



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7649**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on May 20, 2025.**

LOCATION: **ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.**

CONTACT NAME: Darrick Coy

PHONE NUMBER: (989) 590-1109

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

Ice Big Fish Red Pine Salvage (54-016-25) / T29N, R02E, SEC. 25, S1/2SW, SWSE.  
T29N, R02E, SEC. 30, S1/2NW, SWNE, N1/2SW.  
T29N, R02E, SEC. 36, NWNE.

Montmorency County, Advertised Price \$5,736.25, 50.6 Acres, Red Pine.

SALE NOTE: This sale has been reduced due to "no bid" on previous advertisement.

This is a salvage sale resulting from ice storm damage. Volumes on this sale are a not a representation of actual volume. This is a scaled sale. Scaling locations and a scaling schedule will be established by the Sale Administrator at the pre-sale meeting.

This sale has received damage form an ice storm. It is a one-year scaled sale with no extensions.

Recreational trails are present within Payment Unit 4, and almost adjacent to Payment Unit 3.

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

## Ice Big Fish Red Pine Salvage (54-016-25)

T29N, R02E, SEC. 25; T29N, R02E, SEC. 30; T29N, R02E, SEC. 36.  
Montmorency County (Advertised Price \$5,736.25)

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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.

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	353 Cords	\$ 16.25 / 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 \$2,500.00 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	19.0%
02	27.5%
03	42.7%
04	10.8%
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.

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
27,920	353	0.00%	353	353

**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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
5	5,310	67	0.00%	67	67
6	7,683	97	0.00%	97	97
73	11,943	151	0.00%	151	151
102	2,984	38	0.00%	38	38
<b>TOTAL:</b>	<b>27,920</b>	<b>353</b>		<b>353</b>	<b>353</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
5	9.6	1	9.6
6	13.9	2	13.9
73	21.7	3	21.7
102	5.4	4	5.4
<b>TOTAL:</b>	<b>50.6</b>		<b>50.6</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	67	Cords	9.6	\$1,088.75
2	Red Pine	Pulpwood	97	Cords	13.9	\$1,576.25
3	Red Pine	Pulpwood	151	Cords	21.7	\$2,453.75
4	Red Pine	Pulpwood	38	Cords	5.4	\$617.50
<b>TOTAL:</b>			<b>353</b>	<b>Cords</b>		

## Sale Specific Conditions & Requirements

Sale Name: Ice Big Fish Red Pine Salvage

Sale Number: 54-016-25 Seq#: 2

### 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 roads and cover type changes (see Timber Sale Map). Exterior sale boundary lines against state are identified by change in cover type or using roads as boundaries.

### 2 - Timber Specifications

#### 2.1 - Included Timber

##### 2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 1-4, all trees and stems are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Also designated for harvest are all stems bent over or lying on the ground that were damaged by the ice storm.

##### 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.

Timber prices for other minor species found within the Sale Area are:

Jack Pine: \$13.50/cd

Mixed Hdwd: \$14.00/cd

Mixed Oak: \$7.50/cd

Mixed Aspen: \$16.50/cd

White Pine: \$19.00/cd

#### 2.2 - Utilization

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

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

##### 2.2.5 - Limbed Tree Skidding (12/24)

The skidding of whole trees or tree segments with limbs attached is prohibited, unless approved by the Unit Manager or his/her representative.

### 3 - Payments

#### 3.2 - Scaled Sales

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

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

#### 3.6 - Payment Unit Cutting Schedule

##### 3.6.2 - One Active Unit (1/25)

Each Payment Unit must be completed to the satisfaction of the Unit Manager or his/her representative before the next Payment Unit may be opened. The Purchaser must give a one week notice before finishing a Payment Unit to allow for inspection.

## **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.

#### 4.1.6 - 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. All new roads built into the sale must be blocked to vehicle traffic within 30 days of completion of hauling. 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. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. 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

#### 4.2.5 - 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

#### 4.3.2 - 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 3 and 4, and Fish Lab Road.

## **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.

#### 5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company at least 5 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

#### 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

##### 5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her

representative.

#### 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.

#### 5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

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

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

#### 5.2.39 - ORV Trail/Route Protection (4/18)

The Hunt Creek Motorcycle Trail is an ORV trail or route that is present in Payment Unit 4 and adjacent to portions of the the western edge of Payment Unit 3 and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow or orange ORV markers. Trees with yellow or orange ORV markers shall be cut off above the markers and at least five (5) feet above ground. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

## 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 the DNR forest road between Town Line Road and Ann Arbor Road for Payment Units 1 and 2, and Fish Lab Road for Payment Units 3 and 4 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.

#### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Hunt Creek Motorcycle Trail prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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>54-016-25</b>	04/30/2025	
Scale	Page	Of
1:12,000	1	1

Forest Management Unit	County	Mapped By:
Atlanta Mgt Unit	Montmorency	Cruised By:

Township	Range	Section(s) and Subdivision(s)
29N	02E	Sec. 25 S1/2SW,SWSE; Sec. 30 S1/2NW,SWNE,N1/2SW; Sec. 36 NWNE;

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		

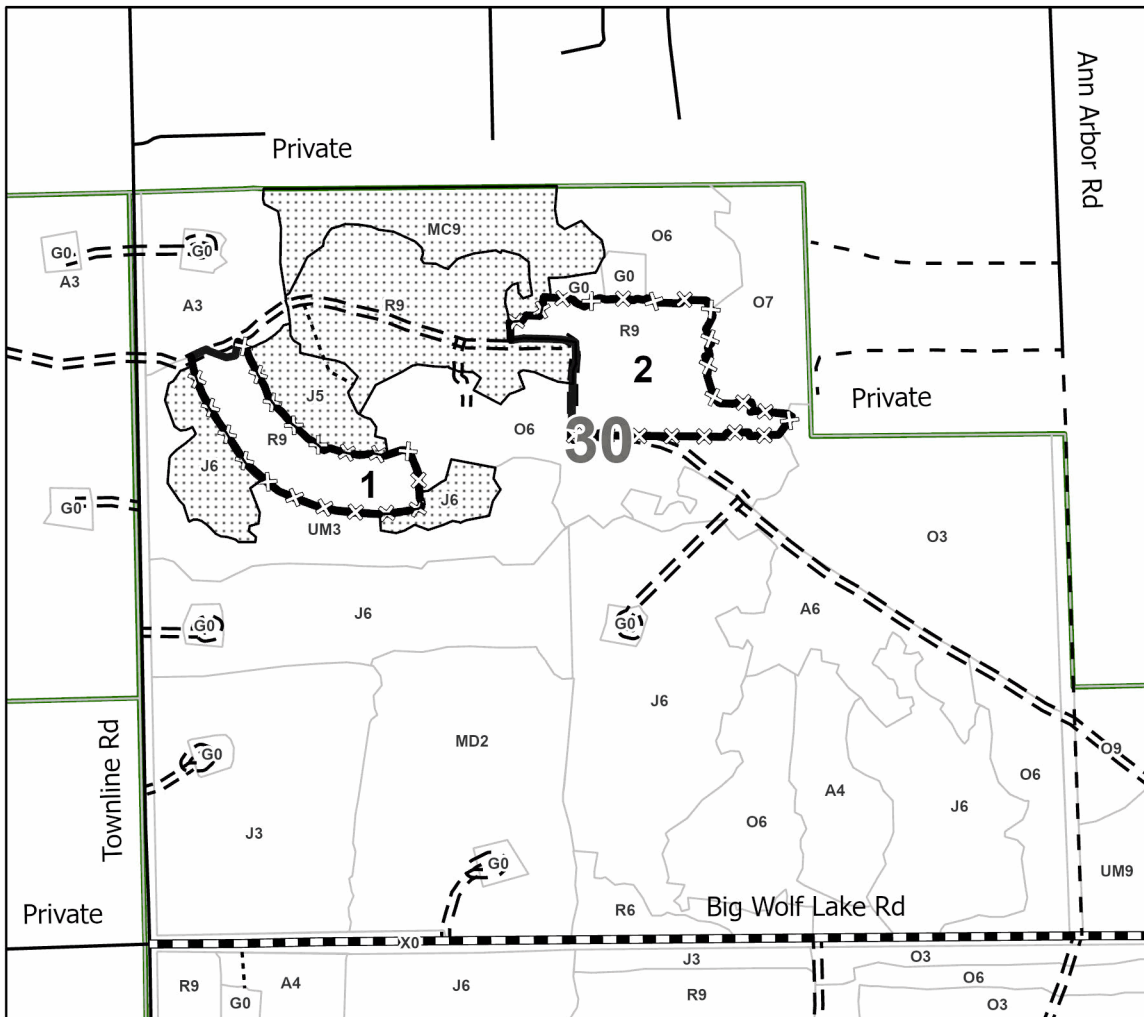
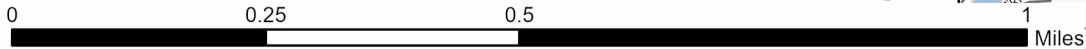
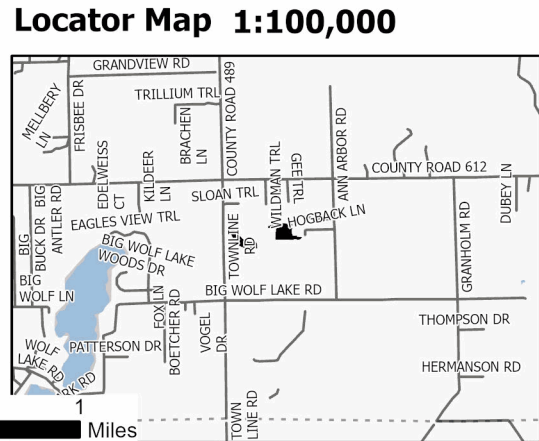
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	9.6
2	13.9
3	21.7
4	5.4

## Ice Big Fish Red Pine Salvage

### 50.6 Acres

### Compartment 11



### Legend

- Payment Unit
- Against State (Unpainted)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- Nearby Timber Sale

Use QR Code to open Map in App







**TIMBER SALE MAP**

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

Sale Number	Date	
<b>54-016-25</b>	<b>04/30/2025</b>	
Scale	Page	Of
<b>1:12,000</b>	<b>1</b>	<b>1</b>

Forest Management Unit	County	Mapped By:
Atlanta Mgt Unit	Montmorency	Cruised By:

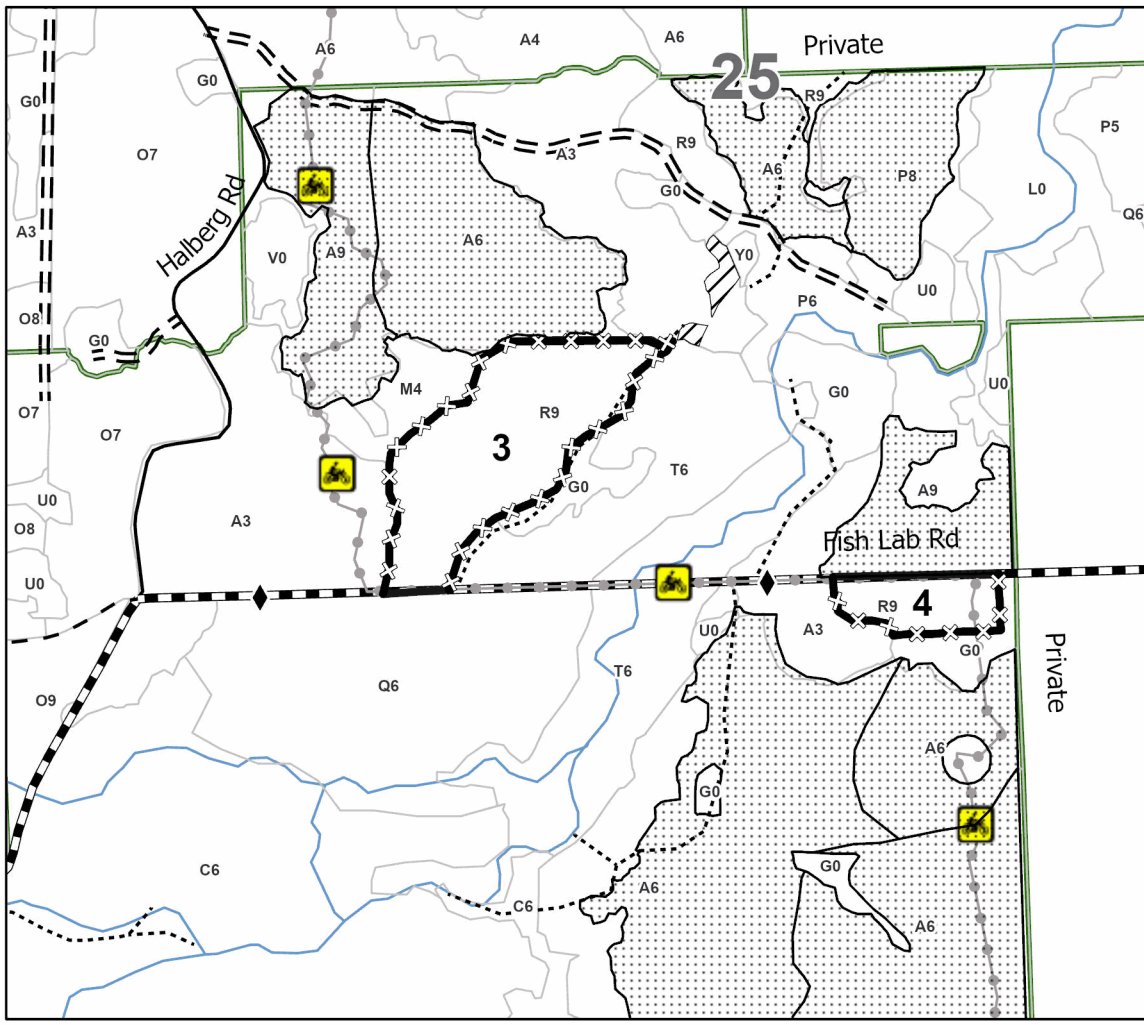
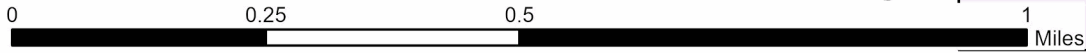
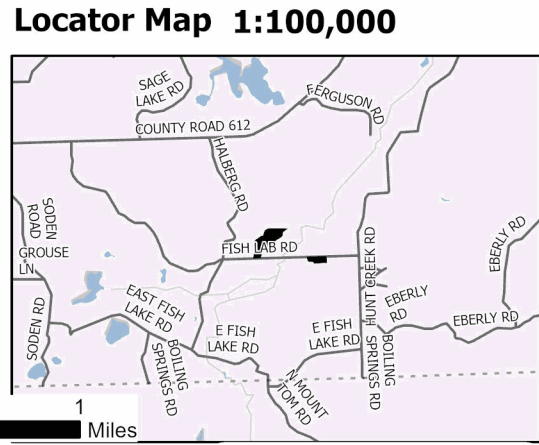
Township	Range	Section(s) and Subdivision(s)
29N	02E	Sec. 25 S1/2SW,SWSE; Sec. 30 S1/2NW,SWNE,N1/2SW; Sec. 36 NWNE;

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	
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**Ice Big Fish Red Pine Salvage**  
**50.6 Acres**  
**Compartment 13**



Legend	
	Payment Unit
	Against State (Unpainted)
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	Private Gravel/Dirt
	Recreational Trails
	Survey Grade Corner
	Nearby Timber Sale
	Retention Areas

Use QR Code to open Map in App

