



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7804**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on April 29, 2026.**

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

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 878-0494

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:

Fire Trap Pine (63-054-25) / T21N, R05W, SEC. 25, NENW,N1/2NE,SWNE,SESW,N1/2SE.

T21N, R05W, SEC. 25, SWSE.

T21N, R05W, SEC. 26, SENW,NE,E1/2SW,SE.

Missaukee County, Advertised Price \$131,601.70, 342.0 Acres, Jack Pine, Red Pine.

SALE NOTE: Units 8-11 are Massasauga Rattlesnake habitat with appropriate sale condition protection.

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. Access may be through other public land.

TIMBER SALE INFORMATION

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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		
Jack Pine	52.7 MBF	\$ 35.00 / MBF
Red Oak	59.7 MBF	\$ 170.00 / MBF
Red Pine	524.6 MBF	\$ 108.00 / MBF
White Oak	3.6 MBF	\$ 104.00 / MBF
White Pine	17.4 MBF	\$ 47.00 / MBF
Pulpwood		
B. T. Aspen	3 Cords	\$ 18.50 / Cord
Balsam Fir	3 Cords	\$ 34.20 / Cord
Black Cherry	18 Cords	\$ 14.60 / Cord
Jack Pine	964 Cords	\$ 13.75 / Cord
Mixed Oak	127 Cords	\$ 27.20 / Cord
Red Pine	918 Cords	\$ 46.10 / Cord
White Pine	129 Cords	\$ 17.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 9.62 percent. There are an estimated 4,232 cords on this timber sale, plus or minus 407 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 \$6,580.09 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	8.6%
02	0.7%
03	7.9%
04	6.5%
05	3.4%
06	6.0%
07	2.4%
08	22.5%
09	19.3%
10	5.9%
11	16.8%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
334,348	4,232	9.62%	3,825	4,639

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
69	62,376	790	22.38%	613	966
72	2,296	29	91.83%	2	56
74	106,043	1,342	21.37%	1,055	1,629
78	5,339	68	44.69%	37	98
85	13,324	169	33.27%	113	225
86	50,782	643	18.92%	521	764
87	46,488	588	23.40%	451	726
91	47,699	604	23.06%	465	743
TOTAL:	334,348	4,232		3,257	5,207

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	Jack Pine	Sawtimber	0.7	MBF	26.8	\$11,302.75
	Black Cherry	Pulpwood	2	Cords		
	Jack Pine		15	Cords		
	Mixed Oak		6	Cords		
	<i>Red Oak</i>		6	<i>Cords</i>		
	Red Pine		236	Cords		
2	Jack Pine	Sawtimber	1.4	MBF	10.2	\$913.05
	Red Oak		2.7	MBF		
	White Oak		0.9	MBF		
	B. T. Aspen	Pulpwood	3	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	1.2	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	Black Cherry		11	Cords		
	Jack Pine		1	Cords		
	Mixed Oak		3	Cords		
	<i>Red Oak</i>		1	<i>Cords</i>		
	<i>White Oak</i>		2	<i>Cords</i>		
3	Jack Pine	Sawtimber	13.6	MBF	40.9	\$10,384.25
	Red Oak		17.7	MBF		
	Red Pine		12.7	MBF		
	White Oak		0.9	MBF		
	White Pine		2.6	MBF		
	Black Cherry	Pulpwood	2	Cords		
	Jack Pine		285	Cords		
	Mixed Oak		38	Cords		
	<i>Red Oak</i>		37	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Red Pine		6	Cords		
	White Pine		3	Cords		
4	Jack Pine	Sawtimber	11.2	MBF	33.8	\$8,525.55
	Red Oak		14.6	MBF		
	Red Pine		10.5	MBF		
	White Oak		0.7	MBF		
	White Pine		2.1	MBF		
	Black Cherry	Pulpwood	1	Cords		
	Jack Pine		235	Cords		
	Mixed Oak		30	Cords		
	<i>Red Oak</i>		29	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Red Pine		5	Cords		
	White Pine		3	Cords		
5	Jack Pine	Sawtimber	5.8	MBF	17.6	\$4,419.70
	Red Oak		7.6	MBF		
	Red Pine		5.5	MBF		
	White Oak		0.4	MBF		
	White Pine		1.1	MBF		
	Black Cherry	Pulpwood	1	Cords		
	Jack Pine		122	Cords		
	Mixed Oak		16	Cords		
	<i>Red Oak</i>		15	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Red Pine		2	Cords		
White Pine		1	Cords			
6	Jack Pine	Sawtimber	10.5	MBF	31.5	\$7,930.25
	Red Oak		13.6	MBF		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Red Pine	Sawtimber	9.8	MBF		
	White Oak		0.7	MBF		
	White Pine		2.0	MBF		
	Black Cherry	Pulpwood	1	Cords		
	Jack Pine		219	Cords		
	Mixed Oak		28	Cords		
	<i>Red Oak</i>		27	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Red Pine		4	Cords		
	White Pine		3	Cords		
7	Red Pine	Sawtimber	23.6	MBF	12.8	\$3,102.00
	Red Pine	Pulpwood	12	Cords		
8	Red Pine	Sawtimber	175.5	MBF	62.1	\$29,649.20
	Red Pine	Pulpwood	232	Cords		
9	Red Pine	Sawtimber	123.7	MBF	19.7	\$25,438.00
	Red Pine	Pulpwood	229	Cords		
	White Pine		85	Cords		
10	Red Pine	Sawtimber	38.0	MBF	37.3	\$7,792.00
	Red Pine	Pulpwood	80	Cords		
11	Jack Pine	Sawtimber	9.5	MBF	49.3	\$22,144.95
	Red Oak		3.5	MBF		
	Red Pine		125.3	MBF		
	White Pine		9.6	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Jack Pine		87	Cords		
	Mixed Oak		6	Cords		
	<i>Red Oak</i>		6	<i>Cords</i>		
	Red Pine		112	Cords		
	White Pine		34	Cords		
TOTAL:			658.0	MBF		
TOTAL:			2,162	Cords		

Sale Specific Conditions & Requirements

Sale Name: Fire Trap Pine

Sale Number: 63-054-25 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. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow 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. 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) 2, 3, 4, 5, 6, and 11, cut all trees that are two (2) inches or more at DBH, except:

Within Payment Unit 2, do not cut white oak.

Within Payment Unit 11, do not cut white pine, red oak or white oak.

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

Within Payment Unit(s) 9, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut trees marked with green paint or white pine 22 inches and greater at DBH.

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

Within Payment Unit(s) 7, 8, and 10, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.8 - Designated Plantation Row Unit(s) (12/24)

Within Payment Unit(s) 1, all trees which meet minimum piece specifications in 2.2 Utilization, within designated plantation rows, are designated for cutting. Designated plantation rows begin with the third row in from the outside of the plantation, then continue every third row. Because of the variability of row direction, it shall be the responsibility of the Purchaser to maintain the third-row sequence. Do not cut White Pine greater than 15 inches at DBH.

4 - Transportation

4.1 - Construction

4.1.1 - Stream Crossings, General (1/25)

All stream crossing structures will be temporary and, therefore, shall be provided by the Purchaser and must be removed upon completion of the sale. All permits for stream crossings will be provided by the DNR.

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

4.2.4 - 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.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

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 10 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 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

5.2.1.8 - Slash Height (12/08)

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

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area 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.

5.2.2 - 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. This includes standing dead trees.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 8, 9, 10 and 11 cutting, skidding, and hauling are limited to dry or frozen ground conditions. This restriction is intended to protect eastern massasauga rattlesnake habitat.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within all Payment Units 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.

5.2.38 - 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 Leota Trail is an ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. 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.

5.3 - Stream Protection

5.3.1 - Operating Near Stream (1/25)

No tracked or wheeled vehicles shall be operated within 50 feet of the stream in Payment Unit 9 except at an approved crossing.

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 9, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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.

5.8.8 - Protected Species, Other (2/12)

Massasauga rattlesnake habitat is present in Payment Units 8, 9, 10 and 11. Follow operating restrictions in 5.2.3.1 .

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 any county or forest roads within or adjacent to the sale area 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 the Leota 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.

