



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7857**

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

Partridge Poplar Paradise (63-005-25) / T24N, R10W, SEC. 32, NW,SWNE,NWSW.
Wexford County, Advertised Price \$110,451.70, 82.0 Acres, Aspen, Red Oak.

TIMBER SALE INFORMATION

Partridge Poplar Paradise (63-005-25)
T24N, R10W, SEC. 32.
Wexford County (Advertised Price \$110,451.70)

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		
B. T. Aspen	300.8 MBF	\$ 113.00 / MBF
Red Maple	80.3 MBF	\$ 120.00 / MBF
Red Oak	190.9 MBF	\$ 165.00 / MBF
Red Pine	23.3 MBF	\$ 119.00 / MBF
Sugar Maple	6.9 MBF	\$ 151.00 / MBF
White Pine	22.9 MBF	\$ 48.00 / MBF
Pulpwood		
B. T. Aspen	968 Cords	\$ 18.90 / Cord
Black Cherry	10 Cords	\$ 13.45 / Cord
Red Maple	284 Cords	\$ 13.45 / Cord
Red Oak	146 Cords	\$ 24.60 / Cord
Red Pine	62 Cords	\$ 47.80 / Cord
Sugar Maple	14 Cords	\$ 13.45 / Cord
White Pine	80 Cords	\$ 17.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.72 percent. There are an estimated 3,027 cords on this timber sale, plus or minus 506 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 \$11,045.17 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	92.1%
02	7.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

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
239,133	3,027	16.72%	2,521	3,533

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
55	218,298	2,763	17.95%	2,267	3,259
59	20,835	264	42.85%	151	377
TOTAL:	239,133	3,027		2,418	3,636

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	B. T. Aspen	Sawtimber	282.9	MBF	71.5	\$101,671.30	
	Red Maple		53.4	MBF			
	Red Oak		188.0	MBF			
	Red Pine		23.3	MBF			
	White Pine		22.9	MBF			
	B. T. Aspen	Pulpwood	937	Cords			
	Red Maple		204	Cords			
	Red Oak		145	Cords			
	Red Pine		62	Cords			
	White Pine		80	Cords			
2	B. T. Aspen	Sawtimber	17.9	MBF	10.5	\$8,780.40	
	Red Maple		26.9	MBF			
	Red Oak		2.9	MBF			
	Sugar Maple		6.9	MBF			
	B. T. Aspen	Pulpwood	31	Cords			
	Black Cherry		10	Cords			
	Red Maple		80	Cords			
	Red Oak		1	Cords			
	Sugar Maple		14	Cords			
TOTAL:			625.1	MBF			
TOTAL:			1,564	Cords			

Sale Specific Conditions & Requirements

Sale Name: Partridge Poplar Paradise

Sale Number: 63-005-25 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 blue and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. 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, cut all trees that are two (2) inches or more at DBH, except Do Not Cut: Paper Birch, White Pine 4.5 inches or less and 24 inches or more at DBH, and green marked trees.

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.

Additionally: All aspen is designated for cutting.

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.

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint or white pine 24 inches and greater at dbh or any paper birch. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

3.6 - Payment Unit Cutting Schedule

3.6.1 - Order of Cutting (1/09)

Payment Unit 2 shall be cut first, unless the sale is paid in full and approved by the Unit Manager or his/her representative.

4 - Transportation

4.1 - Construction

4.1.2 - Stream Crossings, Specific (3/11)

Access to Payment Unit 2 requires crossing Soper Creek. This will require the installation of a portable bridge constructed of timber mats. The portable bridge installation will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR. The installation and removal of the portable bridge will be the responsibility of the contract holder. Once the sale is purchased the contract holder and timber sale administrator will coordinate the timing of timber mat pick up and bridge installation requirements to provide access to the unit. Once the bridge is installed, it will be left in place for a reasonable span of time for all harvesting operations to be completed.

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 or utilized to close skid trails.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in Payment Unit 1. All operations are limited to existing roads. Only Skid trails will be allowed.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or during wet weather conditions.

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private landowner must be given to the Unit Manager or his/her representative 30 days prior to the beginning of operations.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations in any Payment Unit to determine landing and road locations.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 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 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.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) #2, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.4 - Dead and Down Creation

5.2.4.7 - Dead and Down Creation: Hare, Grouse, Deer and Other Species (5/15)

To improve horizontal cover habitat for snowshoe hare, grouse, deer, and other species, the Purchaser is to push over one (14 inch or greater) tree per 2 acres. These trees should be tipped over with the root ball still attached so the base of the tree is suspended off the ground. The crown of the fallen tree should be at or near ground level after it is pushed over.

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

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 2 the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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 county and 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.

99 - Unique

SKIP

99.1 - Unique Sale Condition (5/19)

In addition, no survey trees shall be removed or damaged with accordance of general spec 5.5.1 - Protection of Land Survey Monuments (2/04) The Purchaser shall protect all known land survey monuments and their respective witness trees from damage or obliteration. If such corners are destroyed, the Purchaser shall pay the cost of restoration.



TIMBER SALE MAP

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

Sale Number	Date	
63-005-25	09/16/2025	
Scale	Page	Of
1:14,840	1	1

Forest Management Unit	County	Mapped By: Krugh
Cadillac Management Unit	Wexford	Cruised By: Manton FO

Township	Range	Section(s) and Subdivision(s)
24N	10W	Sec: 32 NW, SWNE, NWSW

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	71.5
2	10.5

Partridge Poplar Paradise

82 Acres

Legend

- Payment Unit
- Private Line (Blue)
- Field Grade Corner
- Survey Grade Corner

DNRRoadsTimberSaleTemplate
Road Type, Surface Type, Owner

- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road

