



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7751**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on December 23, 2025.

LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.

CONTACT NAME: Josh Brinks

PHONE NUMBER: (906) 203-0210

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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

Buffalo Breakout Mix (45-107-25) / T43N, R10W, SEC. 18, S1/2SW.

T43N, R10W, SEC. 19, N1/2NW, SENW, N1/2NE.

T43N, R10W, SEC. 20, NWSW.

Mackinac County, Advertised Price \$23,177.15, 79.9 Acres, Aspen, Spruce/Fir/Tamarack.

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

Buffalo Breakout Mix (45-107-25)

T43N, R10W, SEC. 18; T43N, R10W, SEC. 19; T43N, R10W, SEC. 20.

Mackinac County (Advertised Price \$23,177.15)

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Maple	3.2 MBF	\$ 110.00 / MBF
Pulpwood		
Balsam Fir	533 Cords	\$ 8.40 / Cord
Balsam Poplar	73 Cords	\$ 19.75 / Cord
Mixed Hardwood	196 Cords	\$ 17.75 / Cord
Mixed Spruce	793 Cords	\$ 9.50 / Cord
Paper Birch	50 Cords	\$ 4.80 / Cord
Quaking Aspen	266 Cords	\$ 19.75 / Cord
White Pine	29 Cords	\$ 13.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.81 percent. There are an estimated 1,946 cords on this timber sale, plus or minus 308 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 \$2,317.72 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	27.6%
02	18.5%
03	32.0%
04	21.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
153,771	1,946	15.81%	1,639	2,254

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
15	127,502	1,614	17.70%	1,328	1,900
55	26,269	333	35.79%	214	452
TOTAL:	153,771	1,946		1,542	2,351

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	Balsam Fir	Pulpwood	165	Cords	24.3	\$6,402.85
	Balsam Poplar		12	Cords		
	Mixed Hardwood		16	Cords		
	Black Cherry		8	Cords		
	Red Maple		2	Cords		
	Sugar Maple		6	Cords		
	Mixed Spruce		281	Cords		
	Black Spruce		3	Cords		
	White Spruce		278	Cords		
	Paper Birch		2	Cords		
	Paper Birch		2	Cords		
	Quaking Aspen		85	Cords		
	White Pine		10	Cords		
	2		Balsam Fir	Pulpwood		
Balsam Poplar		8	Cords			
Mixed Hardwood		10	Cords			
Black Cherry		5	Cords			
Red Maple		1	Cords			
Sugar Maple		4	Cords			
Mixed Spruce		188	Cords			
Black Spruce		2	Cords			
White Spruce		186	Cords			
Paper Birch		1	Cords			
Paper Birch		1	Cords			
Quaking Aspen		57	Cords			
White Pine		7	Cords			
3		Balsam Fir	Pulpwood		190	Cords
	Balsam Poplar	14		Cords		
	Mixed Hardwood	20		Cords		
	Black Cherry	10		Cords		
	Red Maple	2		Cords		
	Sugar Maple	8		Cords		
	Mixed Spruce	324		Cords		
	Black Spruce	4		Cords		
	White Spruce	320		Cords		
	Paper Birch	2		Cords		
	Paper Birch	2		Cords		
	Quaking Aspen	98		Cords		
	White Pine	12		Cords		
	4	Red Maple		Sawtimber	3.2	MBF
Balsam Fir		Pulpwood	67	Cords		
Balsam Poplar			39	Cords		
Mixed Hardwood			150	Cords		
Red Maple			144	Cords		
Yellow Birch			6	Cords		
Paper Birch			45	Cords		
Paper Birch		Sawtimber	1.2	MBF		
Paper Birch		Pulpwood	43	Cords		
Quaking Aspen			26	Cords		
TOTAL:			3.2	MBF		
TOTAL:			1,940	Cords		

Sale Specific Conditions & Requirements

Sale Name: Buffalo Breakout Mix

Sale Number: 45-107-25 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, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. 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 paint; no harvesting activities may occur within these areas. 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 and all conifers that are four (4) inches or more at DBH. Do not cut any cedar or hemlock within any Payment Unit. Additionally, do not cut any green marked trees in Payment Unit 4.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-4 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.

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.

4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

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 upon completion of the sale. 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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

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. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

4.2.3 - Road maintenance (8/13)

The following road maintenance is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

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

5.2 - 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.

5.2.3 - Operating Restrictions

5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-4, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 1 to March 31. This restriction is because of wintering deer restrictions.

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.

5.8 - 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 Hiawatha 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.

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.



TIMBER SALE MAP

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

Sale Number
45-107-25

Date
08/19/2025

Forest Management Unit
Sault Ste Marie Mgt Unit

County
Mackinac

Mapped By: Plato

Cruised By: Naubinway FO Staff

Scale
1:15,840

Page
1

Of
1

Township 43N Range 10W Section(s) and Subdivision(s) Sec. 18 S1/2SW; Sec. 19 N1/2NW, SENW, N1/2NE; Sec. 20 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

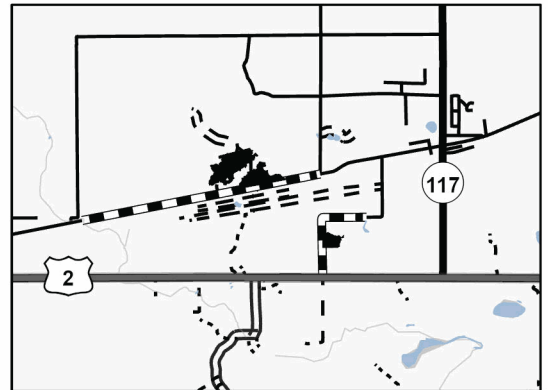
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	24.3
2	16.3
3	28
4	11.3

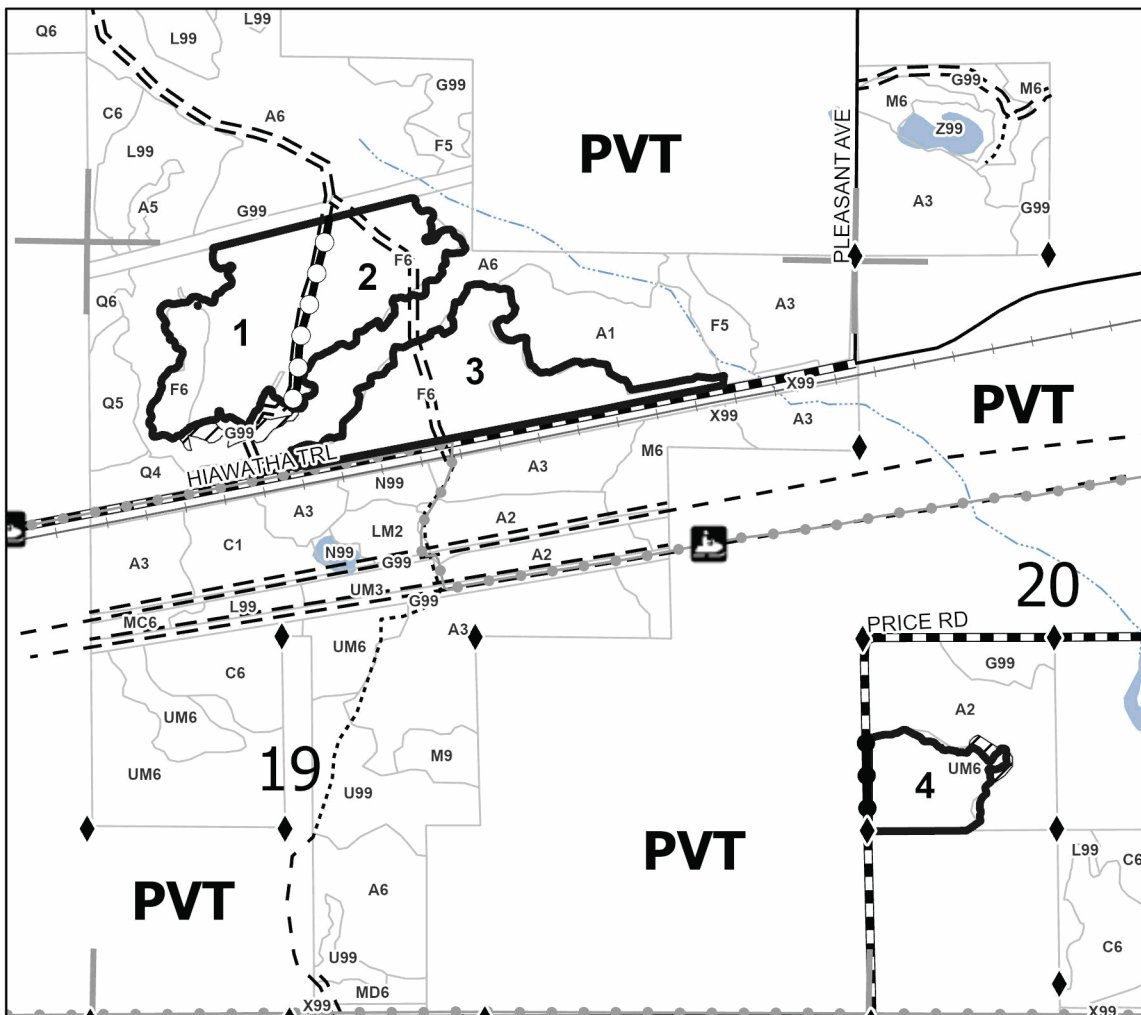
Buffalo Breakout Mix

79.9 Acres

Locator Map 1:100,000



0 0.25 0.5 1 Miles



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Active Railroad
- Recreational Trails
- Survey Grade Corner
- 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

