



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7570**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on July 31, 2025.**

**LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI**

**CONTACT NAME: Mark Monroe**

**PHONE NUMBER: (989) 983-4101**

**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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice-d Out Aspen (53-019-25) / T32N, R01W, SEC. 6 , SESW,SWSE.

T32N, R01W, SEC. 7 , N1/2NW,SENW,W1/2NE,N1/2SE.

Otsego County, Advertised Price \$34,761.20, 98.3 Acres, Aspen, Hardwood.

**SALE NOTE:** The sale area received damage from the ice storm and should be harvested as soon as possible. The salvage extension in spec 7.2.3 will only be awarded if the entire sale area is harvested prior to March 31, 2026.

## TIMBER SALE INFORMATION

Ice-d Out Aspen (53-019-25)

T32N, R01W, SEC. 6; T32N, R01W, SEC. 7.

Otsego County (Advertised Price \$34,761.20)

**SALE NOTE:** The sale area received damage from the ice storm and should be harvested as soon as possible. The salvage extension in spec 7.2.3 will only be awarded if the entire sale area is harvested prior to March 31, 2026.

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> |
|-------------------------------|-------------------------|-------------------------|
| Pulpwood                      |                         |                         |
| Mixed Aspen                   | 3,161 Cords             | \$ 10.35 / Cord         |
| Red Maple                     | 229 Cords               | \$ 6.65 / Cord          |
| White Pine                    | 45 Cords                | \$ 11.60 / Cord         |

\* The total volume is statistically estimated within plus (+) or minus (-) 18.54 percent. There are an estimated 3,434 cords on this timber sale, plus or minus 637 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 \$3,476.12 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                         | 15.0%                              |
| 02                         | 9.4%                               |
| 03                         | 25.9%                              |
| 04                         | 22.3%                              |
| 05                         | 27.4%                              |
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2027.

### **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.

| <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> |
| 271,260                 | 3,434              | 18.54%               | 2,797                             | 4,071          |

## 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      |
| 7             | 66,541           | 842          | 36.64%        | 534            | 1,151        |
| 12            | 68,860           | 872          | 31.94%        | 593            | 1,150        |
| 14            | 62,137           | 787          | 51.03%        | 385            | 1,188        |
| 20            | 46,469           | 588          | 50.50%        | 291            | 885          |
| 28            | 27,252           | 345          | 59.53%        | 140            | 550          |
| <b>TOTAL:</b> | <b>271,260</b>   | <b>3,434</b> |               | <b>1,943</b>   | <b>4,924</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      | Mixed Aspen          | Pulpwood | 469      | Cords        | 16.5  | \$5,204.75      |
|        | <i>B. T. Aspen</i>   |          | 469      | <i>Cords</i> |       |                 |
|        | Red Maple            |          | 44       | Cords        |       |                 |
|        | White Pine           |          | 5        | Cords        |       |                 |
| 2      | Mixed Aspen          | Pulpwood | 293      | Cords        | 10.3  | \$3,253.55      |
|        | <i>B. T. Aspen</i>   |          | 293      | <i>Cords</i> |       |                 |
|        | Red Maple            |          | 28       | Cords        |       |                 |
|        | White Pine           |          | 3        | Cords        |       |                 |
| 3      | Mixed Aspen          | Pulpwood | 857      | Cords        | 23.0  | \$8,992.60      |
|        | <i>B. T. Aspen</i>   |          | 856      | <i>Cords</i> |       |                 |
|        | <i>Quaking Aspen</i> |          | 1        | <i>Cords</i> |       |                 |
|        | Red Maple            |          | 1        | Cords        |       |                 |
|        | White Pine           |          | 10       | Cords        |       |                 |
| 4      | Mixed Aspen          | Pulpwood | 666      | Cords        | 20.4  | \$7,768.60      |
|        | <i>B. T. Aspen</i>   |          | 517      | <i>Cords</i> |       |                 |
|        | <i>Quaking Aspen</i> |          | 149      | <i>Cords</i> |       |                 |
|        | Red Maple            |          | 102      | Cords        |       |                 |
|        | White Pine           |          | 17       | Cords        |       |                 |
| 5      | Mixed Aspen          | Pulpwood | 876      | Cords        | 28.1  | \$9,541.70      |
|        | <i>B. T. Aspen</i>   |          | 875      | <i>Cords</i> |       |                 |
|        | <i>Quaking Aspen</i> |          | 1        | <i>Cords</i> |       |                 |
|        | Red Maple            |          | 54       | Cords        |       |                 |
|        | White Pine           |          | 10       | Cords        |       |                 |
| TOTAL: |                      |          | 3,435    | Cords        |       |                 |

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice-d Out Aspen**

**Sale Number: 53-019-25 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 and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Interior retention patches are marked with red paint; no harvesting activities may occur within these areas. Red and yellow 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) #'s 1-5, cut all trees that are two (2) inches or more at DBH, except do not cut red pine, oak, or trees marked with green paint. In addition, do not cut any white pine over 10 inches DBH.

#### **2.2 - Utilization**

##### **2.2.11 - Chipping Restriction (9/14)**

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

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

Payment Unit(s) #'s 3-5 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 red pine and oak saplings.

### **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.

##### **4.1.7 - Road Closure (10/11)**

Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks.

##### **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.

#### **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

### 5.1 - Notification

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

A pre-sale conference 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 3 days in advance to schedule the conference.

### 5.2 - Conduct of Operations

#### 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.

##### 5.2.2.3 - Snag Tree Creation (2) (1/25)

Special consideration is given to snags because they are an important part of the habitat requirement for many species of wildlife. The Purchaser is to leave or create at least five (5) wildlife snags per acre throughout the Sale Area. Snags consist of leaving a dead standing tree that is not deemed a safety hazard by the Purchaser, or trees with a minimum diameter of eight (8) inches measured at a point to 4.5 feet above ground level which can be girdled the full circumference of the tree.

#### 5.2.31 - Landing Locations (9/13)

Landing areas are marked on the Timber Sale Map with the letters "LD". Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative.

#### 5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

### 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 25 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.

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

### 5.8 - Protection of Endangered Species

#### 5.8.3 - Red-shouldered Hawk or Goshawk (1) (1/25)

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15 (NLP). Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

## **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 Elkhorn Trail 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.

## **7 - Other Conditions**

### **7.2 - Extensions**

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

There will be no extensions granted on this contract.

#### **7.2.8 - Salvage Extension with Restrictions (6/25)**

This is a salvage sale that should be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, operations on this contract must be completed by March 31, 2026. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

### **7.5 - Loss**

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

The Sale Area has received damage from the ice storm of late March 2025. 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  
**53-019-25**

Date  
**05/30/2025**

|                               |        |                      |          |      |    |
|-------------------------------|--------|----------------------|----------|------|----|
| Forest Management Unit        | County | Mapped By: Rekowski  | Scale    | Page | Of |
| Pigeon River Country Mgt Unit | Otsego | Cruised By: Rekowski | 1:13,000 | 1    | 1  |

|          |       |   |
|----------|-------|---|
| Township | Range | Section(s) and Subdivision(s)                       |
| 32N      | 01W   | Sec. 6 SESW,SWSE; Sec. 7 N1/2NW,SENW,W1/2NE,N1/2SE; |

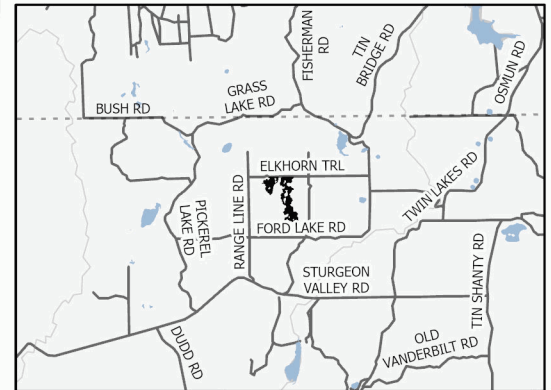
## Cover Type

|                     |                         |                         |                        |
|---------------------|-------------------------|-------------------------|------------------------|
| 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

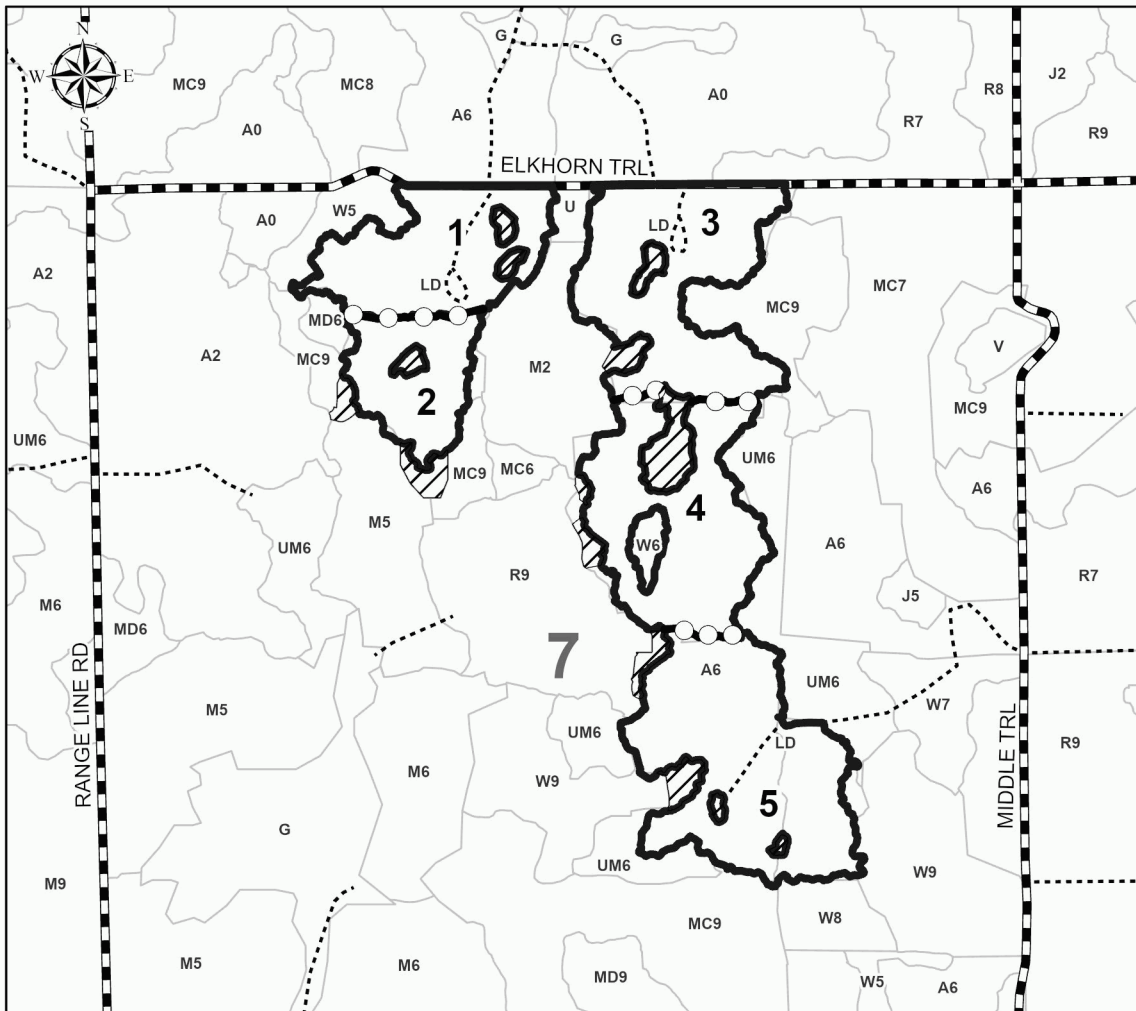
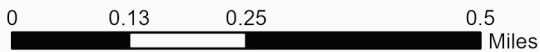
|                             |                        |
|-----------------------------|------------------------|
| 0 = Non Stocked             | 5 = Pole Timber Medium |
| 1 = Seedling Sapling Poor   | 6 = Pole Timber Well   |
| 2 = Seedling Sapling Medium | 7 = Saw Timber Poor    |
| 3 = Seedling Sapling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

## Locator Map 1:200,000



| Payment Unit Number | Acres |
|---------------------|-------|
| 1                   | 16.6  |
| 2                   | 10.3  |
| 3                   | 22.9  |
| 4                   | 20.4  |
| 5                   | 28.2  |

**Ice-d Out  
Aspen  
98.3 Acres**



## Legend

- Against State (Red)
- Payment Unit (Yellow)
- Retention Areas (Red)
- Stand Boundary
- Administrative Access Only
- Government Gravel/Dirt

Use QR Code to  
open Map in App

