



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7700**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on October 22, 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:

**Fawn Flushing Mix** (63-006-25) / T18N, R13W, SEC. 11, N1/2NE,SENE,N1/2SW,NESE.  
T18N, R13W, SEC. 12, SWNW.

Lake County, Advertised Price \$58,691.80, 40.3 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

Fawn Flushing Mix (63-006-25)  
T18N, R13W, SEC. 11; T18N, R13W, SEC. 12.  
Lake County (Advertised Price \$58,691.80)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	128.6 MBF	\$ 105.00 / MBF
Mixed Oak	81.6 MBF	\$ 102.00 / MBF
Red Maple	34.1 MBF	\$ 115.00 / MBF
Red Oak	10.1 MBF	\$ 178.00 / MBF
White Oak	73.9 MBF	\$ 105.00 / MBF
Pulpwood		
B. T. Aspen	616 Cords	\$ 21.05 / Cord
Jack Pine	3 Cords	\$ 13.05 / Cord
Mixed Oak	200 Cords	\$ 32.45 / Cord
Red Maple	178 Cords	\$ 16.20 / Cord
White Pine	51 Cords	\$ 19.75 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 17.88 percent. There are an estimated 1,816 cords on this timber sale, plus or minus 325 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:**

- A bond in the amount of \$2,934.59 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
  - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
  - The 10% down payment will be credited towards the first unit cut.
  - 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	13.0%
02	10.1%
03	25.5%
04	51.4%
- If no cutting takes place, the 10% down payment will not be refunded.
- 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
143,483	1,816	17.88%	1,491	2,141

**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
28	63,660	806	29.36%	569	1,042
42	43,272	548	41.34%	321	774
58	21,819	276	12.82%	241	312
70	14,731	186	26.31%	137	236
TOTAL:	143,483	1,816		1,269	2,364

**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	30.4	MBF	4.0	\$7,607.85			
	Mixed Oak		1.7	MBF					
	<i>Northern Pin Oak</i>		1.7	<i>MBF</i>					
	B. T. Aspen	Pulpwood	200	Cords					
	Mixed Oak		1	Cords					
	<i>Northern Pin Oak</i>		1	<i>Cords</i>					
2	B. T. Aspen	Sawtimber	1.3	MBF	6.9	\$5,944.25			
	Mixed Oak		21.5	MBF					
	<i>/Red (Hybrid) Oak</i>		21.5	<i>MBF</i>					
	White Oak	Pulpwood	1.7	MBF					
	B. T. Aspen		1	Cords					
	Jack Pine		3	Cords					
	Mixed Oak		72	Cords					
	<i>/Red (Hybrid) Oak</i>		49	<i>Cords</i>					
	<i>White Oak</i>		23	<i>Cords</i>					
	Red Maple		2	Cords					
	White Pine		51	Cords					
	<i>White Pine</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>					
	<i>White Pine</i>	<i>Pulpwood</i>	50	<i>Cords</i>					
3	B. T. Aspen	Sawtimber	60.5	MBF	11.2	\$14,992.45			
	Mixed Oak		1.2	MBF					
	<i>Northern Pin Oak</i>		1.2	<i>MBF</i>					
	B. T. Aspen	Pulpwood	390	Cords					
	Mixed Oak		5	Cords					
	<i>Northern Pin Oak</i>		5	<i>Cords</i>					
	Red Maple		9	Cords					
4	B. T. Aspen	Sawtimber	36.4	MBF	18.2	\$30,147.25			
	Mixed Oak		57.2	MBF					
	<i>/Red (Hybrid) Oak</i>		57.2	<i>MBF</i>					
	Red Maple	Pulpwood	34.1	MBF					
	Red Oak		10.1	MBF					
	White Oak		72.2	MBF					
	B. T. Aspen		25	Cords					
	Mixed Oak		122	Cords					
	<i>/Red (Hybrid) Oak</i>		39	<i>Cords</i>					
	<i>Red Oak</i>		4	<i>Cords</i>					
	<i>White Oak</i>		79	<i>Cords</i>					
	Red Maple		167	Cords					
	TOTAL:			328.3			MBF		
	TOTAL:			1,048			Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Fawn Flushing Mix**

**Sale Number: 63-006-25 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 or are unmarked and identified by a road. Exterior sale boundary lines against state are marked with red paint with the exception of the northern boundary of Payment Units 1 & 3, which is unmarked and designated by 12th Street. 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 & 3, cut all trees that are two (2) inches or more at DBH, except do not cut any pine or white oak.

Within Payment Unit 4, cut all trees that are two (2) inches or more at DBH, except do not cut any pine or trees marked with green paint.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

##### **2.1.7 - Leave Tree Marked Unit(s) (6/14)**

Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint above and below stump height.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

### **3 - Payments**

#### **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. 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.

### **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. Berms must also be placed at intervals of not over 50 feet and at all junctions. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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.

#### 4.1.12 - No New Roads (1/12)

No new roads will be permitted in Payment Unit(s) 1, 3 & 4. 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 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.

## 5 - Operations

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations, to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

#### 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 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

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-4, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

#### 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, 10" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres. In addition, at least three (3) large tops piled per acre. These will be evenly scattered throughout the Payment Unit. 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 ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (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.

##### 5.2.40 - Pathway Protection (10/10)

The motorcycle trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with trail markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the motorcycle trail as the centerline. Do not run equipment down the motorcycle trail. Skidding across the trail may only occur in locations approved by the Sale Administrator.

##### 5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail 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, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. 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.

#### 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 sandy soils.

### 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 the appropriate 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 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 motorcycle 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.





# TIMBER SALE MAP

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

Sale Number  
**63-006-25**

Date  
**07/28/2025**

Forest Management Unit  
Cadillac Mgt Unit

County  
Lake

Mapped By: Park

Cruised By: Park, Lewis

Scale  
1:13,000

Page  
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Of  
1

Township 18N Range 13W Section(s) and Subdivision(s) Sec. 11 N1/2NE,SENE,N1/2SW,NESE; Sec. 12 SWNW;

## 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

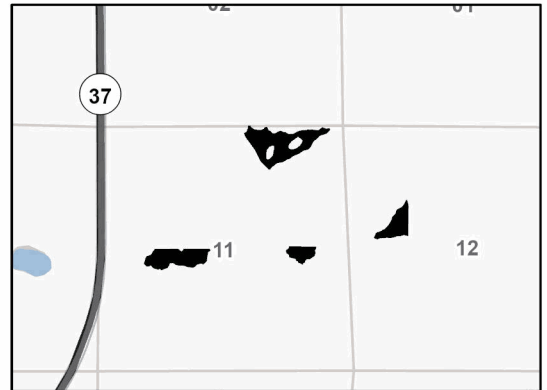
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	4
2	6.9
3	11.2
4	18.2

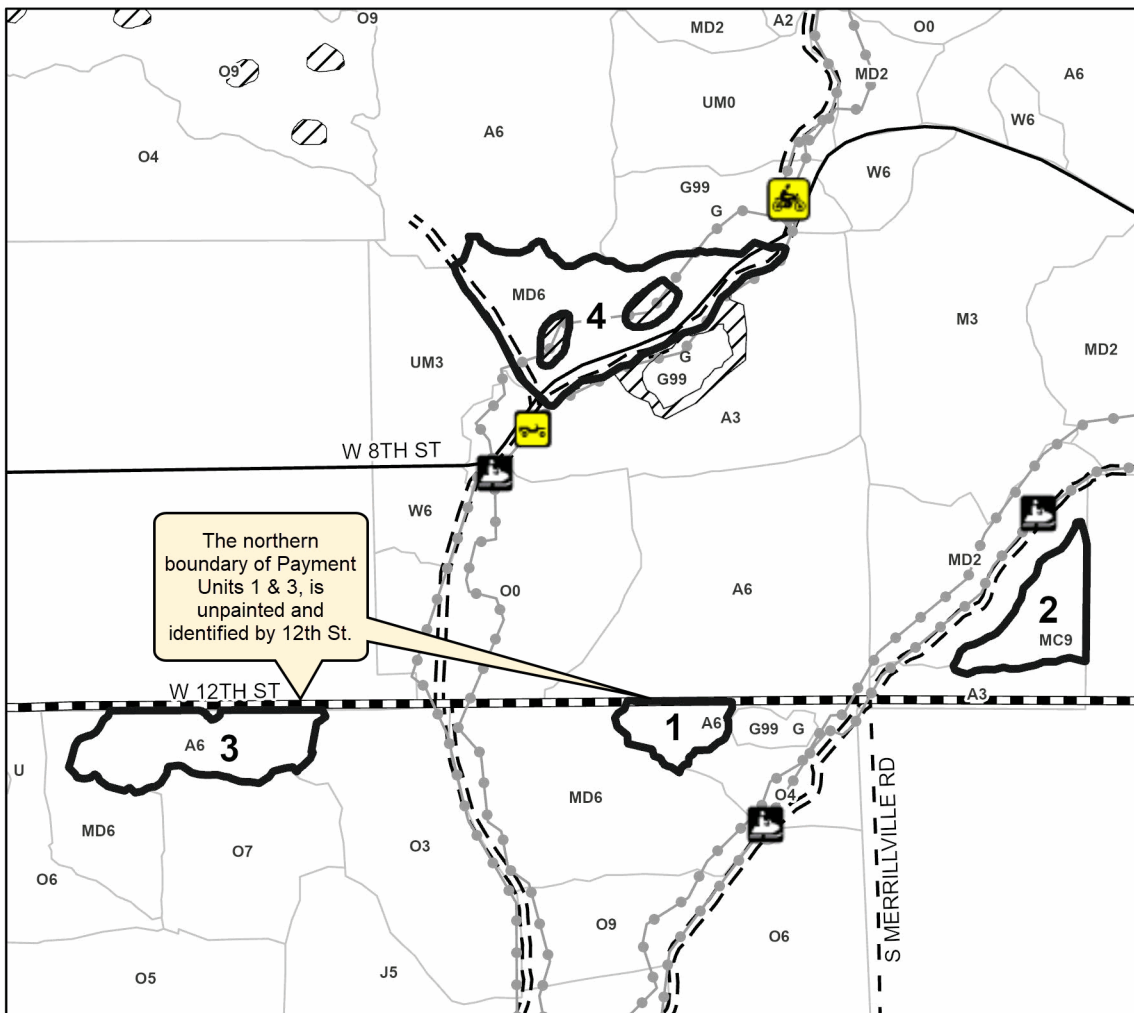
**Fawn Flushing Mix**

**40.3 Acres**

## Locator Map 1:50,000



0 0.2 0.4 0.8 Miles



## Legend

- Against State (Red)
- Recreational Trails
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Motorcycle (DNR License)
- ORV Route
- Snowmobile
- Retention Areas

The northern boundary of Payment Units 1 & 3, is unpainted and identified by 12th St.

Use QR Code to open Map in App

