



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7779**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on February 25, 2026.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 745-4651

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

Timberdoodle Mix (63-003-25) / T24N, R10W, SEC. 20, SWSE.

T24N, R10W, SEC. 29, W1/2NW,NWNE,SENE,SESW,E1/2SE.

T24N, R10W, SEC. 30, E1/2NE.

T24N, R10W, SEC. 32, NENW,N1/2NE.

Wexford County, Advertised Price \$92,303.50, 102.2 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Timberdoodle Mix (63-003-25)

T24N, R10W, SEC. 20; T24N, R10W, SEC. 29; T24N, R10W, SEC. 30; T24N, R10W, SEC. 32.

Wexford County (Advertised Price \$92,303.50)

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>
Sawtimber		
Black/Red (Hybrid) Oak	21.2 MBF	\$ 101.00 / MBF
Mixed Aspen	70.4 MBF	\$ 115.00 / MBF
Red Maple	35.9 MBF	\$ 148.00 / MBF
Red Oak	85.1 MBF	\$ 207.00 / MBF
Red Pine	78.6 MBF	\$ 105.00 / MBF
White Pine	79.2 MBF	\$ 47.00 / MBF
Pulpwood		
B. T. Aspen	1,236 Cords	\$ 20.10 / Cord
Balsam Fir	52 Cords	\$ 37.30 / Cord
Black Cherry	15 Cords	\$ 15.95 / Cord
Black Spruce	9 Cords	\$ 9.25 / Cord
Jack Pine	53 Cords	\$ 13.95 / Cord
Mixed Oak	113 Cords	\$ 30.00 / Cord
Quaking Aspen	14 Cords	\$ 20.10 / Cord
Red Maple	258 Cords	\$ 15.95 / Cord
Red Pine	159 Cords	\$ 45.95 / Cord
White Pine	236 Cords	\$ 17.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.62 percent. There are an estimated 3,015 cords on this timber sale, plus or minus 501 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 \$9,230.35 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	19.4%
02	31.1%
03	32.6%
04	16.9%

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			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
238,156	3,015	16.62%	2,513	3,516

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
22	57,665	730	47.27%	385	1,075
49	41,247	522	37.35%	327	717
54	85,015	1,076	24.93%	808	1,344
57	54,229	686	25.87%	509	864
TOTAL:	238,156	3,015		2,029	4,001

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE				
1	Black/Red (Hybrid	Sawtimber	6.1	MBF	30.1	\$17,886.95				
	Mixed Aspen		5.6	MBF						
	<i>B. T. Aspen</i>		5.6	<i>MBF</i>						
	Red Maple		3.2	MBF						
	Red Oak		10.9	MBF						
	Red Pine	Pulpwood	6.8	MBF						
	White Pine		4.2	MBF						
	B. T. Aspen		410	Cords						
	Balsam Fir		5	Cords						
	Jack Pine		53	Cords						
	<i>Jack Pine</i>		<i>Sawtimber</i>	8.7			<i>MBF</i>			
	<i>Jack Pine</i>		<i>Pulpwood</i>	36			<i>Cords</i>			
	Mixed Oak		44	Cords						
	<i>/Red (Hybrid) Oak</i>		22	<i>Cords</i>						
	<i>Red Oak</i>		22	<i>Cords</i>						
	Red Maple		61	Cords						
	Red Pine		11	Cords						
	White Pine		57	Cords						
2	Black/Red (Hybrid	Sawtimber	9.4	MBF	34.5	\$28,709.35				
	Mixed Aspen		64.8	MBF						
	<i>B. T. Aspen</i>		59.7	<i>MBF</i>						
	<i>Quaking Aspen</i>		5.1	<i>MBF</i>						
	Red Maple	Pulpwood	8.4	MBF						
	Red Pine		10.1	MBF						
	B. T. Aspen		696	Cords						
	Balsam Fir		47	Cords						
	Black Cherry		9	Cords						
	Black Spruce		9	Cords						
	Mixed Oak		6	Cords						
	<i>/Red (Hybrid) Oak</i>		6	<i>Cords</i>						
	Quaking Aspen		14	Cords						
	Red Maple		53	Cords						
	Red Pine		10	Cords						
	White Pine		15	Cords						
	3		Red Oak	Sawtimber			74.2	MBF	19.9	\$30,074.70
			Red Pine	Pulpwood			61.7	MBF		
Mixed Oak		60	Cords							
<i>Red Oak</i>		60	<i>Cords</i>							
Red Maple		6	Cords							
Red Pine		138	Cords							
4	Black/Red (Hybrid	Sawtimber	5.7	MBF	17.7	\$15,632.50				
	Red Maple	Pulpwood	24.3	MBF						
	White Pine		75.0	MBF						
	B. T. Aspen		130	Cords						
	Black Cherry		6	Cords						
	Mixed Oak		3	Cords						
	<i>/Red (Hybrid) Oak</i>		3	<i>Cords</i>						
	Red Maple		138	Cords						
	White Pine		164	Cords						
TOTAL:			370.4	MBF						
TOTAL:			2,145	Cords						

Sale Specific Conditions & Requirements

Sale Name: Timberdoodle Mix

Sale Number: 63-003-25 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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 1, 2, and 4, cut all species trees which meet minimum piece specifications in 2.2 Utilization except:

Payment Unit 1: Do not cut white pine 12 inches or more at DBH.

Payment Unit 2: Do not cut: cedar, hemlock, or white pine 10 inches or more at DBH.

Payment Unit 3: Do not cut: red pine 16 inches or more at DBH, green marked trees, or white pine.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

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

Within Payment Unit(s) 4, cut all trees that are 4.6 inches or more at DBH except: cedar, hemlock, and trees marked with green paint above and below stump height.

2.1.11 - Description of Timber Note (2/04)

Note that Payment Unit 4 is an optional Payment Unit. If permission to cross private property cannot be obtained, this Payment Unit may be removed from the contract with a Timber Sale Contract Amendment.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) may be divided at the request of the Purchaser and upon approval of the Unit Manager. Dividing Payment Units is a contract modification which requires a Timber Sale Contract Amendment.

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, if more than 30% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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 white pine 12 inches or more in DBH within unit 1, cedar, hemlock, and white pine 10 inches or more in DBH in unit 2, and

white pine regardless of size, green marked trees, and red pine 16 inches or more in DBH in payment unit 3, and cedar, hemlock, and green marked trees in unit 4. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$200 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

4 - Transportation

4.1 - Construction

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 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. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is required to access Payment Unit 4 and is the responsibility of the Purchaser. A copy of the written permission from the private landowner must be given to the Unit Manager or his/her representative prior to the beginning of operations.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 inches in height.

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.

5.2.3 - Operating Restrictions

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit 3, cutting, skidding, and hauling within the unit are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1, 2, and 4, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact 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, piles, tops, 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.

5.2.43 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with the letter "G". Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

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 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.

5.8 - Protection of Endangered Species

5.8.5 - Protection of Raptor Nests (3/13)

All trees with raptor nests will be protected if found during harvesting operations. Notification will be made to the Unit Manager or his/her representative who will notify the Wildlife Biologist so an onsite evaluation and recommendation can be made, if necessary.

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 and forest roads 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.

99 - Unique

SKIP

99.1 - Unique Sale Condition (5/19)

Within the sale area there are survey corners. These are to be protected and bearing trees are not to be cut. In accordance with general spec 5.5.1 - Protection of Land Survey Monuments (2/04) The Purchaser shall protect all known land survey monuments and their respective witness trees from damage or obliteration. If such corners are destroyed, the Purchaser shall pay the cost of restoration.

**TIMBER SALE MAP**

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

Sale Number
63-003-25Date
09/18/2025

Forest Management Unit		County	Mapped By: Krugh	Scale 1:12,000	Page 1	Of 1
Cadillac Management Unit		Wexford	Cruised By: Manton FO			
Township 24N	Range 10W	Section(s) and Subdivision(s) Sec: 29 W1/2NW, SESW, SESE Sec:30 E1/2NW Sec: 32 NENW, N1/2NE				

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

Timberdoodle Mix

46.2

Payment Unit
Number**Acres**

1	30.1
2	34.5
3	19.9
4	17.7

Legend

- Payment Unit (Red)
- Private Line (Blue)
- Payment Unit (Blue)
- Field Grade Corner
- Survey Grade Corner

DNR Roads

- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

