



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7695**

SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on February 23, 2026.

LOCATION: GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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

Schultz's Time Warp (32-009-25) / T43N, R26W, SEC. 18, NW,SWNE,SW,SE.

T43N, R26W, SEC. 19, NW.

T43N, R27W, SEC. 13, SESE.

T43N, R27W, SEC. 24, NENE.

Marquette County, Advertised Price \$111,221.35, 255.8 Acres, Aspen, Sugar Maple.

SALE NOTE: Access is through private.

All harvesting efforts for the sale are limited to December 1 to March 31, due to deer winter ranges. Cutting and skidding are not permitted within payments Units 1-5 from April 15 to July 15 due to bark slippage.

An inactive hawk nest (buffered out), intermittent stream, and vernal pond are present within the sale area.

Access may be through private land.

TIMBER SALE INFORMATION

Schultz's Time Warp (32-009-25)

T43N, R26W, SEC. 18; T43N, R26W, SEC. 19; T43N, R27W, SEC. 13; T43N, R27W, SEC. 24.

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	25.9 MBF	\$ 67.00 / MBF
Red Maple	2.3 MBF	\$ 95.00 / MBF
Sugar Maple	125.2 MBF	\$ 199.00 / MBF
Pulpwood		
Balsam Fir	72 Cords	\$ 10.70 / Cord
Balsam Poplar	106 Cords	\$ 22.85 / Cord
Basswood	84 Cords	\$ 21.50 / Cord
Mixed Aspen	2,557 Cords	\$ 22.85 / Cord
Mixed Hardwood	120 Cords	\$ 12.15 / Cord
Mixed Spruce	75 Cords	\$ 11.40 / Cord
Sugar Maple	1,532 Cords	\$ 12.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.29 percent. There are an estimated 4,956 cords on this timber sale, plus or minus 560 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 \$11,122.14 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	10.0%
02	8.8%
03	8.1%
04	10.4%
05	7.6%
06	12.4%
07	19.2%
08	23.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
391,539	4,956	11.29%	4,396	5,516

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
4	168,956	2,139	13.72%	1,845	2,432
13	222,583	2,818	17.04%	2,337	3,298
TOTAL:	391,539	4,956		4,183	5,730

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	Basswood	Sawtimber	5.8	MBF	36.6	\$11,112.55
	Red Maple		0.5	MBF		
	Sugar Maple		27.9	MBF		
	Basswood	Pulpwood	19	Cords		
	Mixed Aspen		24	Cords		
	<i>B. T. Aspen</i>		7	<i>Cords</i>		
	<i>Quaking Aspen</i>		17	<i>Cords</i>		
	Mixed Hardwood		13	Cords		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		8	<i>Cords</i>		
	<i>Yellow Birch</i>		4	<i>Cords</i>		
	Sugar Maple		330	Cords		
2	Basswood	Sawtimber	5.1	MBF	32.1	\$9,745.70
	Red Maple		0.5	MBF		
	Sugar Maple		24.5	MBF		
	Basswood	Pulpwood	16	Cords		
	Mixed Aspen		21	Cords		
	<i>B. T. Aspen</i>		6	<i>Cords</i>		
	<i>Quaking Aspen</i>		15	<i>Cords</i>		
	Mixed Hardwood		11	Cords		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		7	<i>Cords</i>		
	<i>Yellow Birch</i>		3	<i>Cords</i>		
	Sugar Maple		290	Cords		
3	Basswood	Sawtimber	4.7	MBF	29.6	\$8,995.35
	Red Maple		0.4	MBF		
	Sugar Maple		22.6	MBF		
	Basswood	Pulpwood	15	Cords		
	Mixed Aspen		20	Cords		
	<i>B. T. Aspen</i>		6	<i>Cords</i>		
	<i>Quaking Aspen</i>		14	<i>Cords</i>		
	Mixed Hardwood		10	Cords		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		6	<i>Cords</i>		
	<i>Yellow Birch</i>		3	<i>Cords</i>		
	Sugar Maple		267	Cords		
4	Basswood	Sawtimber	5.9	MBF	38.1	\$11,587.60
	Red Maple		0.5	MBF		
	Sugar Maple		29.0	MBF		
	Basswood	Pulpwood	20	Cords		
	Mixed Aspen		26	Cords		
	<i>B. T. Aspen</i>		8	<i>Cords</i>		
	<i>Quaking Aspen</i>		18	<i>Cords</i>		
	Mixed Hardwood		13	Cords		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		8	<i>Cords</i>		
	<i>Yellow Birch</i>		4	<i>Cords</i>		
	Sugar Maple		345	Cords		
5	Basswood	Sawtimber	4.4	MBF	27.8	\$8,457.90
	Red Maple		0.4	MBF		
	Sugar Maple		21.2	MBF		
	Basswood	Pulpwood	14	Cords		
	Mixed Aspen		19	Cords		
	<i>B. T. Aspen</i>		6	<i>Cords</i>		
	<i>Quaking Aspen</i>		13	<i>Cords</i>		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Hardwood	Pulpwood	10	Cords		
	Ironwood		1	Cords		
	Red Maple		6	Cords		
	Yellow Birch		3	Cords		
	Sugar Maple		251	Cords		
6	Balsam Fir	Pulpwood	16	Cords	20.6	\$13,807.50
	Balsam Poplar		24	Cords		
	Mixed Aspen		551	Cords		
	B. T. Aspen		31	Cords		
	Quaking Aspen		520	Cords		
	Mixed Hardwood		14	Cords		
	Paper Birch		10	Cords		
	Red Maple		2	Cords		
	Yellow Birch		2	Cords		
	Mixed Spruce		17	Cords		
	Black Spruce		3	Cords		
	White Spruce		14	Cords		
	Sugar Maple		11	Cords		
	7		Balsam Fir	Pulpwood		
Balsam Poplar		37	Cords			
Mixed Aspen		852	Cords			
B. T. Aspen		47	Cords			
Quaking Aspen		805	Cords			
Mixed Hardwood		22	Cords			
Paper Birch		15	Cords			
Red Maple		4	Cords			
Yellow Birch		3	Cords			
Mixed Spruce		27	Cords			
Black Spruce		5	Cords			
White Spruce		22	Cords			
Sugar Maple		17	Cords			
8		Balsam Fir	Pulpwood		31	Cords
	Balsam Poplar	45		Cords		
	Mixed Aspen	1,044		Cords		
	B. T. Aspen	58		Cords		
	Quaking Aspen	986		Cords		
	Mixed Hardwood	27		Cords		
	Paper Birch	18		Cords		
	Red Maple	5		Cords		
	Yellow Birch	4		Cords		
	Mixed Spruce	31		Cords		
	Black Spruce	5		Cords		
	White Spruce	26		Cords		
	Sugar Maple	21		Cords		
	TOTAL:			153.4	MBF	
TOTAL:			4,546	Cords		

Sale Specific Conditions & Requirements

Sale Name: Schultz's Time Warp

Sale Number: 32-009-25 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 and yellow 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. 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 6-8, cut all trees that are two (2) inches or more at DBH, do not cut cedar, hemlock, American elm, and pine.

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

Within Payment Unit(s) 1-5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all spruce and fir which meet minimum piece specifications in 2.2 Utilization.

3 - Payments

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. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

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. 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.

4.2 - 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.

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: 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.

4.4 - 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 land-owner may be required by the DNR.

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 a Payment Unit 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.

5.2 - 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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-8, unless changed by written agreement, cutting and skidding are limited to the period of 12/01 to 04/01. This restriction is due to deer winter ranges.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-5, 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.

5.2.32 - 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.

5.4 - 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 is 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.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within vernal ponds. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

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 Schultz Road and CR 426 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.



TIMBER SALE MAP

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

Sale Number
32-009-25

Date
08/20/2025

Forest Management Unit
Gwinn Mgt Unit

County
Marquette

Mapped By: Rosten

Cruised By: Rosten & Yeo

Scale
1:15,840

Page
1

Of
1

Township 43N Range 26W / Section(s) and Subdivision(s) Sec. 13 SESE; Sec. 18 NW,SWNE,SW,SE; Sec. 19 NW; Sec. 24 NENE;

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		

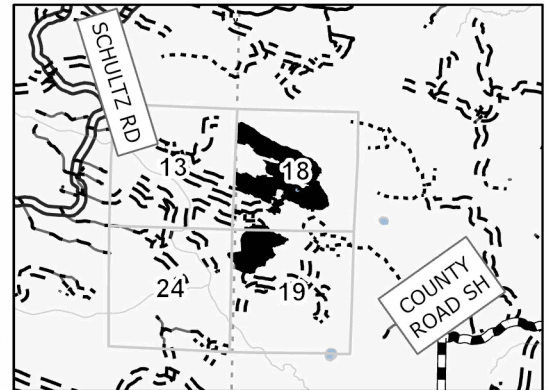
Density

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	Payment Unit Number	Acres
1	36.5	5	27.8
2	32.1	6	20.6
3	29.6	7	31.9
4	38.1	8	39.1

**Schultz's
Time Warp
Compartment 62
255.8 Acres**

Locator Map 1:100,000



0 0.25 0.5 1 Miles

