



**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:

Stratford Complex (63-020-24) / T24N, R05W, SEC. 6 , NENE,S1/2NE,N1/2SE.

T24N, R05W, SEC. 7 , E1/2NW,NE,SW,SE.

T24N, R06W, SEC. 12, SESE.

Missaukee County, Advertised Price \$151,091.65, 228.7 Acres, Aspen, Hardwood.

SALE NOTE: 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

Stratford Complex (63-020-24)

T24N, R05W, SEC. 6; T24N, R05W, SEC. 7; T24N, R06W, SEC. 12.

Missaukee County (Advertised Price \$151,091.65)

SALE NOTE: 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.

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		
Mixed Aspen	379.8 MBF	\$ 137.00 / MBF
Mixed Oak	53.8 MBF	\$ 117.00 / MBF
Red Maple	69.7 MBF	\$ 163.00 / MBF
Red Pine	32.3 MBF	\$ 130.00 / MBF
White Pine	46.9 MBF	\$ 57.00 / MBF
Pulpwood		
Balsam Fir	52 Cords	\$ 41.00 / Cord
Black Spruce	21 Cords	\$ 10.45 / Cord
Mixed Aspen	1,892 Cords	\$ 22.20 / Cord
Mixed Hardwood	1,147 Cords	\$ 17.55 / Cord
Mixed Oak	149 Cords	\$ 32.65 / Cord
Red Pine	27 Cords	\$ 55.30 / Cord
White Pine	172 Cords	\$ 21.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.62 percent. There are an estimated 4,824 cords on this timber sale, plus or minus 561 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 \$15,109.17 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	15.8%
02	23.2%
03	22.8%
04	19.1%
05	1.6%
06	17.5%

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
381,119	4,824	11.62%	4,263	5,385

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
29	59,266	750	23.86%	571	929
54	80,408	1,018	25.25%	761	1,275
61	91,992	1,164	24.71%	877	1,452
72	64,627	818	37.14%	514	1,122
78	76,130	964	23.87%	734	1,194
86	8,696	110	51.18%	54	166
TOTAL:	381,119	4,824		3,510	6,138

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	Mixed Aspen	Sawtimber	20.9	MBF	36.5	\$23,938.50	
	<i>B. T. Aspen</i>		20.9	<i>MBF</i>			
	Mixed Oak		8.7	MBF			
	<i>/Red (Hybrid) Oak</i>		8.7	<i>MBF</i>			
	Red Maple		6.7	MBF			
	Red Pine		32.3	MBF			
	White Pine		46.9	MBF			
	Balsam Fir		Pulpwood	52			Cords
	Black Spruce			21			Cords
	Mixed Aspen			59			Cords
	<i>B. T. Aspen</i>			59			<i>Cords</i>
	Mixed Hardwood			107			Cords
	<i>Red Maple</i>			107			<i>Cords</i>
	Mixed Oak			42			Cords
	<i>/Red (Hybrid) Oak</i>			27			<i>Cords</i>
	<i>Red Oak</i>	15		<i>Cords</i>			
	Red Pine	27	Cords				
	White Pine	172	Cords				
2	Mixed Aspen	Sawtimber	114.3	MBF	36.6	\$35,019.75	
	<i>B. T. Aspen</i>		114.3	<i>MBF</i>			
	Mixed Oak		8.0	MBF			
	<i>Red Oak</i>	8.0	<i>MBF</i>				
	Red Maple	33.2	MBF				
	Mixed Aspen	Pulpwood	249	Cords			
	<i>B. T. Aspen</i>		249	<i>Cords</i>			
	Mixed Hardwood		380	Cords			
	<i>Red Maple</i>		380	<i>Cords</i>			
	Mixed Oak		25	Cords			
<i>Red Oak</i>	25		<i>Cords</i>				
3	Mixed Aspen		Sawtimber	52.7	MBF	63.1	\$34,524.10
	<i>B. T. Aspen</i>	52.7		<i>MBF</i>			
	Mixed Oak	37.1		MBF			
	<i>Red Oak</i>	37.1	<i>MBF</i>				
	Red Maple	29.8	MBF				
	Mixed Aspen	Pulpwood	434	Cords			
	<i>B. T. Aspen</i>		434	<i>Cords</i>			
	Mixed Hardwood		412	Cords			
	<i>Red Maple</i>		412	<i>Cords</i>			
Mixed Oak	38		Cords				
<i>Red Oak</i>	38	<i>Cords</i>					
4	Mixed Aspen	Sawtimber	94.6	MBF	44.4	\$28,810.65	
	<i>Quaking Aspen</i>		94.6	<i>MBF</i>			
	Mixed Aspen	Pulpwood	572	Cords			
	<i>Quaking Aspen</i>		572	<i>Cords</i>			
	Mixed Hardwood		161	Cords			
	<i>Black Cherry</i>		83	<i>Cords</i>			
	<i>Red Maple</i>		78	<i>Cords</i>			
	Mixed Oak		10	Cords			
<i>Red Oak</i>	10	<i>Cords</i>					
5	Mixed Aspen	Pulpwood	95	Cords	16.2	\$2,400.00	
	<i>B. T. Aspen</i>		41	<i>Cords</i>			
	<i>Quaking Aspen</i>		54	<i>Cords</i>			
	Mixed Hardwood		11	Cords			
	<i>Black Cherry</i>		Sawtimber	3.3			<i>MBF</i>
	<i>Black Cherry</i>	Pulpwood		1			Cords

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Red Maple</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	Mixed Oak		3	Cords		
	<i>Red Oak</i>		3	<i>Cords</i>		
6	Mixed Aspen	Sawtimber	97.3	MBF	31.9	\$26,398.65
	<i>B. T. Aspen</i>		97.3	<i>MBF</i>		
	Mixed Aspen	Pulpwood	483	Cords		
	<i>B. T. Aspen</i>		483	<i>Cords</i>		
	Mixed Hardwood		76	Cords		
	<i>Red Maple</i>		76	<i>Cords</i>		
	Mixed Oak		31	Cords		
	<i>Red Oak</i>		31	<i>Cords</i>		
TOTAL:			582.5	MBF		
TOTAL:			3,460	Cords		

Sale Specific Conditions & Requirements

Sale Name: Stratford Complex

Sale Number: 63-020-24 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 paint and roads. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit line between Payment Units 3 and 4 is road. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. 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) 2-6, cut all trees that are two (2) inches or more at DBH, except do not cut white pine or red pine. In addition, do not cut any oak that is 22 inches or more at DBH.

2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 1, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut white pine or red pine over 17 inches in DBH. In addition, do not cut any oak that is 22 inches or more at DBH.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-6 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

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Skid trails only will be allowed.

4.2 - Maintenance

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

5.2 - 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.

5.2.2 - 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.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 2 and 4-6, leave one, 12-inch diameter or larger log-length (8 foot minimum) piece on the ground for every 2 acres. These trees will be evenly scattered throughout the unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree. Each log must be clearly identified by a piece of blue flagging.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of variable wet areas.

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.

5.2.39 - ORV Trail/Route Protection (4/18)

There is an ORV trail or route within the Sale Area and is shown on the Timber Sale Map. Do not cut trees or damage posts with ORV markers. All stumps within 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.

5.2.41 - Snowmobile Trail Protection (9/11)

There is a snowmobile trail associated with the sale and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. 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 only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level. In addition, any trees cut within 5 feet of the trail must have the stumps removed and be disposed of according to the direction of the Unit Manager or his/her representative.

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 is 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.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within any vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

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 all sale associated roads 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the sale associated snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 ORV trail within the sale 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.



TIMBER SALE MAP

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

Sale Number 63-020-24	Date 09/24/2024	
Scale 1:23,510	Page 1	Of 1

Forest Management Unit Cadillac	County Missaukee	Mapped By: Krugh
		Cruised By: Edison/Krugh

Township 24N	Range 5W/6W	Section(s) and Subdivision(s) 6 NENE,S1/2NE,N1/2SE 7 E1/2NW,NE,SW,SE 12 SESE
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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

PU #	Acres	PU #	Acres
1	36.5	4	44.4
2	36.6	5	16.2
3	63.1	6	31.9

Stratford Complex

Acres 228.7

