



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7713**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on October 22, 2025.**

**LOCATION: ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.**

**CONTACT NAME: Dan Racine**

**PHONE NUMBER: (906) 789-8231**

**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, ESCANABA MANAGEMENT UNIT, for certain timber on the following described lands:

Z-1 Aspen (33-027-25) / T35N, R29W, SEC. 25, N1/2SW, SWSW.

Menominee County, Advertised Price \$20,630.30, 45.9 Acres, Aspen, Hardwood.

**SALE NOTE:** Payment Unit 1 is restricted to cutting between July 15th and April 15th, due to Bark Restrictions. No oak wilt was identified in Payment Units 2 and 3, but if it is identified during the contract the sale specifications could be modified.

## TIMBER SALE INFORMATION

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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		
Northern Pin Oak	5.1 MBF	\$ 111.00 / MBF
Red Maple	15.7 MBF	\$ 100.00 / MBF
Pulpwood		
Mixed Aspen	389 Cords	\$ 24.50 / Cord
Mixed Hardwood	288 Cords	\$ 15.35 / Cord
Northern Pin Oak	65 Cords	\$ 15.20 / Cord
Red Pine	58 Cords	\$ 61.00 / Cord
White Pine	1 Cords	\$ 16.90 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 22.47 percent. There are an estimated 851 cords on this timber sale, plus or minus 191 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 \$1,031.52 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	17.9%
02	42.8%
03	39.3%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

### **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.

VOLUME			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
67,198	851	22.47%	659	1,042

**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
1	3,084	39	52.80%	18	60
2	61,777	782	24.38%	591	973
5	2,337	30	57.46%	13	47
<b>TOTAL:</b>	<b>67,198</b>	<b>851</b>		<b>622</b>	<b>1,079</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	1	Cords	11.5	\$3,686.55
	<i>Quaking Aspen</i>		1	<i>Cords</i>		
	Mixed Hardwood		5	Cords		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Northern Pin Oak		2	Cords		
	Red Pine		58	Cords		
	White Pine		1	Cords		
2	Northern Pin Oak	Sawtimber	2.7	MBF	17.9	\$8,842.10
	Red Maple		8.2	MBF		
	Mixed Aspen	Pulpwood	202	Cords		
	<i>B. T. Aspen</i>		97	<i>Cords</i>		
	<i>Quaking Aspen</i>		105	<i>Cords</i>		
	Mixed Hardwood		148	Cords		
	<i>Red Maple</i>		146	<i>Cords</i>		
	<i>Yellow Birch</i>		2	<i>Cords</i>		
	Northern Pin Oak		33	Cords		
	3		Northern Pin Oak	Sawtimber		
Red Maple			7.5	MBF		
Mixed Aspen		Pulpwood	186	Cords		
<i>B. T. Aspen</i>			90	<i>Cords</i>		
<i>Quaking Aspen</i>			96	<i>Cords</i>		
Mixed Hardwood			135	Cords		
<i>Red Maple</i>			134	<i>Cords</i>		
<i>Yellow Birch</i>			1	<i>Cords</i>		
Northern Pin Oak			30	Cords		
TOTAL:			20.8	MBF		
TOTAL:			801	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Z-1 Aspen**

**Sale Number: 33-027-25 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 or are unmarked and identified by a road and ROW. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the western boundary of Payment Units 2 and 3, which is unpainted and designated by Z-1 Road and its ROW. Interior Payment Unit boundaries are marked with yellow 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 unless marked with orange paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid for.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)**

Within Payment Unit(s) 2 and 3, cut all trees that are three (3) inches or more at DBH, except do not cut red or white pine.

##### **2.1.3 - Cut Tree Marked Unit(s) (12/08)**

Within Payment Unit(s) 1, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

##### **2.1.15 - Hazard Trees Near Roads (12/24)**

Cut and remove all standing dead trees within 100 feet of the cleared portion of Z-1 Road. These trees may be utilized or must be scattered back into the Sale Area.

#### **2.2 - Utilization**

##### **2.2.4 - Skidding Length (12/24)**

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Unit 1.

### **3 - Payments**

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

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

Payment Unit(s) \$18,000 in value or greater 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.

### **4 - Transportation**

#### **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 other 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.

## **5 - Operations**

### **5.2 - Conduct of Operations**

#### **5.2.3 - Operating Restrictions**

##### **5.2.3.3 - Bark Slippage Restriction (3/09)**

Within Payment Unit(s) 1, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

## **7 - Other Conditions**

### **7.3 - Contract Modifications**

#### **7.3.2 - Modification for Oak Wilt (2/05)**

Within the Sale Area, there may be patches of oak wilt. If oak wilt is identified within the Sale Area, this contract may be modified. The following modifications could occur: time of cutting, species to cut, volume to harvest, or various others dealing with the treatment of oak wilt. If a species is not specified in this contract, it shall be paid for at the average price received for that species and product.

**TIMBER SALE MAP**

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

Sale Number  
**33-027-25**Date  
**07/23/2025**

Forest Management Unit

County

Mapped By: Beaudou

Scale

Page

Of

Escanaba Mgt Unit

Menominee

Cruised By: Salter, Beaudou

1:10,000

1

1

Township

Range

Section(s) and

35N

29W

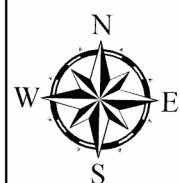
Subdivision(s) Sec. 25 N1/2SW,SWSW;

**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



Z-1 Road

G-12

**Z-1 Aspen**

Compartment 26

**45.9 Acres**

PVT

**25**Use QR Code to  
open Map in App**Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- R Retention Patch
- Paved Road
- County Gravel Road
- Private Gravel/Dirt
- PVT Private Property
- State Land Boundary
- 25 Section Number

Payment Unit Number	Acres
1	11.5
2	17.9
3	16.5

0 0.15 0.3 0.6 Miles