



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7650**

**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:** 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 29 Pine (53-010-25) / T33N, R01E, SEC. 30, SESW,NWSE,S1/2SE.

T33N, R01E, SEC. 31, NW,NE,N1/2SW,NWSE.

Cheboygan County, Advertised Price \$30,848.40, 194.0 Acres, Red Pine.

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

## TIMBER SALE INFORMATION

Ice 29 Pine (53-010-25)

T33N, R01E, SEC. 30; T33N, R01E, SEC. 31.

Cheboygan County (Advertised Price \$30,848.40)

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

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	1,353 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 \$3,084.84 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:
- | PAYMENT UNIT NUMBER | PERCENT OF TOTAL SALE VALUE |
|---------------------|-----------------------------|
| 01                  | 40.4%                       |
| 02                  | 59.6%                       |
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
106,927	1,354	0.00%	1,354	1,354

### **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
41	43,214	547	0.00%	547	547
52	63,713	806	0.00%	806	806
<b>TOTAL:</b>	<b>106,927</b>	<b>1,354</b>		<b>1,354</b>	<b>1,354</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
41	78.4	1	78.4
52	115.6	2	115.6
TOTAL:	194.0		194.0

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	547	Cords	78.4	\$12,471.60
2	Red Pine	Pulpwood	806	Cords	115.6	\$18,376.80
TOTAL:			1,353	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice 29 Pine**

**Sale Number: 53-010-25 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 red and blue paint, along with cover type changes. 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 Payment Unit 2 boundary, which is unpainted and identified by the R9 cover type change. The painted boundary line trees are not Included Timber and are to be protected.

### **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 red pine and red maple trees that are two (2) inches or more at DBH. Protect red and white oak saplings where possible.

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

Within Payment Unit(s) 2, all red pine trees that have main boles which have broken or snapped, or have approximately 40% of the crown broken off, or those that have fallen over and are on the ground are designated for cutting. In addition, any broken sections of red pine which are laying on the ground may also be utilized. Do not cut undamaged red pine or pine with minimal damage, such as the very top of the tree broken off. 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 the 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 minimum of twice per week. To convert 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.

Prices for individual species, if present within the Sale Area, are as follows:

-Jack Pine \$13.50/cord

-Mixed Hardwood \$14.00/cord

-Mixed Aspen \$16.50/cord

#### **2.2 - Utilization**

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

Stump heights within Payment Unit 1 shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

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

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit 2. 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 in an area identified by the Sale Administrator. In addition, negotiate with the Sale Administrator to determine the frequency of the scaling.

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 1 and 2 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. There will be only one division per Payment Unit.

#### **4 - Transportation**

##### **4.1 - Construction**

###### **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. These roads must be rendered impassable to cars and trucks.

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

No new roads will be permitted. All operations are limited to existing roads. Only skid trails will be allowed.

##### **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**

###### **4.4.3 - Access gate (12/08)**

The access gates must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

#### **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 to determine landing and decking locations. The Unit Manager or his/her representative must be contacted at least three (3) 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 two (2) 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**

###### **5.2.2 - 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.

###### **5.2.32 - 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 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.

## 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 Rd 39 prior to beginning operations. The road must be posted on Rd 39 just south of where it reaches Clark Bridge Rd 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 an ice storm that occurred 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  
**53-010-25**Date  
**05/07/2025**

Forest Management Unit		County	Mapped By: Joyanne Mittig	Scale 1:15,840	Page 1	Of 1
Pigeon River Country Mgt Unit		Cheboygan	Cruised By: Joyanne Mittig			
Township 33N	Range 01E	Section(s) and Subdivision(s) Sec. 30 SESW,NWSE,S1/2SE; Sec. 31 NW,NE,N1/2SW,NWSE;				

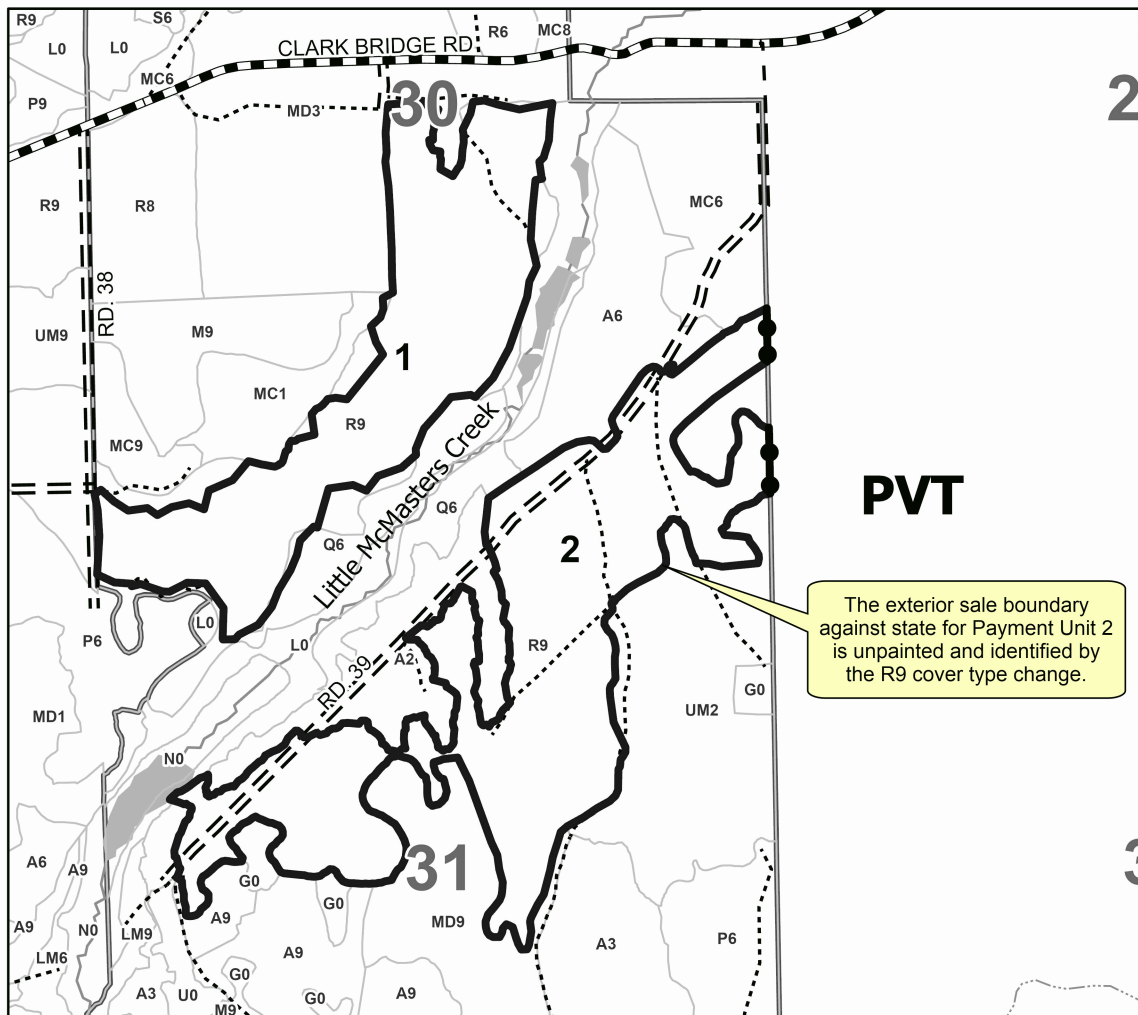
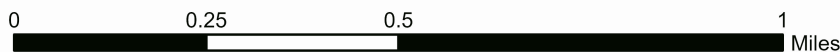
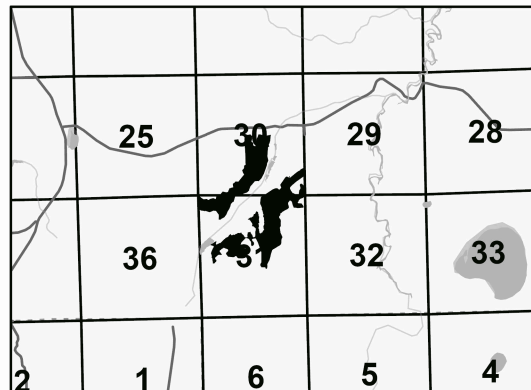
**Cover Type**

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	78.4
2	115.6

**Ice 29 Pine****194.0 Acres****Locator Map 1:100,000****Legend**

- Against State (Red)
- Private Line (Blue)
- Stand
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt

Use QR Code to  
open Map in App