



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7664**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on October 13, 2025.**

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:

Dry Pancake Pine (32-005-25) / T46N, R28W, SEC. 30, S1/2NW,N1/2SW.

T46N, R29W, SEC. 35, SESW.

T46N, R29W, SEC. 36, SENE,NESW,N1/2SE,SWSE.

Marquette County, Advertised Price \$103,365.45, 128.9 Acres, Jack Pine, Spruce/Fir/Tamarack.

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

## TIMBER SALE INFORMATION

Dry Pancake Pine (32-005-25)

T46N, R28W, SEC. 30; T46N, R29W, SEC. 35; T46N, R29W, SEC. 36.

Marquette County (Advertised Price \$103,365.45)

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>
Pulpwood		
Black Spruce	715 Cords	\$ 8.45 / Cord
Jack Pine	2,198 Cords	\$ 42.80 / Cord
Mixed Hardwood	54 Cords	\$ 9.85 / Cord
Quaking Aspen	21 Cords	\$ 22.65 / Cord
Tamarack	183 Cords	\$ 12.25 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 11.68 percent. There are an estimated 3,172 cords on this timber sale, plus or minus 371 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 \$10,336.55 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	28.7%
02	21.4%
03	25.6%
04	13.0%
05	11.3%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

### **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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
250,551	3,172	11.68%	2,801	3,542

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
1	147,130	1,862	15.12%	1,581	2,144
2	77,916	986	23.36%	756	1,217
40	25,454	322	29.40%	227	417
58	51	1	318.24%	0	3
TOTAL:	250,551	3,172		2,564	3,780

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
1	76.4	1	28.9
		2	21.6
		3	25.9
2	38.2	5	38.2
40	11.4	4	11.4
58	2.9	1	1.6
		2	1.3
TOTAL:	128.9		128.9

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Jack Pine	Pulpwood	687	Cords	30.5	\$29,580.90
	Jack Pine	Sawtimber	0.3	MBF		
	Jack Pine	Pulpwood	686	Cords		
	Mixed Hardwood		18	Cords		
	Red Maple		18	Cords		
2	Jack Pine	Pulpwood	514	Cords	22.9	\$22,137.10
	Jack Pine	Sawtimber	0.3	MBF		
	Jack Pine	Pulpwood	513	Cords		
	Mixed Hardwood		14	Cords		
	Red Maple		14	Cords		
3	Jack Pine	Pulpwood	615	Cords	25.9	\$26,479.60
	Jack Pine	Sawtimber	0.3	MBF		
	Jack Pine	Pulpwood	614	Cords		
	Mixed Hardwood		16	Cords		
	Red Maple		16	Cords		
4	Jack Pine	Pulpwood	307	Cords	11.4	\$13,479.35
	Jack Pine		307	Cords		
	Quaking Aspen		15	Cords		
5	Black Spruce	Pulpwood	715	Cords	38.2	\$11,731.30
	Jack Pine		76	Cords		
	Jack Pine		76	Cords		
	Mixed Hardwood		6	Cords		
	Paper Birch		6	Cords		
	Quaking Aspen		6	Cords		
	Tamarack		183	Cords		
TOTAL:			3,172	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Dry Pancake Pine**

**Sale Number: 32-005-25 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, red and yellow paint or are unmarked and identified by a road. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the unpainted boundary against Perch Lake Road in Payment Unit(s) 1. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. 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) 1-4, cut all trees that are two (2) inches or more at DBH, except do not cut red pine, white pine, or oak.

Within Payment Unit(s) 5, cut all trees that are two (2) inches or more at DBH, except do not cut cedar, hemlock, red pine, or white pine.

#### **2.2 - Utilization**

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

Stump heights within Payment Unit(s) 1-4 shall not exceed 12 inches for trees greater than 10.6 inches at DBH and 6 inches for trees smaller than 10.6 inches at DBH. This is in order to facilitate planting operations.

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

Within Payment Unit(s) 1-4, chipping of limbs and/or tops is not permitted. Limbs and the remaining top must be left on site and scattered.

### **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.

##### **4.1.4 - 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, and 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. All new roads must be approved by the Sale Administrator.

##### **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

##### 4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

##### 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 may need to 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.

#### 4.3 - Public 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. This applies to Payment Units 1 and 4.

#### 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 land-owner may be required by the DNR.

### 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. The Unit Manager or his/her representative must be contacted at least 3 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) 1-4 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

###### 5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 5, unless changed by written agreement, cutting and skidding are limited to frozen conditions (generally the period of December 1 to April 1). This restriction is due to wet soils.

###### 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.

#### 5.4 - 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 is 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.

### **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 Perch Lake Road and Chain of Lakes 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

**32-005-25**

Date

**06/06/2025**

Forest Management Unit

Gwynn Mgt Unit

County

Marquette

Mapped By: Gould

Cruised By: Siler, Caron

Scale

**1:24,000**

Page

**1**

Of

**1**

Township

**46N**

Range

**28W /**

Section(s) and

Subdivision(s)

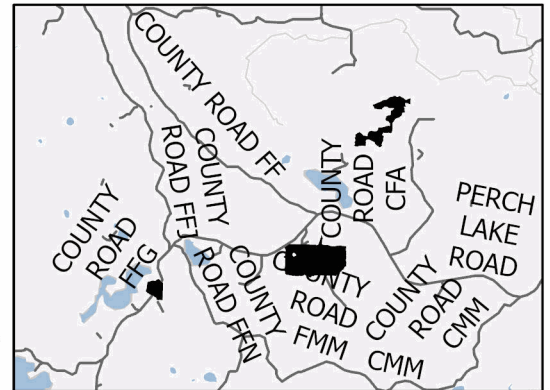
Sec. 30 S1/2NW,N1/2SW; Sec. 35 SESW; Sec. 36 SENE,NESW,N1/2SE,SWSE;

**Cover Type**

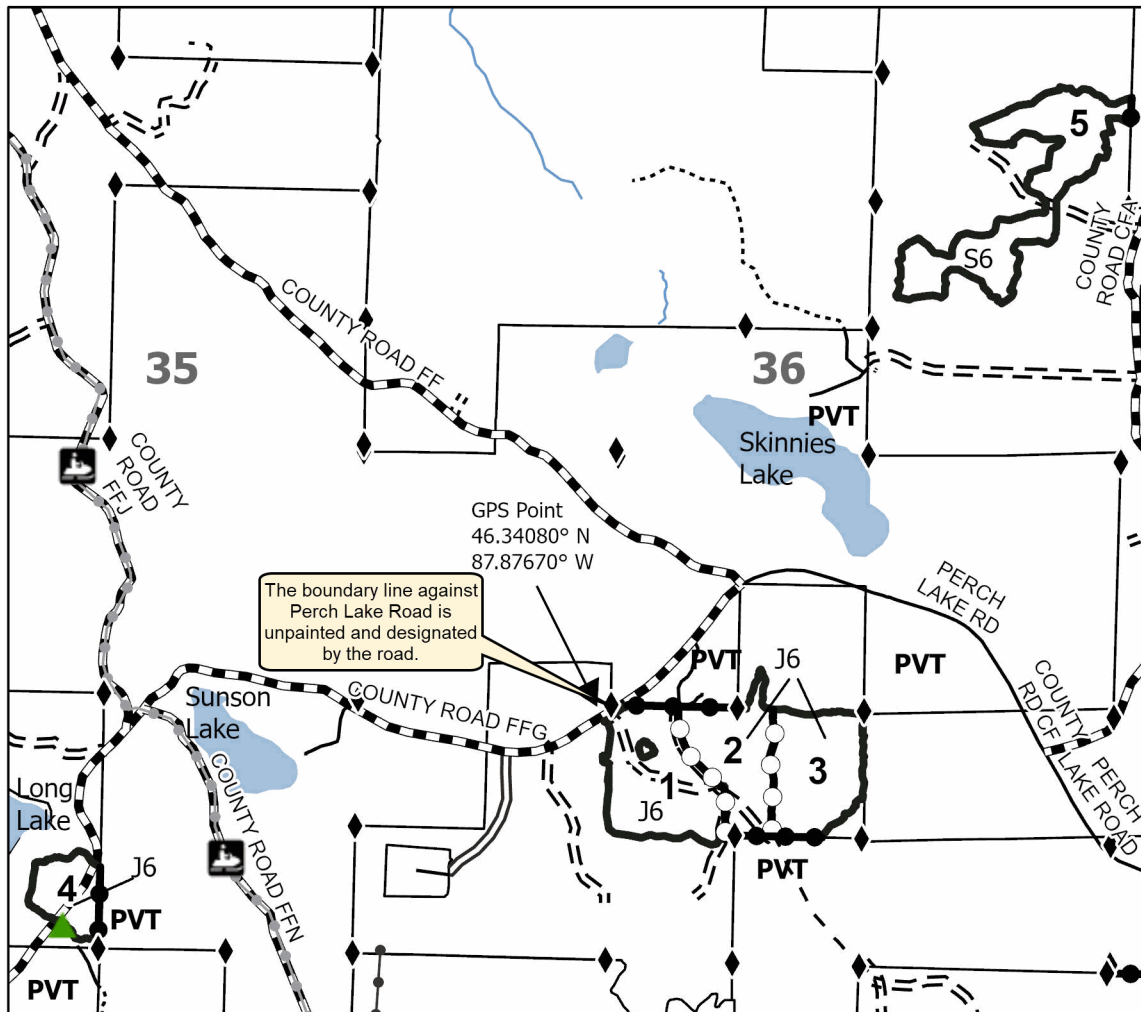
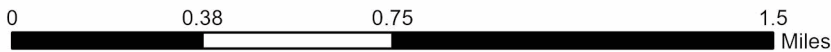
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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	30.5
2	22.9
3	25.9
4	11.4
5	38.2

**Dry Pancake Pine****128.9 Acres****Compartment 32225****Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Primary Forest Road
- Forest Access Route
- ... Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Powerline
- Recreational Trails
- ◆ Survey Grade Corner
- ▲ Berm

Use QR Code to  
open Map in App