



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7853**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on September 14, 2026.**

LOCATION: **GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.**

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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

Charcuterie (32-004-26) / T45N, R26W, SEC. 4 , W1/2NW.

T45N, R26W, SEC. 5 , E1/2NW,NE,SW.

T45N, R26W, SEC. 8 , SENE.

T45N, R26W, SEC. 9 , SWNW.

T46N, R26W, SEC. 32, SESW,SESE.

Marquette County, Advertised Price \$70,143.65, 152.6 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: Payment Units 5 and 6 are restricted to frozen winter conditions. See spec 5.2.3.1

TIMBER SALE INFORMATION

Charcuterie (32-004-26)

T45N, R26W, SEC. 4; T45N, R26W, SEC. 5; T45N, R26W, SEC. 8; T45N, R26W, SEC. 9; T46N, R26W, SEC. 32.
Marquette County (Advertised Price \$70,143.65)

SALE NOTE: Payment Units 5 and 6 are restricted to frozen winter conditions. See spec 5.2.3.1

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>
Pulpwood		
B. T. Aspen	344 Cords	\$ 19.65 / Cord
Balsam Fir	2 Cords	\$ 10.90 / Cord
Black Cherry	7 Cords	\$ 13.35 / Cord
Black Spruce	419 Cords	\$ 12.35 / Cord
Jack Pine	481 Cords	\$ 42.00 / Cord
Paper Birch	66 Cords	\$ 11.90 / Cord
Quaking Aspen	1,664 Cords	\$ 19.65 / Cord
Red Maple	91 Cords	\$ 13.35 / Cord
Red Pine	8 Cords	\$ 35.60 / Cord
Tamarack	138 Cords	\$ 15.10 / Cord
White Pine	49 Cords	\$ 10.55 / Cord
White Spruce	25 Cords	\$ 12.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.66 percent. There are an estimated 3,293 cords on this timber sale, plus or minus 450 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 \$7,014.37 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	18.7%
02	24.2%
03	19.2%
04	21.8%
05	10.4%
06	4.1%
07	1.6%

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
260,163	3,293	13.66%	2,843	3,743

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
4	7,001	89	48.10%	46	131
12	37,498	475	30.29%	331	618
28	14,300	181	39.70%	109	253
99	169,745	2,149	18.36%	1,754	2,543
101	31,619	400	38.77%	245	555
TOTAL:	260,163	3,293		2,485	4,101

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
39	6.7	2	6.7
40	26.1	1	26.1
45	72.6	3	25.8
		4	29.2
		5	17.6
TOTAL:	105.4		105.4

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Pulpwood	104	Cords	26.6	\$13,112.35
	Jack Pine		30	Cords		
	Paper Birch		15	Cords		
	Quaking Aspen		472	Cords		
	Red Maple		22	Cords		
	White Spruce		5	Cords		
2	B. T. Aspen	Pulpwood	133	Cords	34.4	\$16,911.95
	Jack Pine		39	Cords		
	Paper Birch		19	Cords		
	Quaking Aspen		610	Cords		
	Red Maple		28	Cords		
	White Spruce		6	Cords		
3	B. T. Aspen	Pulpwood	107	Cords	27.4	\$13,488.40
	Jack Pine		31	Cords		
	Paper Birch		15	Cords		
	Quaking Aspen		486	Cords		
	Red Maple		22	Cords		
	White Spruce		5	Cords		
4	Black Cherry	Pulpwood	6	Cords	19.6	\$15,319.00
	Jack Pine		336	Cords		
	Quaking Aspen		43	Cords		
	Red Pine		5	Cords		
	White Pine		4	Cords		
	White Spruce		5	Cords		
5	Black Spruce	Pulpwood	311	Cords	27.3	\$7,310.55
	Jack Pine		33	Cords		
	Paper Birch		3	Cords		
	Quaking Aspen		22	Cords		
	Tamarack		107	Cords		
6	Balsam Fir	Pulpwood	2	Cords	10.6	\$2,857.00
	Black Cherry		1	Cords		
	Black Spruce		104	Cords		
	Jack Pine		12	Cords		
	Paper Birch		8	Cords		
	Quaking Aspen		27	Cords		
	Tamarack		27	Cords		
7	Black Spruce	Pulpwood	4	Cords	6.7	\$1,144.40
	Paper Birch		6	Cords		
	Quaking Aspen		4	Cords		
	Red Maple		19	Cords		
	Red Pine		3	Cords		
	Tamarack		4	Cords		
	White Pine		45	Cords		
	White Spruce		4	Cords		
TOTAL:			3,294	Cords		

Sale Specific Conditions & Requirements

Sale Name: Charcuterie

Sale Number: 32-004-26 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, with the exception of Payment Unit 6, the boundary along County Road 565 is unpainted and identified by County Road 565. 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

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

Within Payment Unit(s) 1, 2 and 3, cut all trees that are two (2) inches or more at DBH, except do not cut red pine, white pine, and trees marked with green paint.

Within Payment Unit(s) 4, cut all trees that are two (2) inches or more at DBH, except do not cut red pine and white pine 26 inches or greater at DBH.

Within Payment Unit(s) 5, cut all trees that are two (2) inches or more at DBH, except do not cut cedar. Also, within Payment Unit(s) 5, do not cut white pine greater than or equal to 26" DBH.

Within Payment Unit(s) 6, cut all trees that are two (2) inches or more at DBH, except do not cut cedar. Also, within Payment Unit 6, do not cut cedar, red pine, white pine and trees marked with green paint.

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

Within Payment Unit(s) 7, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut oak, cedar and trees marked with green paint.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 4, shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

3 - Payments

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint or designated a leave species. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$15 per pulp tree and \$30 per log tree as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are denoted by the timber sale map. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay double stumpage as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated timber.

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.

4.1.7 - 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 may be required if no sale activity occurs for 30 or more consecutive days. 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

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

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

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Unit(s) 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.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 5 and 6, unless changed by written agreement, cutting and skidding are limited to frozen ground conditions, as determined by the Sale Administrator. Frozen ground conditions generally occur from December 1 to April 1. This restriction is because of wet soils.

5.2.4 - Dead and Down Creation

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

To create grouse habitat, within Payment Unit(s) 1-3, a cumulative total of 22 drumming logs at least 8 feet long must be cut and left on site and not utilized. Drumming logs must come from trees with a DBH of 9 to 15 inches and are to be

felled and left. Drumming logs should be evenly distributed.

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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within 30 feet of County Road 565. No decking is allowed on County Road EQ without the permission of Marquette County Road Commission.

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

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

5.4 - Soil Protection

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.

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 565 and EQ 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
32-004-26Date
04/03/2026

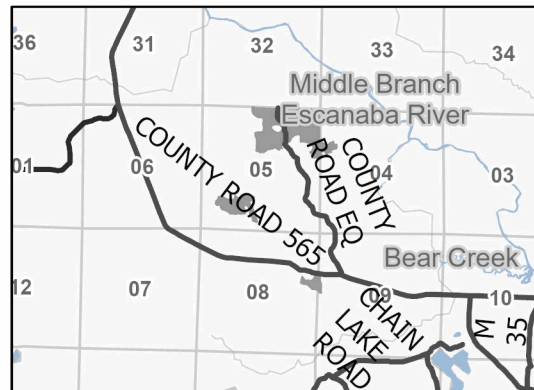
Forest Management Unit		County	Mapped By: Siler	Scale 1:20,570	Page 1	Of 1
Gwynn Mgt Unit		Marquette	Cruised By: Siler & Gould			
Township 45N / 46N	Range 26W	Section(s) and Subdivision(s) Sec. 32 SESW,SESE; Sec. 4 W1/2NW; Sec. 5 E1/2NW,NE,SW; Sec. 8 SENE; Sec. 9 SWNW;				

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

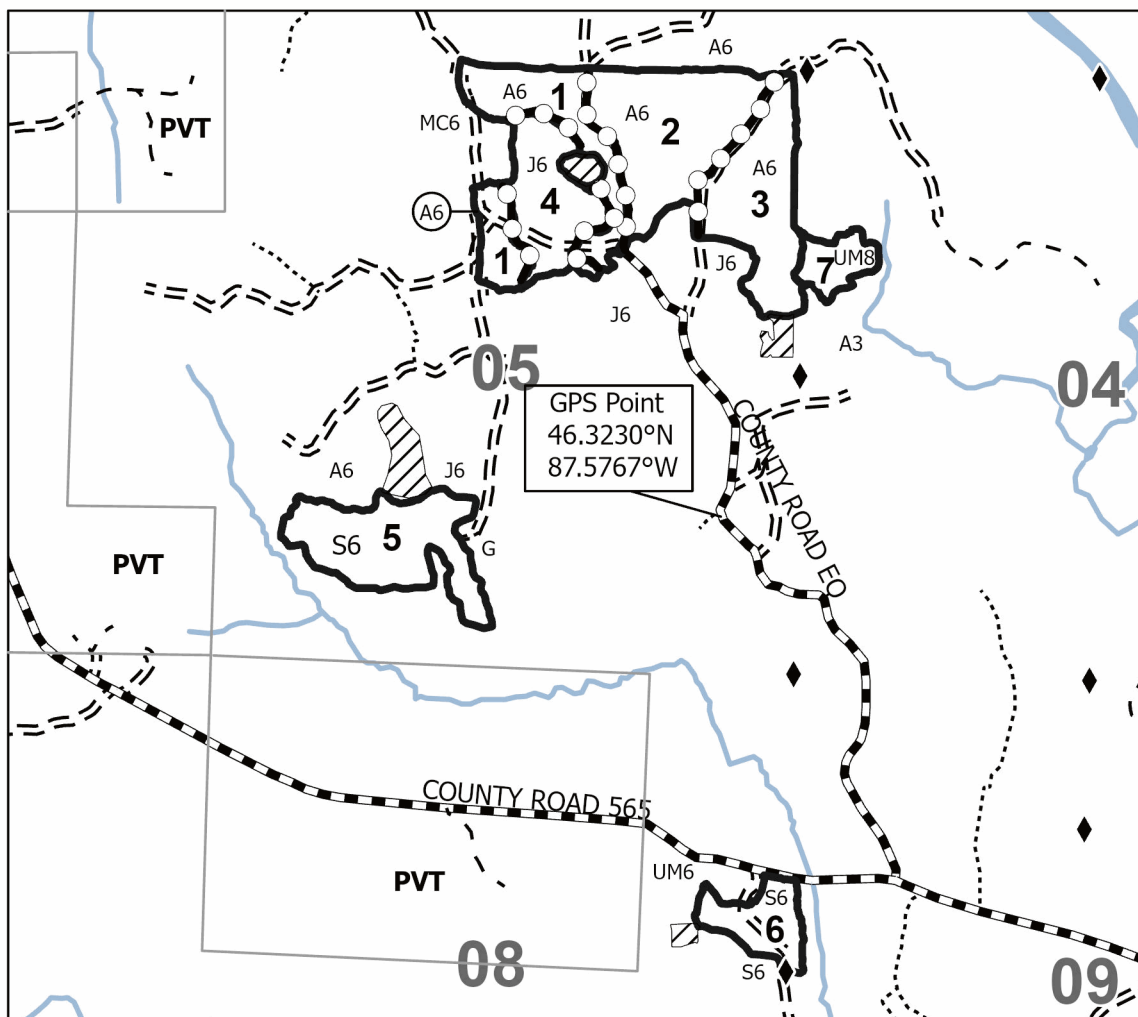
Payment Unit Number	Acres	Payment Unit Number	Acres
1	26.6	5	27.3
2	34.4	6	10.6
3	27.4	7	6.7
4	19.6		

Charcuterie

Compartment 33 & 34

152.6 Acres

0 0.25 0.5 1 Miles

**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- State Boundary
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner
- Lakes and Rivers
- Streams
- Special Protection Area

