 2 & 3, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen winter months December, January, February and March. This restriction is because of wet ground and private access road is through a summer cattle pasture.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 1, 2 & 3, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

5.4 - Soil Protection

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to low ground in the area.

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.

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.



TIMBER SALE MAP

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

Sale Number
42-011-25

Date
04/25/2025

Forest Management Unit
Newberry Mgt Unit

County
Luce

Mapped By: Nick Wheeler

Cruised By: Newberry Staff

Scale
1:7,920

Page
1

Of
1

Township 46N Range 10W Section(s) and Subdivision(s) Sec. 12 E1/2NW,W1/2NE,NESW;

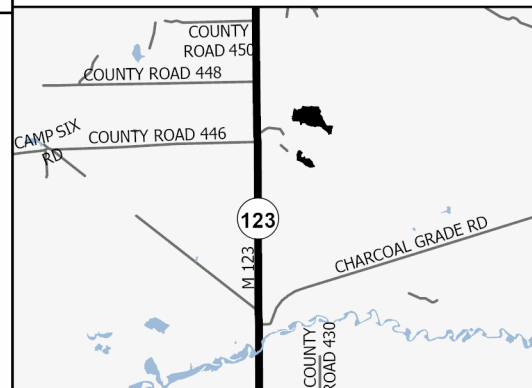
Cover Type

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 Number	Acres
1	11.2
2	14.5
3	6.4

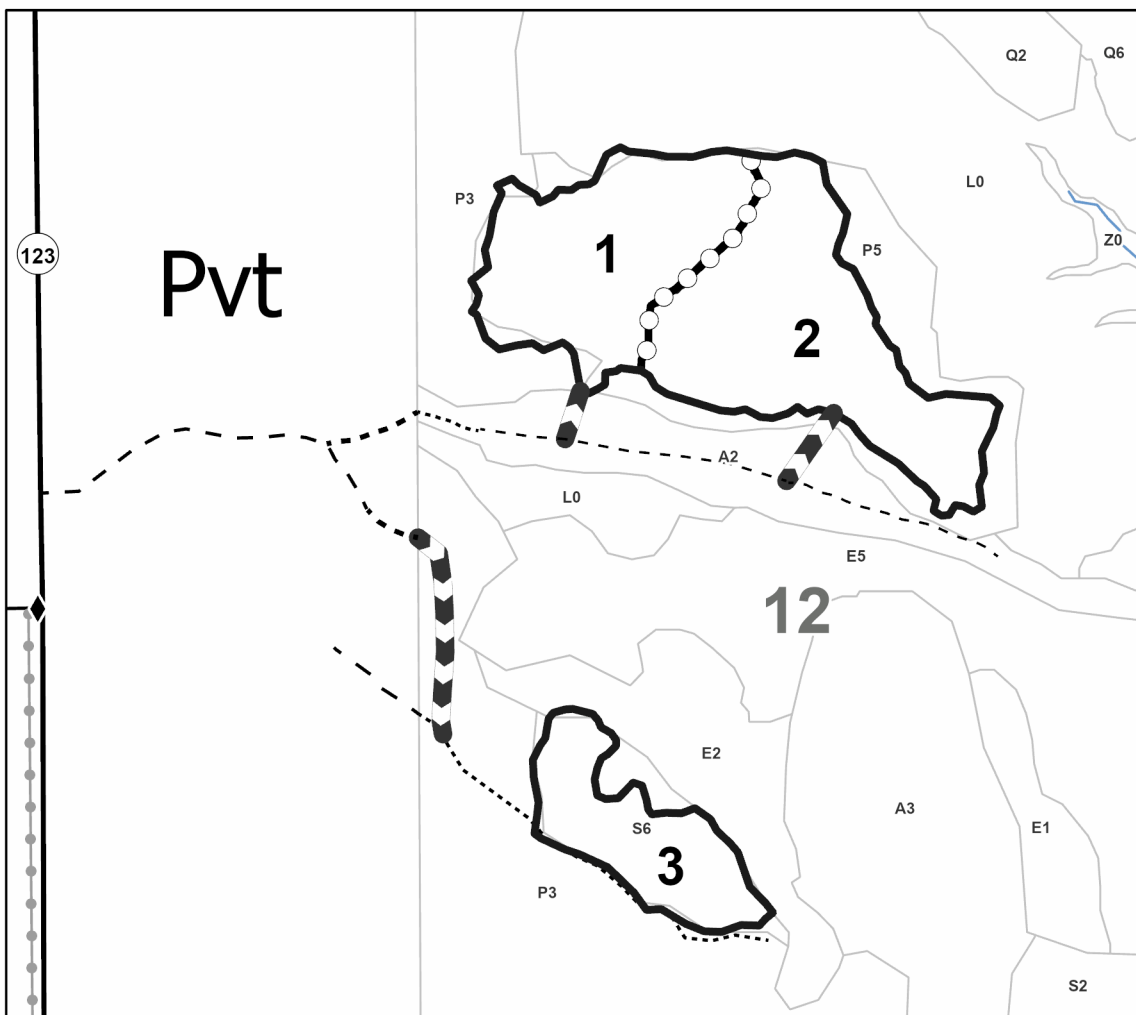


Barnyard Mix

32.1 Acres



0 0.13 0.25 0.5 Miles



Legend

- Payment Unit
- Against State (Red)
- Payment Unit (Yellow)
- Administrative Access Only
- Paved Road
- Private Gravel/Dirt
- Perennial River
- Survey Grade Corner
- Proposed Road

