



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7743**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on December 10, 2025.**

LOCATION: **ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.**

CONTACT NAME: Dan Racine

PHONE NUMBER: (906) 789-8231

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

No Retired Forester (12-007-25) / T44N, R28W, SEC. 5 , NWNW,S1/2NW,SWNE,SW,W1/2SE.

T44N, R28W, SEC. 6 , SENE,SE.

T44N, R28W, SEC. 8 , NENW,N1/2NE,SENE.

T44N, R28W, SEC. 9 , NW,W1/2NE.

Dickinson County, Advertised Price \$120,739.35, 306.2 Acres, Aspen, Hardwood.

SALE NOTE: Units 3, 6-10 are limited to harvest outside of the bark slip restriction, which is April 15-July 15. If wood is hauled to the south on Schwartz Creek Road during the snowmobile season (Dec 1-March 31), hauling will NOT be permitted on weekends. Decking along Schwartz Creek Rd will require permission from Dickinson Co Rd Commission.

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

No Retired Forester (12-007-25)

T44N, R28W, SEC. 5; T44N, R28W, SEC. 6; T44N, R28W, SEC. 8; T44N, R28W, SEC. 9.

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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		
Basswood	390.3 MBF	\$ 56.00 / MBF
Paper Birch	18.1 MBF	\$ 83.00 / MBF
Red Maple	28.7 MBF	\$ 176.00 / MBF
Sugar Maple	43.6 MBF	\$ 304.00 / MBF
Pulpwood		
Balsam Fir	221 Cords	\$ 5.25 / Cord
Basswood	749 Cords	\$ 5.20 / Cord
Mixed Hardwood	1,608 Cords	\$ 12.55 / Cord
Mixed Spruce	68 Cords	\$ 11.10 / Cord
Quaking Aspen	2,854 Cords	\$ 18.60 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 9.65 percent. There are an estimated 6,629 cords on this timber sale, plus or minus 640 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 \$6,036.97 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	21.3%
02	5.6%
03	2.5%
04	19.6%
05	14.4%
06	6.2%
07	7.0%
08	7.7%
09	8.3%
10	7.4%

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
523,696	6,629	9.65%	5,989	7,269

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
10	165,773	2,098	19.56%	1,688	2,509
11	13,006	165	55.08%	74	255
12	201,493	2,551	14.94%	2,169	2,932
21	34,161	432	42.48%	249	616
24	109,264	1,383	18.46%	1,128	1,638
TOTAL:	523,696	6,629		5,308	7,950

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	Sugar Maple	Sawtimber	4.4	MBF	36.0	\$25,561.85
	Balsam Fir	Pulpwood	14	Cords		
	Mixed Hardwood		177	Cords		
	<i>White Ash</i>	<i>Sawtimber</i>	2.7	<i>MBF</i>		
	<i>Red Maple</i>	<i>Pulpwood</i>	73	<i>Cords</i>		
	<i>Sugar Maple</i>		96	<i>Cords</i>		
	<i>White Ash</i>		3	<i>Cords</i>		
	Quaking Aspen		1,179	Cords		
2	Balsam Fir	Pulpwood	39	Cords	18.7	\$6,798.45
	Mixed Hardwood		114	Cords		
	<i>Balsam Poplar</i>		9	<i>Cords</i>		
	<i>Black Ash</i>		5	<i>Cords</i>		
	<i>Paper Birch</i>		18	<i>Cords</i>		
	<i>Red Maple</i>		82	<i>Cords</i>		
	Mixed Spruce		6	Cords		
	<i>Black Spruce</i>		6	<i>Cords</i>		
	Quaking Aspen		274	Cords		
	3	Basswood	Sawtimber	12.1		
Paper Birch			0.8	MBF		
Sugar Maple			1.7	MBF		
Balsam Fir		Pulpwood	5	Cords		
Basswood			17	Cords		
Mixed Hardwood			50	Cords		
<i>Ironwood</i>			5	<i>Cords</i>		
<i>Paper Birch</i>			10	<i>Cords</i>		
<i>Red Maple</i>			3	<i>Cords</i>		
<i>Sugar Maple</i>			32	<i>Cords</i>		
Quaking Aspen			57	Cords		
4	Basswood	Sawtimber	5.5	MBF	37.0	\$23,618.85
	Paper Birch		0.7	MBF		
	Red Maple		6.5	MBF		
	Sugar Maple		15.1	MBF		
	Balsam Fir	Pulpwood	94	Cords		
	Basswood		25	Cords		
	Mixed Hardwood		311	Cords		
	<i>Balsam Poplar</i>		9	<i>Cords</i>		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Paper Birch</i>		22	<i>Cords</i>		
	<i>Red Maple</i>		60	<i>Cords</i>		
	<i>Sugar Maple</i>		215	<i>Cords</i>		
	Mixed Spruce		36	Cords		
	<i>White Spruce</i>		36	<i>Cords</i>		
	Quaking Aspen		677	Cords		
	5	Basswood	Sawtimber	4.1		
Paper Birch			0.5	MBF		
Red Maple			4.8	MBF		
Sugar Maple			11.2	MBF		
Balsam Fir		Pulpwood	69	Cords		
Basswood			18	Cords		
Mixed Hardwood			229	Cords		
<i>Balsam Poplar</i>			7	<i>Cords</i>		
<i>Ironwood</i>			3	<i>Cords</i>		
<i>Paper Birch</i>			15	<i>Cords</i>		
<i>Red Maple</i>			45	<i>Cords</i>		
<i>Sugar Maple</i>			159	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Spruce	Pulpwood	26	Cords		
	<i>White Spruce</i>		26	<i>Cords</i>		
	Quaking Aspen		500	Cords		
6	Basswood	Sawtimber	62.8	MBF	30.3	\$7,519.35
	Paper Birch		2.7	MBF		
	Red Maple		3.0	MBF		
	Sugar Maple		1.9	MBF		
	Basswood	Pulpwood	117	Cords		
	Mixed Hardwood		123	Cords		
	<i>Yellow Birch</i>	<i>Sawtimber</i>	0.2	<i>MBF</i>		
	<i>Ironwood</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	<i>Paper Birch</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		45	<i>Cords</i>		
	<i>Sugar Maple</i>		70	<i>Cords</i>		
	<i>Yellow Birch</i>		1	<i>Cords</i>		
	Quaking Aspen		28	Cords		
7	Basswood	Sawtimber	70.3	MBF	33.9	\$8,446.70
	Paper Birch		3.1	MBF		
	Red Maple		3.3	MBF		
	Sugar Maple		2.1	MBF		
	Basswood	Pulpwood	131	Cords		
	Mixed Hardwood		140	Cords		
	<i>Yellow Birch</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Ironwood</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Paper Birch</i>		7	<i>Cords</i>		
	<i>Red Maple</i>		51	<i>Cords</i>		
	<i>Sugar Maple</i>		78	<i>Cords</i>		
	<i>Yellow Birch</i>		1	<i>Cords</i>		
	Quaking Aspen		32	Cords		
8	Basswood	Sawtimber	77.3	MBF	37.3	\$9,329.50
	Paper Birch		3.4	MBF		
	Red Maple		3.7	MBF		
	Sugar Maple		2.4	MBF		
	Basswood	Pulpwood	145	Cords		
	Mixed Hardwood		154	Cords		
	<i>Yellow Birch</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Ironwood</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	<i>Red Maple</i>		56	<i>Cords</i>		
	<i>Sugar Maple</i>		86	<i>Cords</i>		
	<i>Yellow Birch</i>		1	<i>Cords</i>		
	Quaking Aspen		35	Cords		
9	Basswood	Sawtimber	83.6	MBF	40.3	\$10,003.00
	Paper Birch		3.6	MBF		
	Red Maple		3.9	MBF		
	Sugar Maple		2.5	MBF		
	Basswood	Pulpwood	156	Cords		
	Mixed Hardwood		164	Cords		
	<i>Yellow Birch</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Ironwood</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	<i>Red Maple</i>		60	<i>Cords</i>		
	<i>Sugar Maple</i>		93	<i>Cords</i>		
	Quaking Aspen		38	Cords		
	10	Basswood	Sawtimber	74.6		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
10 con't	Paper Birch	Sawtimber	3.3	MBF		
	Red Maple		3.5	MBF		
	Sugar Maple		2.3	MBF		
	Basswood	Pulpwood	140	Cords		
	Mixed Hardwood		148	Cords		
	<i>Yellow Birch</i>	<i>Sawtimber</i>	<i>0.3</i>	<i>MBF</i>		
	<i>Ironwood</i>	<i>Pulpwood</i>	<i>2</i>	<i>Cords</i>		
	<i>Paper Birch</i>		<i>7</i>	<i>Cords</i>		
	<i>Red Maple</i>		<i>54</i>	<i>Cords</i>		
	<i>Sugar Maple</i>		<i>83</i>	<i>Cords</i>		
	<i>Yellow Birch</i>		<i>1</i>	<i>Cords</i>		
	Quaking Aspen		34	Cords		
	TOTAL:			480.7	MBF	
TOTAL:			5,502	Cords		

Sale Specific Conditions & Requirements

Sale Name: No Retired Forester

Sale Number: 12-007-25 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 red and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Yellow painted trees in units 4 & 5 designating an interior Payment Unit boundary are only to be cut when both 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) 1,2,4 & 5, cut all trees that are two (2) inches or more at DBH, except white pine, red pine, oak and cedar. Retain clumps of live submerchantable conifer (5-7 trees) where available.

Unit 2 has green painted reserve trees that are NOT to be cut.

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

Within Payment Unit(s) 3, 6-10, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

In addition, all submerchantable conifer is to be protected.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible in Units 3, 6-10.

4 - Transportation

4.1 - Construction

4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

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)

New roads built into the sale may be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or prolonged wet weather conditions.

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.

4.3 - Public Right-of-Way

4.3.2 - County R-O-W (12/06)

The County must be contacted prior to decking along the County Road R-O-W. This applies to Schwartz Creek Road. Dickinson County Road Commission may require a permit.

5 - Operations

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 3, 6-10, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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.

5.2.41 - Snowmobile Trail Protection (9/11)

Part of the Schwartz Creek Rd is a snowmobile trail and is not shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. 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. The snowmobile trail may not be used for hauling on the weekends from December 1 to March 31.

The trail must be posted to advise of logging activity if it is used during snowmobile season.

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.

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 Schwartz Creek road 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.



TIMBER SALE MAP

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

Sale Number	Date	
12-007-25	06/09/2025	
Scale	Page	Of
1:20,000	1	1

Forest Management Unit	County	Mapped By: Debbie Goupell
Crystal Falls Mgt Unit	Dickinson	Cruised By: Debbie Goupell

Township	Range	Section(s) and NW,W1/2NE; Subdivision(s)
44N	28W	Sec. 5 NWNW,S1/2NW,SWNE,SW,W1/2SE; Sec. 6 SENE,SE; Sec. 8 NENW,N1/2NE,SENE; Sec. 9

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		

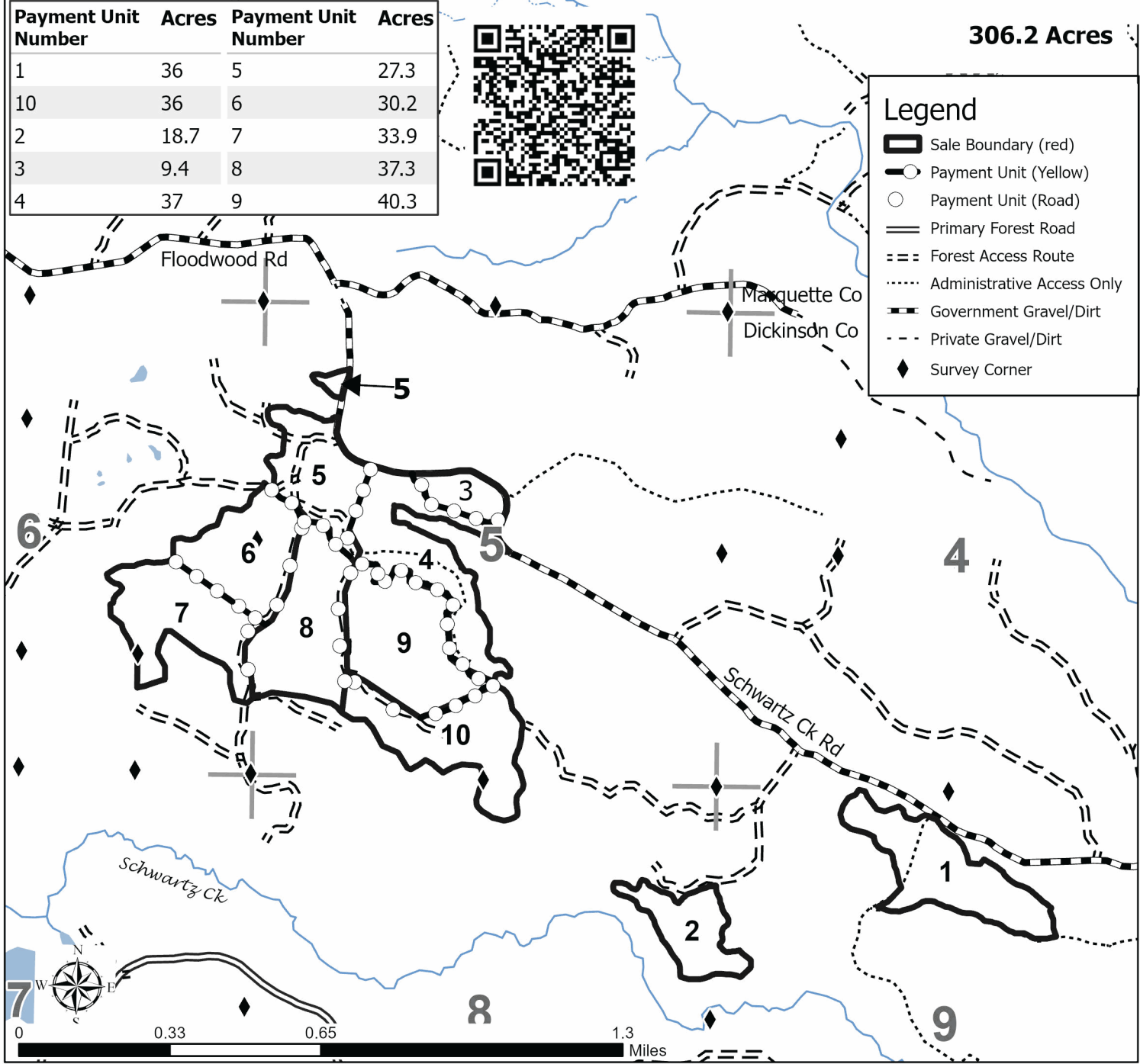
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

No Retired Forester

Payment Unit Number	Acres	Payment Unit Number	Acres
1	36	5	27.3
10	36	6	30.2
2	18.7	7	33.9
3	9.4	8	37.3
4	37	9	40.3



306.2 Acres



Legend	
	Sale Boundary (red)
	Payment Unit (Yellow)
	Payment Unit (Road)
	Primary Forest Road
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt
	Private Gravel/Dirt
	Survey Corner