



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7714**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on December 17, 2025.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 745-4651

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:

Mud Trout Pine (63-004-25) / T24N, R05W, SEC. 27, S1/2NW,SWNE,SW.

Missaukee County, Advertised Price \$68,695.00, 46.2 Acres, Aspen, White Pine.

TIMBER SALE INFORMATION

Mud Trout Pine (63-004-25)

T24N, R05W, SEC. 27.

Missaukee County (Advertised Price \$68,695.00)

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		
Black Cherry	24.4 MBF	\$ 187.00 / MBF
Quaking Aspen	73.0 MBF	\$ 122.00 / MBF
Red Maple	14.0 MBF	\$ 131.00 / MBF
Red Pine	127.9 MBF	\$ 105.00 / MBF
White Pine	232.2 MBF	\$ 49.00 / MBF
Pulpwood		
Black Spruce	6 Cords	\$ 10.60 / Cord
Mixed Hardwood	116 Cords	\$ 16.55 / Cord
Quaking Aspen	337 Cords	\$ 20.90 / Cord
Red Pine	98 Cords	\$ 44.80 / Cord
White Pine	838 Cords	\$ 18.10 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 19.46 percent. There are an estimated 2,500 cords on this timber sale, plus or minus 487 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 \$6,869.50 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	36.6%
02	15.6%
03	38.5%
04	9.3%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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>
197,529	2,500	19.46%	2,014	2,987

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	197,529	2,500	19.47%	2,014	2,987
TOTAL:	197,529	2,500		2,014	2,987

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	Black Cherry	Sawtimber	8.9	MBF	16.9	\$25,120.40
	Quaking Aspen		26.7	MBF		
	Red Maple		5.1	MBF		
	Red Pine		46.8	MBF		
	White Pine		84.9	MBF		
	Black Spruce	Pulpwood	2	Cords		
	Mixed Hardwood		42	Cords		
	<i>Beech</i>		3	<i>Cords</i>		
	<i>Black Cherry</i>		16	<i>Cords</i>		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	<i>Red Maple</i>		15	<i>Cords</i>		
	Quaking Aspen		123	Cords		
	Red Pine		36	Cords		
	White Pine		307	Cords		
2	Black Cherry	Sawtimber	3.8	MBF	7.2	\$10,712.20
	Quaking Aspen		11.4	MBF		
	Red Maple		2.2	MBF		
	Red Pine		19.9	MBF		
	White Pine		36.2	MBF		
	Black Spruce	Pulpwood	1	Cords		
	Mixed Hardwood		18	Cords		
	<i>Beech</i>		1	<i>Cords</i>		
	<i>Black Cherry</i>		7	<i>Cords</i>		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		7	<i>Cords</i>		
	Quaking Aspen		53	Cords		
	Red Pine		15	Cords		
	White Pine		131	Cords		
3	Black Cherry	Sawtimber	9.4	MBF	17.8	\$26,468.95
	Quaking Aspen		28.1	MBF		
	Red Maple		5.4	MBF		
	Red Pine		49.3	MBF		
	White Pine		89.5	MBF		
	Black Spruce	Pulpwood	2	Cords		
	Mixed Hardwood		45	Cords		
	<i>Beech</i>		3	<i>Cords</i>		
	<i>Black Cherry</i>		17	<i>Cords</i>		
	<i>Paper Birch</i>		9	<i>Cords</i>		
	<i>Red Maple</i>		16	<i>Cords</i>		
	Quaking Aspen		130	Cords		
	Red Pine		38	Cords		
	White Pine		322	Cords		
4	Black Cherry	Sawtimber	2.3	MBF	4.3	\$6,393.45
	Quaking Aspen		6.8	MBF		
	Red Maple		1.3	MBF		
	Red Pine		11.9	MBF		
	White Pine		21.6	MBF		
	Black Spruce	Pulpwood	1	Cords		
	Mixed Hardwood		11	Cords		
	<i>Beech</i>		1	<i>Cords</i>		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Quaking Aspen		31	Cords		
	Red Pine		9	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	White Pine	Pulpwood	78	Cords		
TOTAL:			471.5	MBF		
TOTAL:			1,395	Cords		

Sale Specific Conditions & Requirements

Sale Name: Mud Trout Pine

Sale Number: 63-004-25 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 paint. Exterior sale boundary lines against state are marked with red 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) 1-4, cut all trees that are two (2) inches or more at DBH, except do not cut any trees 22 inches or greater at DBH.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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. Each unit may only be divided once.

4 - Transportation

4.1 - Construction

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)

All new roads built into the sale must be blocked to vehicle traffic within 30 days of completion of hauling. Overgrown roads that are reopened shall be considered new roads. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

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.

4.2.5 - 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

5.1 - Notification

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

The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Written permission is required before harvest operations begin and must be submitted to the Unit Manager.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 12 inches in height.

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Units 1-4 shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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

5.2.3.14 - Heterobasidion Root Disease (HRD) (10/25)

This plantation is at risk of infection by the root rot fungus, *Heterobasidion irregulare*. To prevent the spread of this disease, cutting operations within Payment Unit(s) 1-4 are restricted to the period of January 1 to February 28. Cutting may only occur outside this period with written permission of the Unit Manager or with the application of a preventative pesticide. Consultation with a forest health specialist will determine if cutting can occur prior to January 1 without pesticide application, dependent upon current and forecasted snow cover. Cellu-Treat is currently the only EPA registered product available in the United States for the control of *Heterobasidion*. This product is a water-soluble powder that must be applied to the stump, in accordance with the product label. Dye must be added to the product to provide visible evidence of adequate coverage. Application of this pesticide requires licensing by the Michigan Department of Agriculture and Rural Development. All applicators are required to: provide to the Sale Administrator notification of application per requirements in 40 CFR 170.120; and document and provide to the Sale Administrator annually, by December 31 and prior to closure of sale, the volume of product used and acres treated.

5.2.3.15 - Oak Wilt Restriction, Access Roads (11/23)

Brushing of access roads to Payment Unit(s) must be completed prior to April 15 in order to use these roads for hauling timber or moving machinery between April 15 and July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

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.

5.3 - Stream Protection

5.3.1 - Operating Near Stream (1/25)

No tracked or wheeled vehicles shall be operated within 50 feet of creek/stream/river/intermittent creek, except at an approved crossing.

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.

5.8 - 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 state forest 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.



TIMBER SALE MAP

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

Sale Number
63-004-25

Date
07/09/2025

Forest Management Unit	County	Mapped By: Krugh	Scale	Page	Of
Cadillac Management Unit	Missaukee	Cruised By: Krugh	1:9,000	1	1

Township	Range	Section(s) and Subdivision(s)
24N	05W	Sec: 27 S1/2NW, SWNE, SW

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	16.9
2	7.2
3	17.8
4	4.3

Mud Trout Pine 46.2 Acres

LEGEND

- Against State (Red)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

Use QR Code to
open Map in App

