



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7700**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on October 22, 2025.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 745-4651

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

James Road (63-051-25) / T19N, R13W, SEC. 2 , N1/2NW.

T20N, R13W, SEC. 14, SWSW.

T20N, R13W, SEC. 23, N1/2NW.

Lake County, Advertised Price \$68,864.60, 59.0 Acres, Aspen, Hardwood.

SALE NOTE: Access may be through private or other public land.

## TIMBER SALE INFORMATION

James Road (63-051-25)

T19N, R13W, SEC. 2; T20N, R13W, SEC. 14; T20N, R13W, SEC. 23.

Lake County (Advertised Price \$68,864.60)

SALE NOTE: Access may be through private or other public land.

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		
B. T. Aspen	137.3 MBF	\$ 105.00 / MBF
Mixed Oak	153.3 MBF	\$ 102.00 / MBF
Red Maple	35.9 MBF	\$ 115.00 / MBF
White Oak	26.0 MBF	\$ 105.00 / MBF
Pulpwood		
B. T. Aspen	656 Cords	\$ 21.05 / Cord
Misc. Species 2	29 Cords	\$ 10.00 / Cord
Mixed Oak	360 Cords	\$ 32.45 / Cord
Red Maple	381 Cords	\$ 16.20 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 20.76 percent. There are an estimated 2,407 cords on this timber sale, plus or minus 500 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 \$3,443.23 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	41.2%
02	58.8%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

### **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
190,140	2,407	20.76%	1,907	2,907

## 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
40	32,445	411	43.00%	234	587
41	90,540	1,146	34.98%	745	1,547
78	43,370	549	42.13%	318	780
79	23,784	301	45.42%	164	438
<b>TOTAL:</b>	<b>190,140</b>	<b>2,407</b>		<b>1,461</b>	<b>3,352</b>

## 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
40	15.1	2	15.1
41	17.3	2	17.3
78	13.9	1	13.9
79	12.7	1	12.7
<b>TOTAL:</b>	<b>59.0</b>		<b>59.0</b>

## DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
1	B. T. Aspen	Sawtimber	46.8	MBF	26.6	\$28,366.30			
	Mixed Oak		75.8	MBF					
	/Red (Hybrid) Oak		34.4	MBF					
	Red Oak		41.4	MBF					
	Red Maple		23.6	MBF					
	White Oak	26.0	MBF						
	B. T. Aspen	Pulpwood	53	Cords					
	Misc. Species 2		29	Cords					
	Misc. Species 2		Sawtimber	11.4			MBF		
	Misc. Species 2		Pulpwood	6			Cords		
	Mixed Oak		193	Cords					
	/Red (Hybrid) Oak		37	Cords					
	Red Oak		41	Cords					
	White Oak		115	Cords					
	Red Maple		161	Cords					
2	B. T. Aspen		Sawtimber	90.5	MBF	32.4	\$40,498.30		
	Mixed Oak	77.5		MBF					
	Northern Pin Oak	77.5		MBF					
	Red Maple	Pulpwood	12.3	MBF					
	B. T. Aspen		603	Cords					
	Mixed Oak		167	Cords					
	Northern Pin Oak		167	Cords					
	Red Maple		220	Cords					
TOTAL:			352.5	MBF					
TOTAL:			1,426	Cords					

## **Sale Specific Conditions & Requirements**

**Sale Name: James Road**

**Sale Number: 63-051-25 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 blue and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)**

Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH, except do not cut white oak or pine trees.

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

Within Payment Unit(s) 1, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut white oak sixteen (16) inches or greater at DBH or pine trees.

##### **2.1.11 - Description of Timber Note (2/04)**

Note that Misc. Species 2 is dead oak.

#### **2.2 - Utilization**

##### **2.2.3 - Stump Heights (12/24)**

Stump heights within the Sale Area 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. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

##### **2.2.10 - No Chipping Tops and Limbs (8/16)**

Within Payment Unit(s) 1-2, chipping of limbs or tops is not permitted. Limbs and the remaining top must be left on site and scattered.

##### **2.2.11 - Chipping Restriction (9/14)**

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

### **4 - Transportation**

#### **4.1 - Construction**

##### **4.1.11 - Permits (2/12)**

The Purchaser will secure any necessary highway and stream crossing permits that may be required.

##### **4.1.12 - No New Roads (1/12)**

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only skid trails will be allowed.

#### **4.2 - Maintenance**

##### **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.

#### **4.3 - Public Right-of-Way**

#### 4.3.1 - MDOT R-O-W (11/14)

The Michigan Department of Transportation (MDOT) must be contacted prior to harvesting timber within the MDOT right-of-way.

#### 4.3.2 - County R-O-W (12/06)

The County must be contacted prior to crossing or harvesting in the County Road R-O-W.

### 4.4 - Access

#### 4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private landowner may be required by the DNR.

## 5 - Operations

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations, to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

#### 5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.2 - Slash Removal

##### 5.2.1.2.1 - Slash Removal, Right-of-Way (9/16)

All slash must be removed at least 10 feet from the cleared right-of-way of roads.

##### 5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 inches in height.

#### 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

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-2, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.2 - Dead and Down Creation, Hare and Grouse (1/25)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two 10-inch diameter or larger log size pieces on the ground for every two (2) acres. They should be scattered throughout the sale or positioned per the Sale Administrator's instructions. If possible, the logs or trees should be felled so they overlap. Note these pieces should have a minimum length of eight (8) feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree.

#### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

#### 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.

### 5.3 - Stream Protection

#### 5.3.1 - Operating Near Stream (1/25)

No tracked or wheeled vehicles shall be operated within 50 feet of the creek near Payment Unit 1.

#### 5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 1, 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

#### 5.4.1 - 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 are 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.

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

#### 5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

#### 5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to the sandy soils.

### 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 James 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.



**TIMBER SALE MAP**

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

Sale Number  
**63-051-25**

Date  
**07/17/2025**

Forest Management Unit	County	Mapped By: JBramer
Cadillac Mgt Unit	Lake	Cruised By: JBramer

Scale	Page	Of
1:31,680	1	3

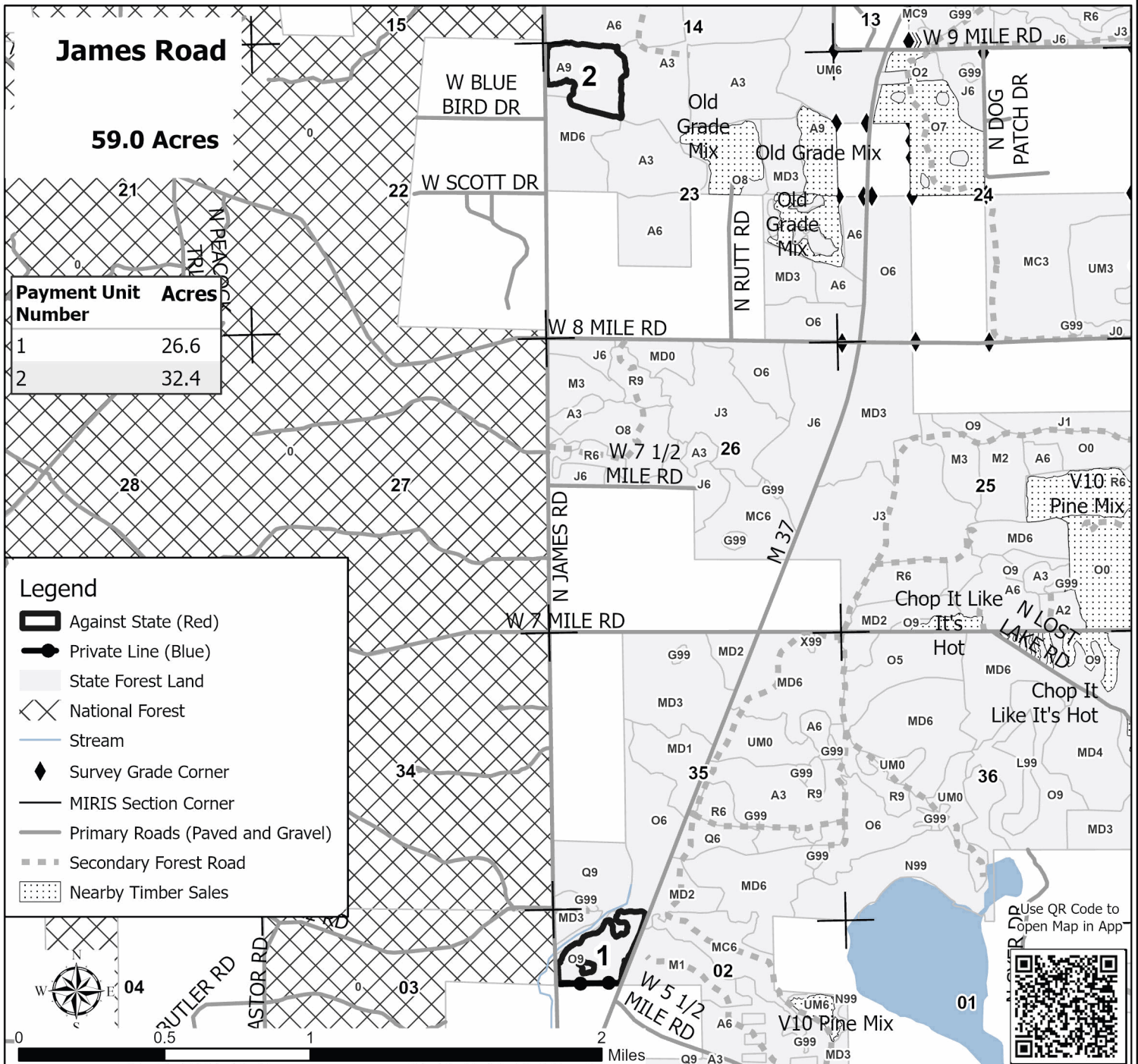
Township	Range	Section(s) and Subdivision(s)
19N / 20N	13W	Sec. 14 SWSW; Sec. 2 N1/2NW; Sec. 23 N1/2NW;

**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







**TIMBER SALE MAP**

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

Sale Number  
**63-051-25**

Date  
**07/17/2025**

Forest Management Unit  
Cadillac Mgt Unit

County  
Lake

Mapped By: JBramer  
Cruised By: JBramer

Scale  
**1:15,840**

Page  
**2**

Of  
**3**

Township  
19N / 20N

Range  
13W

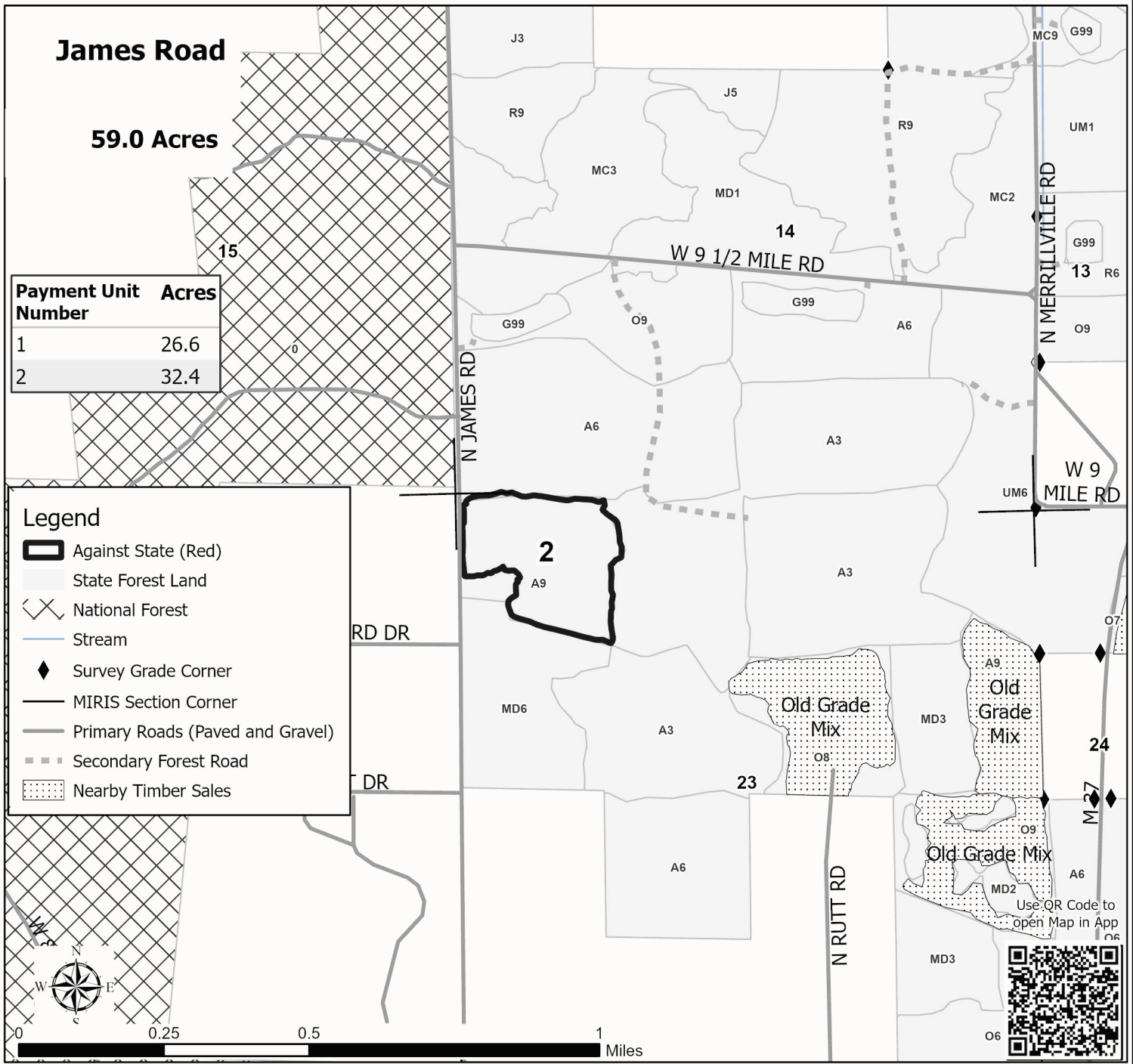
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Date  
07/17/2025

Forest Management Unit		County	Mapped By: JBramer	Scale 1:15,840	Page 3	Of 3
Cadillac Mgt Unit		Lake	Cruised By: JBramer			
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