



**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 Comp 10 Red Pine Salvage (54-011-25) / T29N, R02E, SEC. 28, NENW,SWSW.  
Montmorency County, Advertised Price \$4,940.00, 43.7 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 2.

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	304 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	76.0%
02	24.0%
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>
24,056	305	0.00%	305	305

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
43	5,775	73	0.00%	73	73
58	18,282	231	0.00%	231	231
TOTAL:	24,056	305		305	305

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
43	10.5	2	10.5
58	33.2	1	33.2
TOTAL:	43.7		43.7

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	231	Cords	33.2	\$3,753.75
2	Red Pine	Pulpwood	73	Cords	10.5	\$1,186.25
TOTAL:			304	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice Comp 10 Red Pine Salvage**

**Sale Number: 54-011-25 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 blue, and red paint, roads, and cover type changes (see Timber Sale Map). Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, or designated by change in cover type. Exterior sale boundaries against roads are unpainted. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

### **2 - Timber Specifications**

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

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

Within Payment Unit(s) 1, cut all trees that are 2 inches or more at DBH.

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

Within Payment Unit(s) 2, 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, within Payment Unit 2, unless approved by the Unit Manager or his/her representative.

##### **2.2.8 - Utilization and Removal (12/24)**

Within the Sale Area the Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees, if possible, be chipped and hauled. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops, if possible, must be left intact and skidded to the landing for chipping to minimize the amount of residual slash.

If market conditions limit the practicality of chipping the following is required: Tops must be cut into lengths 4 feet or less and

trees greater than 4 inches at DBH must be cut to a 2-inch top or smaller. Sub-merchantable trees, and hardwood limbs 4 inches or greater where they attach to the stem, are to be cut/reduced to 4-foot lengths. Tops and slash must also be spread evenly across the sale. This is to speed the breakdown of tops and slash. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter is still applicable (G. C. & R. 2.2). To not delay follow-up cultivation work, this work must be completed within 30 days of severing stems. No additional Payment Units can be entered until other Payment Units are considered complete and in compliance with specification 2.2.8. This is because concentrated topwood left will limit follow-up planting operations.

### **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**

##### **3.6.1 - Order of Cutting (1/09)**

Payment Units shall be cut in numerical order, unless approved by the Unit Manager or his/her representative.

##### **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.

##### **4.1.12 - 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.

### **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 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 five (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. If landings are located in adjacent open stands, the site may be required to be revegetated with a seed mixture specified by the Unit Manager and 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 is present in Payment Unit 2 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 block the ORV trail or route with trucks or equipment. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

Snowmobile trail LP 4\_9 is present within Payment Unit 2 and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

## 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 Rd 612 for Payment Unit 2, and Granholm Rd and Big Wolf Lake Rd for Payment Unit 1 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.

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Trail LP 4\_9 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 and MCCCT 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  
**54-011-25**

Date  
**04/25/2025**

Forest Management Unit  
Atlanta Mgt Unit

County  
Montmorency

Mapped By:  
Cruised By:

Scale  
1:14,000

Page  
1

Of  
1

Township  
29N

Range  
02E

Section(s) and  
Subdivision(s) Sec. 28 NENW,SWSW;

**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		

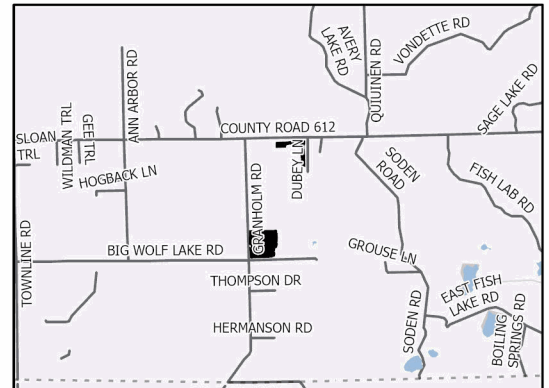
**Density**

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

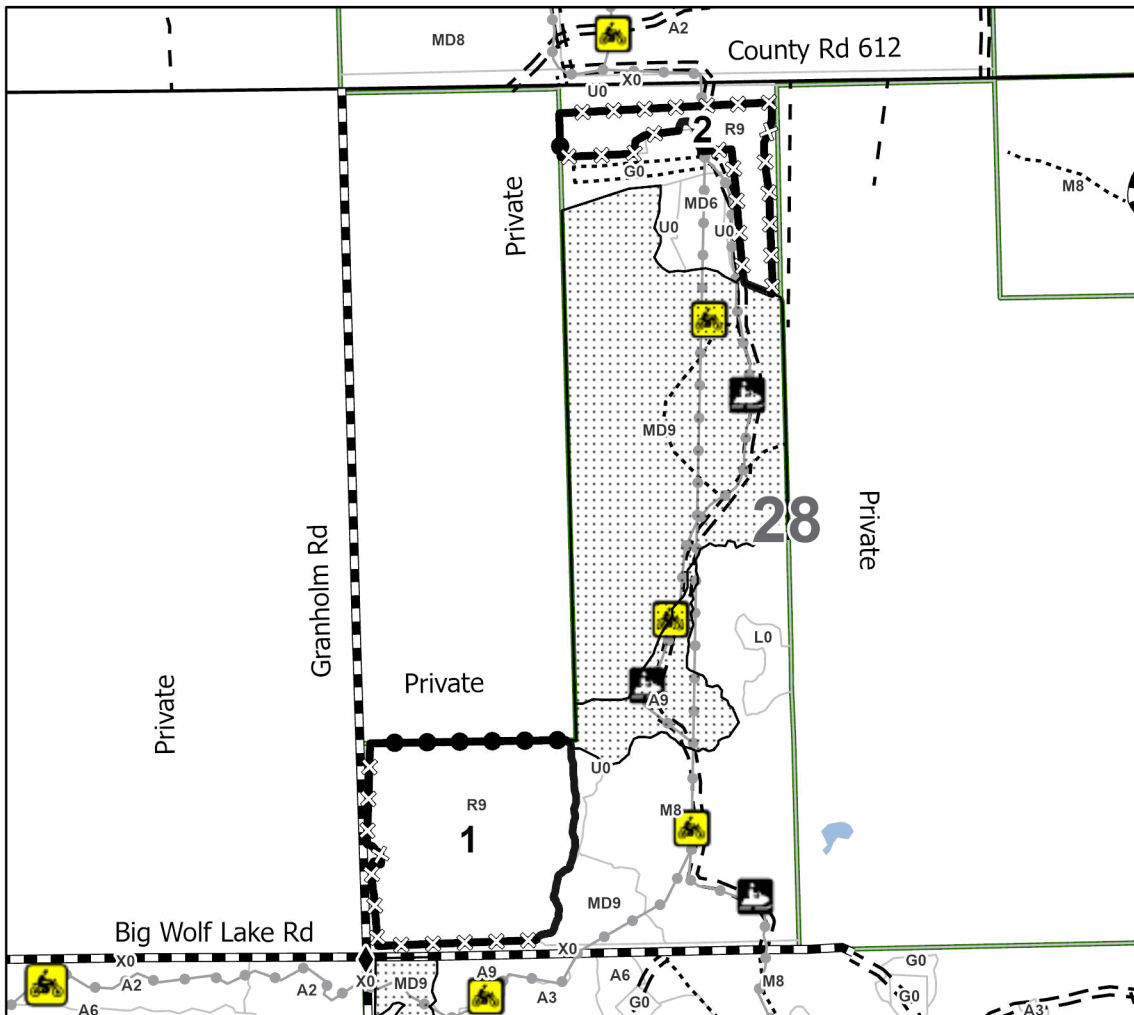
Payment Unit Number	Acres
1	33.2
2	10.5

**Ice Comp 10 Red Pine Salvage**  
**43.7 Acres**  
**Compartment 10**

**Locator Map 1:100,000**



0 0.25 0.5 Miles



**Legend**

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

Use QR Code to  
open Map in App

