



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7657**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on May 21, 2025.**

**LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI**

**CONTACT NAME: Mark Monroe**

**PHONE NUMBER: (989) 983-4101**

**PROSPECTUS NOTE: All sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.**

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Road Walker (53-015-25) / T34N, R01W, SEC. 14, NW.

T34N, R01W, SEC. 15, NWNW, S1/2NW, NENE, S1/2NE, N1/2SE.

Cheboygan County, Advertised Price \$18,308.40, 115.0 Acres, Red Pine.

SALE NOTE: This is a salvage sale from the Ice Storm in late March 2025. It has a short contract length. The sale must be harvested promptly.

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

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A timber sale contract for this scaled, 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>
Pulpwood		
Red Pine	803 Cords	\$ 22.80 / Cord

\* 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 \$1,830.84 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	29.9%
02	46.0%
03	3.6%
04	20.5%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2026.

### **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.

<u>VOLUME</u>			<u>STATISTICAL RANGE IN CORDS</u>	
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
63,472	803	0.00%	803	803

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
89	18,991	240	0.00%	240	240
96	29,160	369	0.00%	369	369
98	2,286	29	0.00%	29	29
101	13,035	165	0.00%	165	165
TOTAL:	63,472	803		803	803

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
89	34.4	1	34.4
96	52.9	2	52.9
98	4.1	3	4.1
101	23.6	4	23.6
TOTAL:	115.0		115.0

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	240	Cords	34.4	\$5,472.00
2	Red Pine	Pulpwood	369	Cords	52.9	\$8,413.20
3	Red Pine	Pulpwood	29	Cords	4.1	\$661.20
4	Red Pine	Pulpwood	165	Cords	23.6	\$3,762.00
TOTAL:			803	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice Road Walker**

**Sale Number: 53-015-25 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 (older, faded, still quite visible) blue, red and yellow paint. Exterior sale boundary lines against private property are marked with (faded) blue paint. Exterior sale boundary lines against state are marked with (faded) red paint. Interior Payment Unit boundaries are marked with (faded) yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The painted Boundary Lines trees are not Included Timber and are to be protected.

### **2 - Timber Specifications**

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

##### **2.1.4 - Designated Timber Unit(s) (6/17)**

Within Payment Unit(s) 1-4, all red and jack pine trees that have main boles which have broken, or those that have fallen over and are on the ground, are designated for cutting. Topwood that is on the ground from broken red and jack pine may be utilized. Red and jack pine trees that are bent more than 45 degrees from vertical may also be cut. Do not harvest vertical red pine with minimal top-loss (5 feet of top-loss or less) that still retain visually healthy/live branches in the crown. Do not cut any other species.

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

Note that this is an ice storm salvage sale. All payment units will be scaled by Sale Administrator. Chipping of Sale Area will not be required but is encouraged. If sale is chipped, the Purchaser must provide electronic confirmation of scale tickets at a minimum of once per week.

To convert red pine chip weight to cords, we will use a conversion of 1 cord = 1.9 tons or 1 cord = 3,800 pounds. This is from the USDA's Timber Management Field Book, 2008 Edition table 2.10 Weight Table for Various Woods.

The price for jack pine, if present within the Sale Area, is \$13.50/cord.

#### **2.2 - Utilization**

##### **2.2.6 - Roundwood Operation Required (3/21)**

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

### **3 - Payments**

#### **3.2 - Scaled Sales**

##### **3.2.1 - Scale Location (2/04)**

Forest products will be placed for measurement at an identified area by the Sale Administrator. In addition, negotiate with Sale Administrator to determine the frequency of scaling.

### **4 - Transportation**

#### **4.1 - Construction**

##### **4.1.3 - Slash and Earthen Piles (8/04)**

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale.

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

No new roads will be permitted. All operations are limited to existing roads.

#### 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.

### 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 five (5) days in advance to schedule the conference.

#### 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.

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

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

##### 5.2.40 - Pathway Protection (10/10)

Road 3, shown on the Timber Sale Map, also serves as a Hiking and Equestrian Pathway. Do not cut trees or damage posts with blue pathway markers. Maintain a 10-foot-wide slash, debris, and rut free zone daily on both sides of Road 3/Pathway. Avoid and/or minimize operating harvester/forwarder equipment on Road 3/Pathway. Skidding across the Road 3/Pathway may only occur in locations approved by the Sale Administrator.

#### 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 25 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 Road 3/Hiking & Equestrian Pathway 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.

### 7 - Other Conditions

#### 7.2 - Extensions

##### 7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

##### 7.2.3 - Salvage Extension (6/13)

This is a salvage sale with a short contract length. The sale must be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, the contract expiration date of the contract to

be extended must be within twelve (12) months from the issue date of this contract. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. The salvage extension must be used before this contract is closed-out. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

## 7.5 - Loss

### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm in late March 2025. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.

## TIMBER SALE MAP

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

Sale Number	Date
<b>53-015-25</b>	05/15/2025

Forest Management Unit	County	Mapped By: Joyanne Mittig	Scale	Page	Of
Pigeon River Country Mgt Unit	Cheboygan	Cruised By: John St. Pierre	1:17,287	1	1

Township 34N	Range 01W	Section(s) and Subdivision(s) Sec. 14 NW; Sec. 15 NWNW,S1/2NW,NENE,S1/2NE,N1/2SE;
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### 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

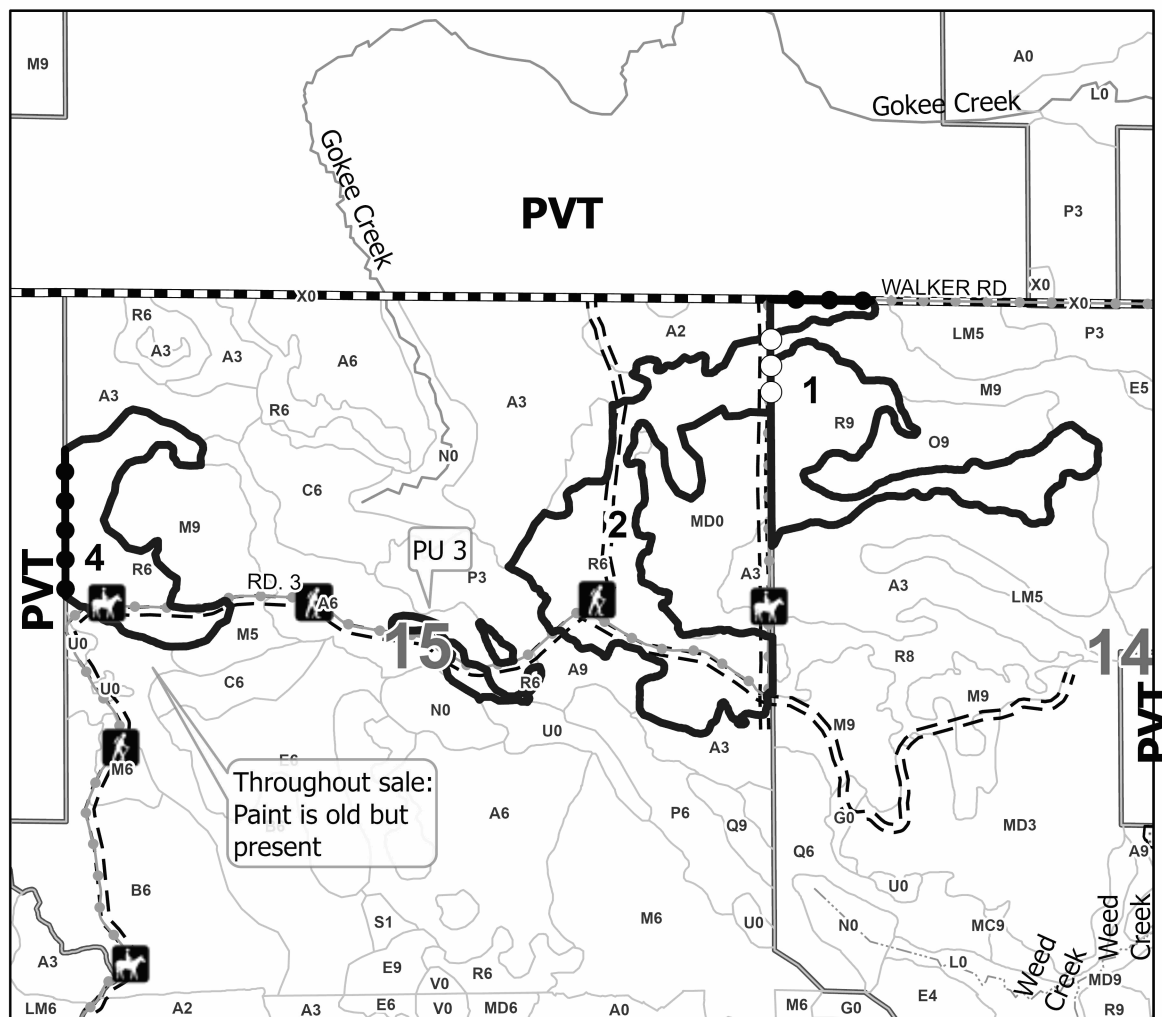
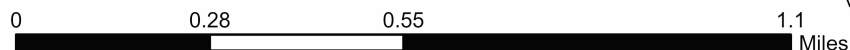
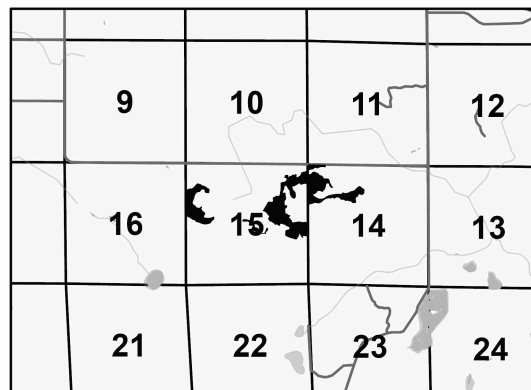
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	34.4
2	52.9
3	4.1
4	23.6








## Ice Road Walker

## 115.0 Acres

## Locator Map 1:100,000



## Legend

-  Red Line (Against State)
-  Private Line (Blue)
-  Payment Unit (Road)
-  Stand
-  Forest Access Route
-  Government Gravel/Dirt
-  Recreational Trails

Throughout sale:  
Paint is old but  
present

Use QR Code to  
open Map in App

