



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7571**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on July 29, 2025.**

LOCATION: **ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.**

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

PROSPECTUS NOTE: The sales on this Prospectus 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, ATLANTA MANAGEMENT UNIT, for certain timber on the following described lands:

Ice and Dice Aspen Salvage (54-021-25) / T30N, R01E, SEC. 33, SENW,S1/2NE,N1/2SE.  
T30N, R01E, SEC. 34, S1/2NE,W1/2SW,NESE.

Montmorency County, Advertised Price \$35,630.05, 105.0 Acres, Aspen, Hardwood.

SALE NOTE: This sale was affected by the March 2025 Ice Storm resulting in heavy damage to canopy Aspen, Mixed Hardwood and Jack Pine. The sale was cruised using standard methods, then reduced to reflect the current condition of the stand.

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

Ice and Dice Aspen Salvage (54-021-25)  
 T30N, R01E, SEC. 33; T30N, R01E, SEC. 34.  
 Montmorency County (Advertised Price \$35,630.05)

SALE NOTE: This sale was affected by the March 2025 Ice Storm resulting in heavy damage to canopy Aspen, Mixed Hardwood and Jack Pine. The sale was cruised using standard methods, then reduced to reflect the current condition of the stand.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	5.2 MBF	\$ 35.00 / MBF
Northern Pin Oak	22.6 MBF	\$ 61.00 / MBF
Red Maple	20.1 MBF	\$ 34.00 / MBF
Red Pine	3.4 MBF	\$ 78.00 / MBF
White Pine	7.1 MBF	\$ 51.00 / MBF
Pulpwood		
Basswood	5 Cords	\$ 11.75 / Cord
Jack Pine	101 Cords	\$ 8.65 / Cord
Mixed Aspen	2,126 Cords	\$ 11.30 / Cord
Mixed Hardwood	439 Cords	\$ 12.55 / Cord
Mixed Oak	104 Cords	\$ 13.85 / Cord
Red Pine	18 Cords	\$ 29.90 / Cord
White Pine	17 Cords	\$ 18.50 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 24.82 percent. There are an estimated 2,946 cords on this timber sale, plus or minus 731 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 \$1,781.50 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	61.1%
02	15.8%
03	9.9%
04	13.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

### **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
232,717	2,946	24.82%	2,215	3,677

**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
63	26,732	338	61.73%	129	547
66	6,245	79	56.16%	35	123
67	17,213	218	64.44%	77	358
84	38,714	490	52.72%	232	748
95	143,812	1,820	36.25%	1,161	2,480
<b>TOTAL:</b>	<b>232,717</b>	<b>2,946</b>		<b>1,634</b>	<b>4,258</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	Basswood	Sawtimber	5.2	MBF	41.2	\$21,780.00		
	Northern Pin Oak		18.5	MBF				
	Red Maple		14.6	MBF				
	Basswood	Pulpwood	5	Cords				
	Mixed Aspen		1,444	Cords				
	<i>B. T. Aspen</i>		1,245	Cords				
	<i>Quaking Aspen</i>		199	Cords				
	Mixed Hardwood		248	Cords				
	<i>Ironwood</i>		7	Cords				
	<i>Red Maple</i>		143	Cords				
	<i>Sugar Maple</i>		98	Cords				
	Mixed Oak		35	Cords				
	<i>/Red (Hybrid) Oak</i>		26	Cords				
	<i>Northern Pin Oak</i>	9	Cords					
2	Mixed Aspen	Pulpwood	422	Cords	19.1	\$5,622.00		
	<i>B. T. Aspen</i>		410	Cords				
	<i>Quaking Aspen</i>		12	Cords				
	Mixed Hardwood		68	Cords				
	<i>Red Maple</i>		58	Cords				
	<i>Sugar Maple</i>		10	Cords				
3	Northern Pin Oak	Sawtimber	0.3	MBF	29.4	\$3,523.35		
	Red Maple		0.4	MBF				
	Red Pine		0.2	MBF				
	White Pine		0.5	MBF				
	Jack Pine		Pulpwood	101			Cords	
	Mixed Aspen	110		Cords				
	<i>B. T. Aspen</i>	10		Cords				
	<i>Quaking Aspen</i>	100		Cords				
	Mixed Hardwood	98		Cords				
	<i>Red Maple</i>	98		Cords				
	Mixed Oak	4		Cords				
	<i>/Red (Hybrid) Oak</i>	Sawtimber		0.1			MBF	
	<i>Northern Pin Oak</i>			Pulpwood			4	Cords
	Red Pine		1				Cords	
White Pine	1	Cords						
4	Northern Pin Oak	Sawtimber	3.8	MBF	15.3	\$4,690.85		
	Red Maple		5.1	MBF				
	Red Pine		3.2	MBF				
	White Pine		6.6	MBF				
	Mixed Aspen	Pulpwood	150	Cords				
	<i>B. T. Aspen</i>		90	Cords				
	<i>Quaking Aspen</i>		60	Cords				
	Mixed Hardwood		25	Cords				
	<i>Red Maple</i>		25	Cords				
	Mixed Oak		64	Cords				
	<i>/Red (Hybrid) Oak</i>		Sawtimber	1.7			MBF	
	<i>/Red (Hybrid) Oak</i>			Pulpwood			6	Cords
	<i>Northern Pin Oak</i>						55	Cords
	Red Pine						17	Cords
White Pine	16	Cords						
TOTAL:			58.4	MBF				
TOTAL:			2,809	Cords				

## Sale Specific Conditions & Requirements

Sale Name: Ice and Dice Aspen Salvage

Sale Number: 54-021-25 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. The East boundary of Payment Unit 1 is un-painted and designated as C.R 491. The West boundary of Payment Unit 2 is un-painted and designated as Buttes Rd. 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 X's; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected. 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) 1-4, cut all trees that are two (2) inches or more at DBH except:

-Within Payment Unit 1 do NOT cut White Pine, Red Pine, Hemlock or any GREEN painted trees.

-Within Payment Units 2-3, do NOT cut White Pine or Red Pine.

-Within Payment Unit 4, do NOT cut any GREEN painted trees.

Do not cut any unmerchantable (<4.5" DBH) sugar maple, fir, or white/red pine in accordance with spec 3.4.1

### 3 - Payments

#### 3.3 - Pre-measured Sales

##### 3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 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.

#### 3.4 - Damaged Timber

##### 3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to sub-merchantable Red/White Pine, Sugar Maple and Fir saplings.

Within Payment Units 1 and 2, if more than 50% of the Red/White pine, Sugar Maple, and Fir saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5 % of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

### 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.

#### 4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

#### 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 and landings will be allowed.

### 4.2 - Maintenance

#### 4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. This will only be required for access to payment unit 1.

## 5 - Operations

### 5.1 - Notification

#### 5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 14 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

#### 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 36 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) 1-4 leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as oak or maple.

These trees will be evenly scattered throughout the Payment 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.

#### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

#### 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)

The Big Bear ORV trail is adjacent to the sale area and is shown on the Timber Sale Map. Do not cut or damage posts with yellow ORV markers. Trees with yellow ORV markers shall be cut off above the markers and at least five (5) feet above 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.

#### 5.4 - Soil Protection

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

Payment Unit 1 contains pockets of saturated soils that were not excluded from the sale area. Within these areas, care must be taken to avoid excessive damage and rutting. The use of slash or top matting may be needed.

#### 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 County Road 491 (Unit 1), Buttles Rd (Unit 2) or the two-track (Unit 3 and 4) depending on which active unit 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 Big Bear ORV 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.

### 7 - Other Conditions

#### 7.2 - Extensions

##### 7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract. This is a salvage sale with deteriorating timber.

#### 7.5 - Loss

##### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the March 2025 Ice storm. 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 <b>54-021-25</b>	Date <b>07/01/2025</b>	
Scale <b>1:15,840</b>	Page <b>1</b>	Of <b>2</b>

Management Unit <b>Atlanta Mgt Unit</b>	County <b>Montmorency</b>	Mapped By: T.Kubitskey Cruised By: Kubitskey, Vaillencourt
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Township <b>30N 01E</b>	Section(s) and Subdivision(s) <b>Sec. 33 SENW,S1/2NE,N1/2SE; Sec. 34 S1/2NE,W1/2SW,NESE;</b>
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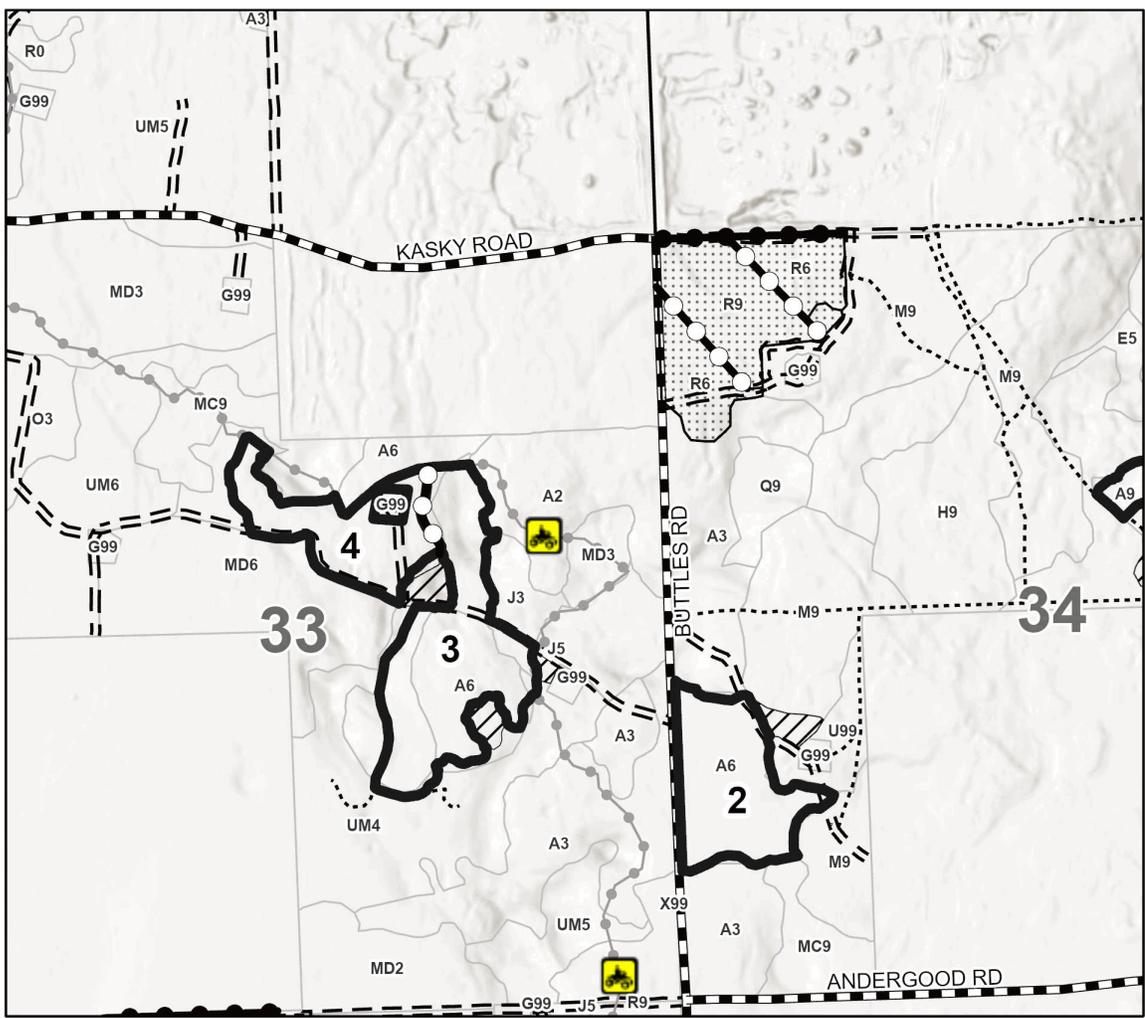
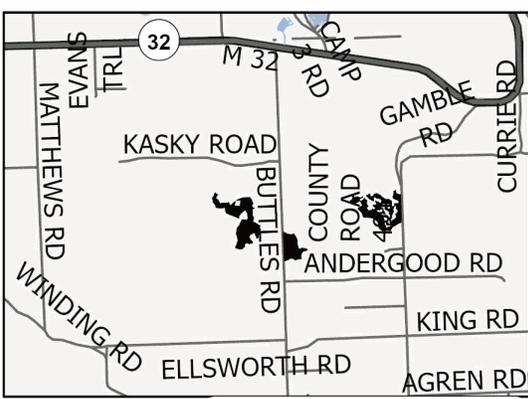
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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		

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	41.2
2	19.1
3	29.4
4	15.3

**Ice and Dice Aspen Salvage**  
**105.0 Acres**

**Locator Map 1:100,000**



**Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Retention Areas (Red X's)
- Nearby Timber Sale

Use QR Code to open Map in App





**TIMBER SALE MAP**

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

Sale Number

**54-021-25**

Date

07/01/2025

Forest Management Unit

Atlanta Mgt Unit

County

Montmorency

Mapped By: T. Kubitskey

Cruised By: Kubitskey, Vaillencourt

Scale

1:7,920

Page

2

Of

2

Township

30N

Range

01E

Section(s) and

Subdivision(s) Sec. 33 SENW,S1/2NE,N1/2SE; Sec. 34 S1/2NE,W1/2SW,NESE;

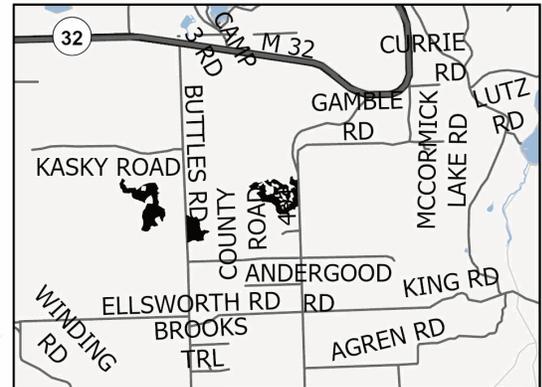
**Cover Type**

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
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**Density**

0 = Non Stocked	5 = Pole Timber Medium
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**Locator Map 1:100,000**

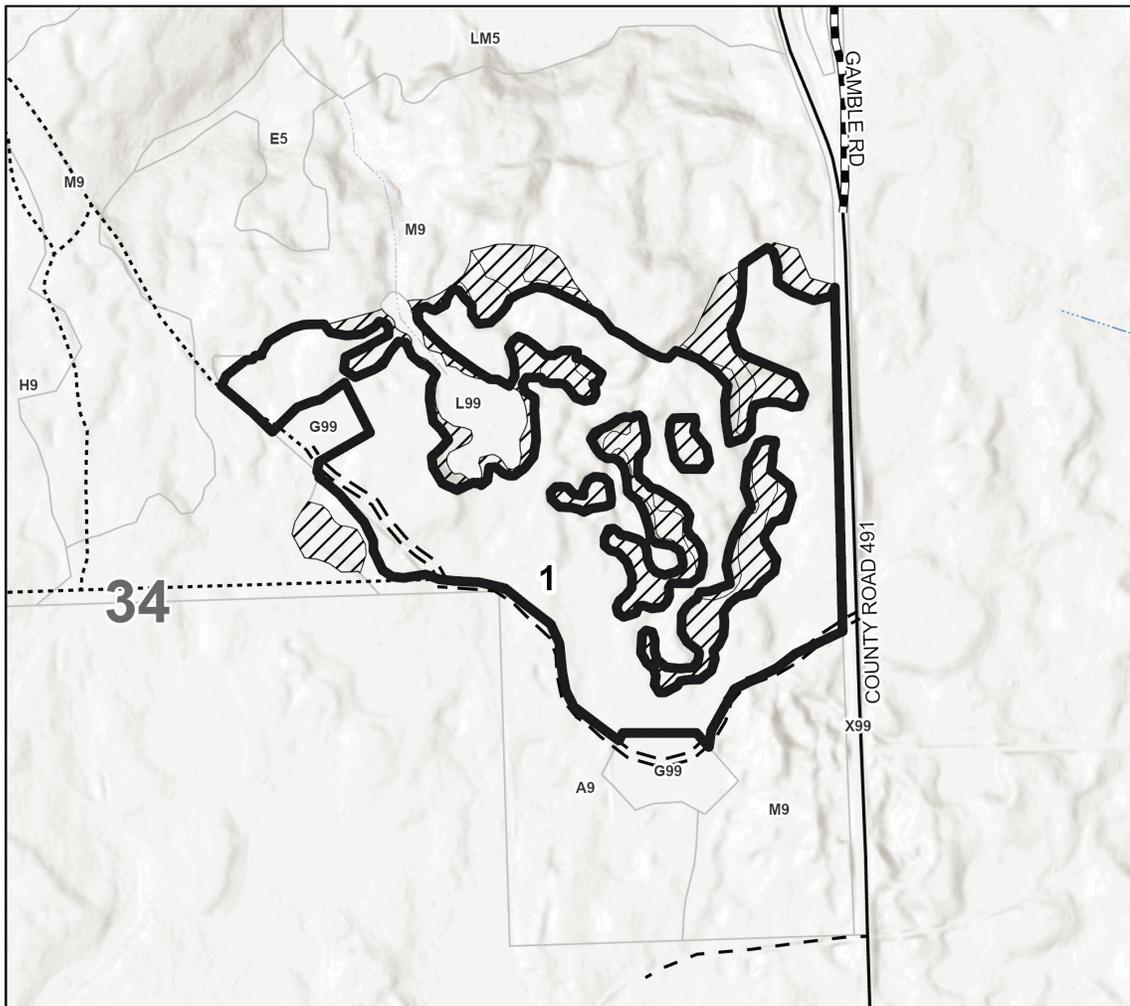
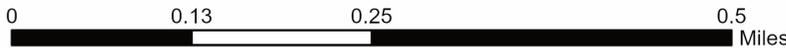


**Payment Unit Acres Number**

1	41.2
2	19.1
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**Ice and Dice Aspen Salvage**

**105.0 Acres**



**Legend**

- Against State (Red)
- Recreational Trails
- Forest Access Route
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