



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7566**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on June 11, 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: These sales 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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice-y Hot Pine (53-018-25) / T32N, R02W, SEC. 6 , W1/2NW.

T32N, R02W, SEC. 7 , S1/2NW, NESW, S1/2SW, SESE.

T32N, R03W, SEC. 12, N1/2NE, SWNE.

Otsego County, Advertised Price \$15,777.60, 99.2 Acres, Red Pine.

SALE NOTE: The following are red pine damage estimates for partial harvest Payment Units:

Payment Unit 2 - 30% red pine damage; Payment Unit 4 - 20% red pine damage; Payment Unit 5 - 30% red pine damage.

TIMBER SALE INFORMATION

Ice-y Hot Pine (53-018-25)

T32N, R02W, SEC. 6; T32N, R02W, SEC. 7; T32N, R03W, SEC. 12.

Otsego County (Advertised Price \$15,777.60)

SALE NOTE: The following are red pine damage estimates for partial harvest Payment Units: Payment Unit 2 - 30% red pine damage; Payment Unit 4 - 20% red pine damage; Payment Unit 5 - 30% red pine damage.

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Pulpwood		
Red Pine	692 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 \$1,577.76 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	10.1%
02	42.2%
03	26.3%
04	17.8%
05	3.6%

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.

<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>
54,673	692	0.00%	692	692

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
24	1,936	25	0.00%	25	25
42	8,052	102	0.00%	102	102
61	13,502	171	0.00%	171	171
93	5,541	70	0.00%	70	70
162	9,592	121	0.00%	121	121
167	14,392	182	0.00%	182	182
171	1,659	21	0.00%	21	21
TOTAL:	54,673	692		692	692

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	Red Pine	Pulpwood	70	Cords	10.1	\$1,596.00
2	Red Pine	Pulpwood	292	Cords	41.9	\$6,657.60
3	Red Pine	Pulpwood	182	Cords	26.1	\$4,149.60
4	Red Pine	Pulpwood	123	Cords	17.6	\$2,804.40
5	Red Pine	Pulpwood	25	Cords	3.5	\$570.00
TOTAL:			692	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice-y Hot Pine

Sale Number: 53-018-25 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is 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, with the exception being the north boundary lines of Payment Units 1 and 5 which are marked with yellow paint. 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) 3, cut all trees that are two (2) inches or more at DBH, except do not cut white pine or trees marked with green paint.

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

Within Payment Unit(s) 1, cut all red pine trees which meet minimum piece specifications in 2.2 Utilization, except do not cut any red pine marked with green paint. Do not cut any other species.

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

Within Payment Unit(s) 2, 4 and 5, red pine trees that have main boles which have broken or those that have fallen over and are on the ground are designated for cutting. Topwood that is on the ground from broken red pine may be utilized. Red pine trees that are bent more than 45 degrees from vertical may also be cut. 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. Prices for individual species if present within the Sale Area are as follows:

-Mixed Hardwood \$14.00/cord

-Mixed Aspen \$16.50/cord

Chipping of Payment Unit #3 will not be required but is encouraged. If the sale is chipped, the Purchaser must provide electronic confirmation of scale tickets at a minimum of twice 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.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit 3 shall not exceed six (6) inches for all trees.

3 - Payments

3.2 - Scaled Sales

3.2.1 - Scale Location (2/04)

Forest products will be placed for measurement at an area identified by the Sale Administrator. In addition, negotiate with the Sale Administrator to determine the frequency of scaling.

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.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the Timber Sale Administrator, 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. 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 gate 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 road locations. The Unit Manager or his/her representative must be contacted at least three (3) days in advance to schedule the conference.

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.

5.2.38 - 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.

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 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
53-018-25

Date
05/29/2025

Forest Management Unit		County	Mapped By: Rekowski			Scale	Page	Of
Pigeon River Country Mgt Unit		Otsego	Cruised By: Scaled sale			1:23,914	1	1

Township	Range	Section(s) and Subdivision(s)
32N	02W /	Sec. 12 N1/2NE,SWNE; Sec. 6 W1/2NW; Sec. 7 S1/2NW,NESW,S1/2SW,SESE;

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		

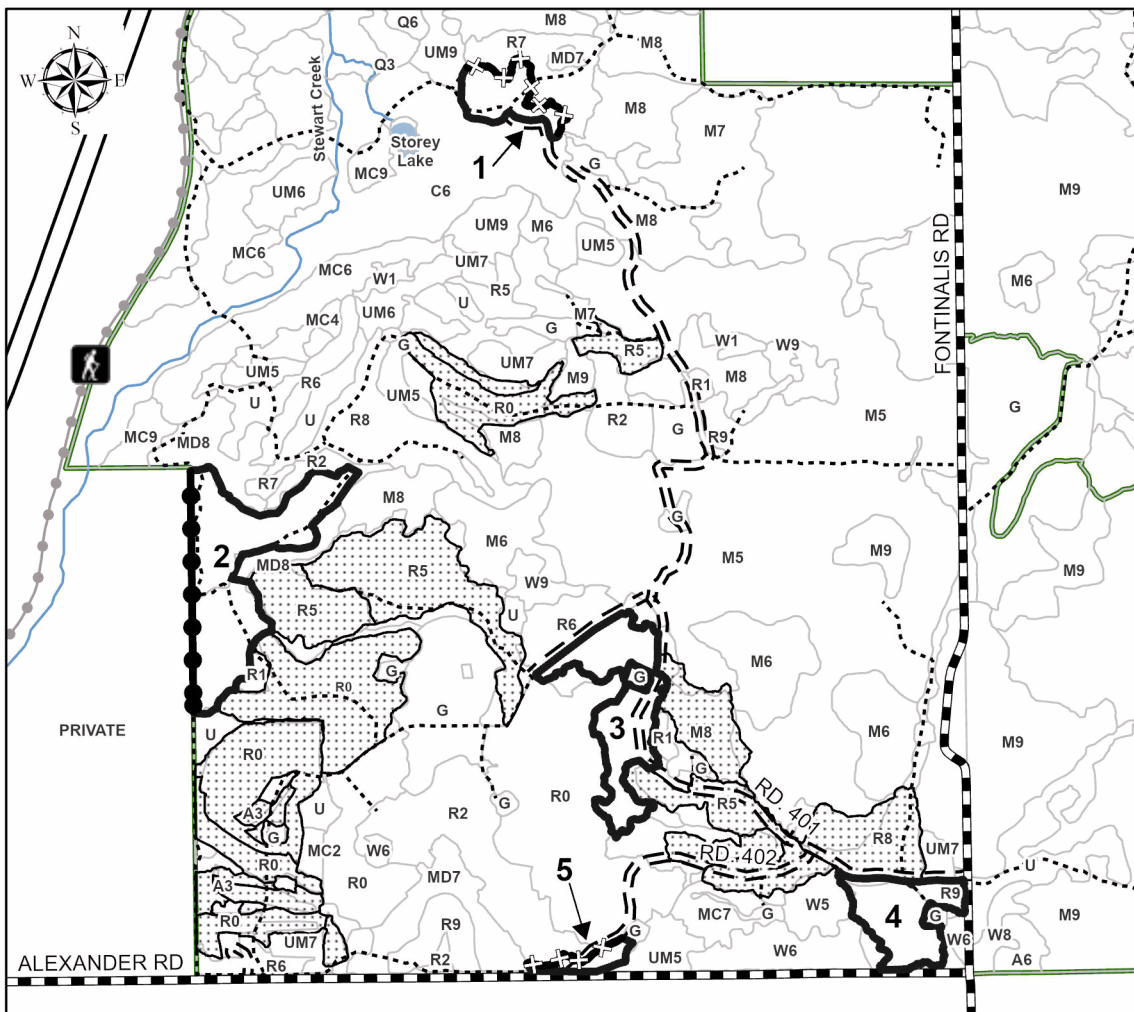
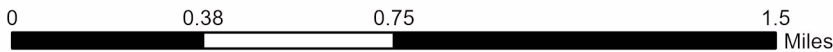
Density

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	10.1
2	41.9
3	26.1
4	17.6
5	3.5

Ice-y Hot Pine

99.2 Acres



Legend

- Against State (Red/Pink)
- Against State (Yellow)
- Private Line (Blue)
- Stand Boundary
- Nearby Timber Sale
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Lakes
- Perennial River

Map Note:
The boundaries for PU #'s 3-4 are marked with pink paint.
The northern boundaries of PU #'s 1 and 5 are marked with yellow paint.
The remaining boundaries against State are marked in red.

Use QR Code to open Map in App

