



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7795**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on July 23, 2026.**

**LOCATION: NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

**CONTACT NAME: Keith Magnusson**

**PHONE NUMBER: (906) 291-0120**

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

Long Time Spruce (42-014-25) / T45N, R08W, SEC. 5 , N1/2NW,SENW,W1/2NE,E1/2SW.  
T45N, R08W, SEC. 5 , W1/2SE.  
T45N, R08W, SEC. 6 , NENW,NE,SE.  
T45N, R08W, SEC. 7 , N1/2NE,SWNE,N1/2SW.  
T45N, R08W, SEC. 8 , N1/2NW,NWNE.  
T46N, R08W, SEC. 31, SESW,S1/2SE.  
T46N, R08W, SEC. 32, W1/2SW.

Luce County, Advertised Price \$54,934.30, 462.2 Acres, Hardwood, Spruce/Fir/Tamarack.

SALE NOTE: Units 3 and 7-15 are OPTIONAL units to harvest due to winter harvest conditions and access issues. They can be removed from the contract via a timber sale amendment.

The Michigan Department of Transportation (MDOT) must be contacted prior to harvesting timber within the MDOT right-of-way.

Permission for access across private land is the responsibility of the Purchaser. The DNR has contact information of the private landowner.

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations. Cloverland electric is the utility company.

Within Payment Unit(s) #'s 1-16, harvesting is limited to the period of December 15 to April 1 because of the low ground nature of the sale.

Some roads or skid trails may require extra protection such as that afforded by timber mats . See Sale Spec 5.2.17 for details.

Access may be through private land.

# TIMBER SALE INFORMATION

## Long Time Spruce (42-014-25)

T45N, R08W, SEC. 5; T45N, R08W, SEC. 6; T45N, R08W, SEC. 7; T45N, R08W, SEC. 8; T46N, R08W, SEC. 31; T46N, R08W, SEC. 32  
Luce County (Advertised Price \$54,934.30)

SALE NOTE: Units 3 and 7-15 are OPTIONAL units to harvest due to winter harvest conditions and access issues . They can be removed from the contract via a timber sale amendment.

The Michigan Department of Transportation (MDOT) must be contacted prior to harvesting timber within the MDOT right-of-way.

Permission for access across private land is the responsibility of the Purchaser. The DNR has contact information of the private landowner.

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations. Cloverland electric is the utility company.

Within Payment Unit(s) #'s 1-16, harvesting is limited to the period of December 15 to April 1 because of the low ground nature of the sale.

Some roads or skid trails may require extra protection such as that afforded by timber mats . See Sale Spec 5.2.17 for details.

Access may be through private land.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Paper Birch	2.0 MBF	\$ 9.00 / MBF
Red Maple	63.6 MBF	\$ 36.00 / MBF
Sugar Maple	14.5 MBF	\$ 278.00 / MBF
Pulpwood		
Balsam Fir	165 Cords	\$ 3.90 / Cord
Balsam Poplar	15 Cords	\$ 11.40 / Cord
Black Spruce	9,404 Cords	\$ 3.20 / Cord
Mixed Hardwood	1,134 Cords	\$ 5.80 / Cord
N. White Cedar	740 Cords	\$ 1.60 / Cord
Quaking Aspen	700 Cords	\$ 11.40 / Cord
Red Pine	26 Cords	\$ 35.40 / Cord
Tamarack	604 Cords	\$ 1.70 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 6.45 percent. There are an estimated 13,047 cords on this timber sale, plus or minus 842 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 \$2,746.72 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	23.1%
02	15.3%
03	3.7%
04	4.9%
05	5.3%
06	5.4%
07	3.8%
08	2.7%
09	4.3%
10	4.6%
11	4.7%
12	2.8%
13	6.1%
14	6.0%
15	4.7%
16	2.6%

4. If no cutting takes place, the 10% down payment will not be refunded.

5. Operations on the contract issued will terminate on 06/30/2031.

**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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
1,030,701	13,047	6.45%	12,205	13,889

**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
11	53,772	681	22.01%	531	830
12	114,987	1,456	20.46%	1,158	1,753
14	55,341	701	20.98%	554	848
25	82,230	1,041	19.71%	836	1,246
27	235,393	2,980	15.04%	2,531	3,428
30	199,044	2,520	15.13%	2,138	2,901
32	36,321	460	31.62%	314	605
67	67,096	849	20.75%	673	1,026
95	186,518	2,361	16.76%	1,965	2,757
<b>TOTAL:</b>	<b>1,030,701</b>	<b>13,047</b>		<b>10,700</b>	<b>15,393</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
<b>TOTAL:</b>			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Paper Birch	Sawtimber	2.0	MBF	35.3	\$12,766.50
	Red Maple		41.5	MBF		
	Balsam Fir	Pulpwood	111	Cords		
	Balsam Poplar		15	Cords		
	Black Spruce		38	Cords		
	Mixed Hardwood		442	Cords		
	<i>Paper Birch</i>		34	<i>Cords</i>		
	<i>Red Maple</i>		382	<i>Cords</i>		
	<i>Sugar Maple</i>		21	<i>Cords</i>		
	<i>Yellow Birch</i>		5	<i>Cords</i>		
	N. White Cedar		55	Cords		
Quaking Aspen		691	Cords			
2	Red Maple	Sawtimber	18.8	MBF	39.8	\$8,383.20
	Sugar Maple		14.5	MBF		
	Mixed Hardwood	Pulpwood	616	Cords		
	<i>Basswood</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		387	<i>Cords</i>		
	<i>Sugar Maple</i>		223	<i>Cords</i>		
	Quaking Aspen		9	Cords		
3	Balsam Fir	Pulpwood	2	Cords	17.6	\$2,052.90
	Black Spruce		574	Cords		
	Mixed Hardwood		7	Cords		
	<i>Red Maple</i>		7	<i>Cords</i>		
	N. White Cedar		6	Cords		
	Tamarack		93	Cords		
4	Black Spruce	Pulpwood	842	Cords	41.9	\$2,706.30
	Tamarack		7	Cords		
5	Balsam Fir	Pulpwood	1	Cords	35.2	\$2,888.50
	Black Spruce		891	Cords		
	Mixed Hardwood		4	Cords		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Tamarack		6	Cords		
6	Balsam Fir	Pulpwood	1	Cords	35.9	\$2,946.10
	Black Spruce		909	Cords		
	Mixed Hardwood		4	Cords		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Tamarack		6	Cords		
7	Balsam Fir	Pulpwood	1	Cords	25.1	\$2,063.30
	Black Spruce		636	Cords		
	Mixed Hardwood		3	Cords		
	<i>Red Maple</i>		3	<i>Cords</i>		
	Tamarack		4	Cords		
8	Balsam Fir	Pulpwood	2	Cords	18.6	\$1,471.10
	Black Spruce		348	Cords		
	N. White Cedar		155	Cords		
	Red Pine		1	Cords		
	Tamarack		39	Cords		
9	Balsam Fir	Pulpwood	4	Cords	30.0	\$2,388.70
	Black Spruce		561	Cords		
	N. White Cedar		250	Cords		
	Red Pine		2	Cords		
	Tamarack		63	Cords		
10	Balsam Fir	Pulpwood	4	Cords	31.9	\$2,533.10
	Black Spruce		596	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
10 con't	N. White Cedar	Pulpwood	266	Cords		
	Red Pine		2	Cords		
	Tamarack		67	Cords		
11	Red Maple	Sawtimber	0.6	MBF	25.9	\$2,589.90
	Balsam Fir	Pulpwood	3	Cords		
	Black Spruce		684	Cords		
	Mixed Hardwood		13	Cords		
	<i>American Elm</i>		8	<i>Cords</i>		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
	N. White Cedar		2	Cords		
	Red Pine		5	Cords		
	Tamarack		66	Cords		
12	Red Maple	Sawtimber	0.4	MBF	15.1	\$1,517.80
	Balsam Fir	Pulpwood	2	Cords		
	Black Spruce		399	Cords		
	Mixed Hardwood		8	Cords		
	<i>American Elm</i>		5	<i>Cords</i>		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		1	<i>Cords</i>		
	N. White Cedar		1	Cords		
	Red Pine		3	Cords		
	Tamarack		38	Cords		
13	Red Maple	Sawtimber	0.8	MBF	33.0	\$3,366.10
	Balsam Fir	Pulpwood	3	Cords		
	Black Spruce		872	Cords		
	Mixed Hardwood		18	Cords		
	<i>American Elm</i>		11	<i>Cords</i>		
	<i>Paper Birch</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
	N. White Cedar		3	Cords		
	Red Pine		8	Cords		
	Tamarack		84	Cords		
14	Black Spruce	Pulpwood	1,015	Cords	26.9	\$3,290.50
	Tamarack		25	Cords		
15	Red Maple	Sawtimber	0.6	MBF	25.5	\$2,556.20
	Balsam Fir	Pulpwood	3	Cords		
	Black Spruce		674	Cords		
	Mixed Hardwood		13	Cords		
	<i>American Elm</i>		8	<i>Cords</i>		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
	N. White Cedar		2	Cords		
	Red Pine		5	Cords		
	Tamarack		65	Cords		
16	Red Maple	Sawtimber	0.9	MBF	24.5	\$1,414.10
	Balsam Fir	Pulpwood	28	Cords		
	Black Spruce		365	Cords		
	Mixed Hardwood		6	Cords		
	<i>Red Maple</i>		6	<i>Cords</i>		
	Tamarack		41	Cords		
TOTAL:			80.1	MBF		
TOTAL:			12,788	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Long Time Spruce

Sale Number: 42-014-25 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 red and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are to be harvested around using Avenza Maps. There is no paint on the ground for these retention pockets. 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

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

Within Payment Unit(s) #'s 1, 3-16, cut all trees which meet minimum piece specifications in 2.2 Utilization. Exception: within Units 3-16 leave all white pine and hemlock. In addition, leave all cedar in Units 5-7 & 16.

Retention pockets located in Units 9, 11, 13, & 14 are not painted on the ground and will require Avenza Maps to be located by the purchaser. This will be discussed at the pre-sale conference.

Units 3, 7-15 are optional units to harvest. They can be removed from the contract via a timber sale amendment.

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

Within Payment Unit(s) #2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

#### 2.2 - Utilization

##### 2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) #'s 1-16, no chipping is permitted.

### 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 back 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 upon completion of the sale. Contact the Sale Administrator for specific details of design and placement.

#### 4.3 - Public Right-of-Way

##### 4.3.1 - MDOT R-O-W (11/14)

The Michigan Department of Transportation (MDOT) must be contacted prior to harvesting timber within the MDOT

right-of-way.

#### 4.4 - Access

##### 4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. The DNR has contact information of the private landowner.

### 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, road locations, private land access and use of Avenza for retention pockets in Units 9, 11, 13 & 14. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

##### 5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations. Cloverland Electric is the utility company.

#### 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.

##### 5.2.3 - Operating Restrictions

###### 5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) #'s 1-16, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of 12/15 to 04/01. This restriction is because of the low ground nature of the sale and the need for winter conditions for harvesting operations.

##### 5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

##### 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 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.

#### 5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to the saturated soils.

### 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 Highway M-28 prior to beginning operations. The road must be posted at MDOT standards, 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

#### 7.2.5 - Weather-Related Extension (1/13)

If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.



### TIMBER SALE MAP

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

Sale Number <b>42-014-25</b>	Date 07/01/2025	
Scale 1:24,000	Page 1	Of 1

Forest Management Unit Newberry Mgt Unit	County Luce	Mapped By: Matt Payment Cruised By: River Valley Forestry
---	----------------	--

Township 45N / 46N	Range 08W	Section(s) and Subdivision(s) Sec. 6 NENW,NE,SE; Sec. 7 N1/2NE,SWNE,N1/2SW; Sec. 8 N1/2NW,NWNE; Sec. 31 SESW,S1/2SE; Sec. 32 W1/2SW; Sec. 5 N1/2NW,SENW,W1/2NE,E1/2SW; Sec. 5 W1/2SE;
-----------------------	--------------	---

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	Payment Unit Number	Acres	Payment Unit Number	Acres
1	35.3	7	25.1	13	33
2	39.8	8	18.6	14	26.9
3	17.6	9	30	15	25.5
4	41.9	10	31.9	16	24.5
5	35.2	11	25.9		
6	35.9	12	15.1		

## Long Time Spruce 462.2 Acres

**Legend**

- Payment Unit
- Against State (Red)
- Payment Unit (Yellow)
- Powerline
- Field Grade Corner
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Retention Areas

