



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7716**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on May 18, 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:

Cliff Top Outcrop (32-020-25) / T45N, R25W, SEC. 4 , NWNW.

T45N, R25W, SEC. 5 , SENE, NESW, S1/2SW, NESE.

T45N, R25W, SEC. 8 , SENW, SWNE, SW, NWSE.

T46N, R25W, SEC. 33, SWSW.

Marquette County, Advertised Price \$57,392.40, 144.7 Acres, Aspen, Hardwood.

SALE NOTE: Payment Units 3-7 are restricted to winter harvest due to wet soils.

Access may be through private land.

TIMBER SALE INFORMATION

Cliff Top Outcrop (32-020-25)

T45N, R25W, SEC. 4; T45N, R25W, SEC. 5; T45N, R25W, SEC. 8; T46N, R25W, SEC. 33.

Marquette County (Advertised Price \$57,392.40)

SALE NOTE: Payment Units 3-7 are restricted to winter harvest due to wet soils.

Access may be through private land.

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		
Paper Birch	14.2 MBF	\$ 75.00 / MBF
Red Maple	11.6 MBF	\$ 142.00 / MBF
Sugar Maple	2.3 MBF	\$ 230.00 / MBF
Yellow Birch	0.8 MBF	\$ 33.00 / MBF
Pulpwood		
Balsam Fir	77 Cords	\$ 11.10 / Cord
Jack Pine	53 Cords	\$ 43.85 / Cord
Mixed Aspen	1,093 Cords	\$ 20.85 / Cord
Mixed Hardwood	73 Cords	\$ 13.75 / Cord
Mixed Spruce	182 Cords	\$ 11.60 / Cord
Paper Birch	418 Cords	\$ 14.25 / Cord
Red Maple	820 Cords	\$ 13.75 / Cord
Red Pine	103 Cords	\$ 42.70 / Cord
Tamarack	42 Cords	\$ 14.40 / Cord
White Pine	233 Cords	\$ 12.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.94 percent. There are an estimated 3,160 cords on this timber sale, plus or minus 409 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 \$5,739.24 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	8.3%
02	4.0%
03	4.2%
04	1.3%
05	0.2%
06	5.5%
07	34.6%
08	18.9%
09	13.3%
10	9.7%

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
249,674	3,160	12.94%	2,751	3,570

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
2	19,309	244	41.65%	143	346
3	16,117	204	49.21%	104	304
5	92,205	1,167	23.84%	889	1,445
8	2,946	37	101.19%	0	75
12	12,767	162	63.03%	60	263
13	11,346	144	47.66%	75	212
18	454	6	140.09%	0	14
20	8,291	105	50.81%	52	158
21	47,316	599	31.29%	412	786
51	18,435	233	54.70%	106	361
52	20,489	259	40.68%	154	365
TOTAL:	249,674	3,160		1,993	4,331

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	Jack Pine	Pulpwood	15	Cords	12.1	\$4,749.75
	Mixed Aspen		63	Cords		
	<i>Quaking Aspen</i>		63	<i>Cords</i>		
	Mixed Spruce		4	Cords		
	<i>Black Spruce</i>		4	<i>Cords</i>		
	Red Maple		64	Cords		
	Red Pine		16	Cords		
	White Pine		97	Cords		
	2		Balsam Fir	Pulpwood		
Jack Pine		27	Cords			
Mixed Aspen		12	Cords			
<i>Quaking Aspen</i>		12	<i>Cords</i>			
Mixed Spruce		11	Cords			
<i>White Spruce</i>		11	<i>Cords</i>			
Red Pine		4	Cords			
White Pine		6	Cords			
3		Paper Birch	Sawtimber		0.9	MBF
	Mixed Aspen	Pulpwood	22	Cords		
	<i>Quaking Aspen</i>		22	<i>Cords</i>		
	Mixed Spruce		13	Cords		
	<i>Black Spruce</i>		13	<i>Cords</i>		
	Paper Birch		23	Cords		
	Red Maple		63	Cords		
	Red Pine		9	Cords		
	White Pine		12	Cords		
4	Paper Birch		Sawtimber	1.0	MBF	2.0
	Red Maple	Pulpwood	1.4	MBF		
	Mixed Aspen		4	Cords		
	<i>Quaking Aspen</i>		4	<i>Cords</i>		
	Paper Birch		6	Cords		
	Red Maple		22	Cords		
5	Balsam Fir		Pulpwood	1	Cords	3.7
	Mixed Aspen	3		Cords		
	<i>Quaking Aspen</i>	3		<i>Cords</i>		
	Red Maple	2		Cords		
6	Balsam Fir	Pulpwood	3	Cords	11.6	\$3,142.60
	Jack Pine		5	Cords		
	Mixed Aspen		53	Cords		
	<i>Quaking Aspen</i>		53	<i>Cords</i>		
	Mixed Hardwood		4	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	Mixed Spruce		97	Cords		
	<i>Black Spruce</i>		97	<i>Cords</i>		
	Tamarack		42	Cords		
7	Paper Birch	Sawtimber	7.2	MBF	39.9	\$19,857.05
	Balsam Fir	Pulpwood	21	Cords		
	Mixed Aspen		490	Cords		
	<i>B. T. Aspen</i>		420	<i>Cords</i>		
	<i>Quaking Aspen</i>		70	<i>Cords</i>		
	Mixed Hardwood		25	Cords		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Sugar Maple</i>		23	<i>Cords</i>		
	Mixed Spruce		37	Cords		
	<i>Black Spruce</i>		30	<i>Cords</i>		
<i>White Spruce</i>	7		<i>Cords</i>			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	Paper Birch	Pulpwood	294	Cords		
	Red Maple		284	Cords		
8	Paper Birch	Sawtimber	2.1	MBF	25.8	\$10,844.00
	Red Maple		9.3	MBF		
	Yellow Birch		0.8	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Aspen		213	Cords		
	<i>B. T. Aspen</i>		45	<i>Cords</i>		
	<i>Quaking Aspen</i>		168	<i>Cords</i>		
	Mixed Hardwood		3	Cords		
	<i>Yellow Birch</i>		3	<i>Cords</i>		
	Mixed Spruce		19	Cords		
	<i>Black Spruce</i>		19	<i>Cords</i>		
	Paper Birch		77	Cords		
	Red Maple		255	Cords		
	9	Paper Birch	Sawtimber	3.0		
Red Maple		0.9		MBF		
Sugar Maple		2.3		MBF		
Mixed Aspen		Pulpwood	215	Cords		
<i>Quaking Aspen</i>			215	<i>Cords</i>		
Mixed Hardwood			41	Cords		
<i>Sugar Maple</i>			41	<i>Cords</i>		
Paper Birch			18	Cords		
Red Maple			106	Cords		
10	Balsam Fir	Pulpwood	3	Cords	13.3	\$5,595.00
	Jack Pine		6	Cords		
	Mixed Aspen		18	Cords		
	<i>B. T. Aspen</i>		12	<i>Cords</i>		
	<i>Quaking Aspen</i>		6	<i>Cords</i>		
	Mixed Spruce		1	Cords		
	<i>White Spruce</i>		1	<i>Cords</i>		
	Red Maple		24	Cords		
	Red Pine		74	Cords		
	White Pine		118	Cords		
TOTAL:			28.9	MBF		
TOTAL:			3,094	Cords		

Sale Specific Conditions & Requirements

Sale Name: Cliff Top Outcrop

Sale Number: 32-020-25 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale 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. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except do not cut oak, cedar, hemlock, and white and red pine 26" DBH or greater.

Within Payment Unit(s) 3, cut all trees that are two (2) inches or more at DBH and trees marked with orange paint above and below stump height, except do not cut white pine, red pine, cedar, hemlock, oak, and trees greater than 24" DBH.

Within Payment Unit(s) 4, cut all trees that are two (2) inches or more at DBH, except do not cut cedar, hemlock, and white pine.

Within Payment Unit(s) 6, cut all trees that are two (2) inches or more at DBH, except do not cut cedar and white pine.

Within Payment Unit(s) 7, cut all trees that are two (2) inches or more at DBH, except do not cut cedar, hemlock, white pine, and yellow birch.

Within Payment Unit(s) 8, cut all trees that are two (2) inches or more at DBH, except do not cut cedar, hemlock, white pine, and red pine.

Within Payment Unit(s) 9, cut all trees that are two (2) inches or more at DBH, except do not cut cedar, white pine, and red pine.

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

Within Payment Unit(s) 2, 5, and 10, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, Within Payment Unit(s) 2, cut all, spruce, fir, and jack pine which meet minimum piece specifications in 2.2 Utilization. Within Payment Unit(s) 10, cut all merchantable maple, spruce, fir, and jack pine 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 5% 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, and 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 60 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 spring breakup or during wet weather conditions.

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 may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to 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. 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

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 3-7, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of 12/1 to 4/1. This restriction is due to wet soils.

5.2.3.2 - 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.

5.4.2 - 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.

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 River Road and Pohlman Road 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
32-020-25

Date
09/08/2025

Forest Management Unit
Gwynn Mgt Unit

County
Marquette

Mapped By: Gould
Cruised By: Siler, Gould

Scale
1:24,000

Page
1

Of
1

Township | Range | Section(s) and
45N / 46N | 25W | Subdivision(s) Sec. 33 SWSW; Sec. 4 NWNW; Sec. 5 SENE, NESW, S1/2SW, NESE; Sec. 8 SENW, SWNE, SW, NWSE;

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 1:100,000



Payment Unit Number	Acres	Payment Unit Number	Acres	Payment Unit Number	Acres
1	12.1	5	3.7	9	10.5
2	12.5	6	11.6	10	13.3
3	13.3	7	39.9		
4	2	8	25.8		

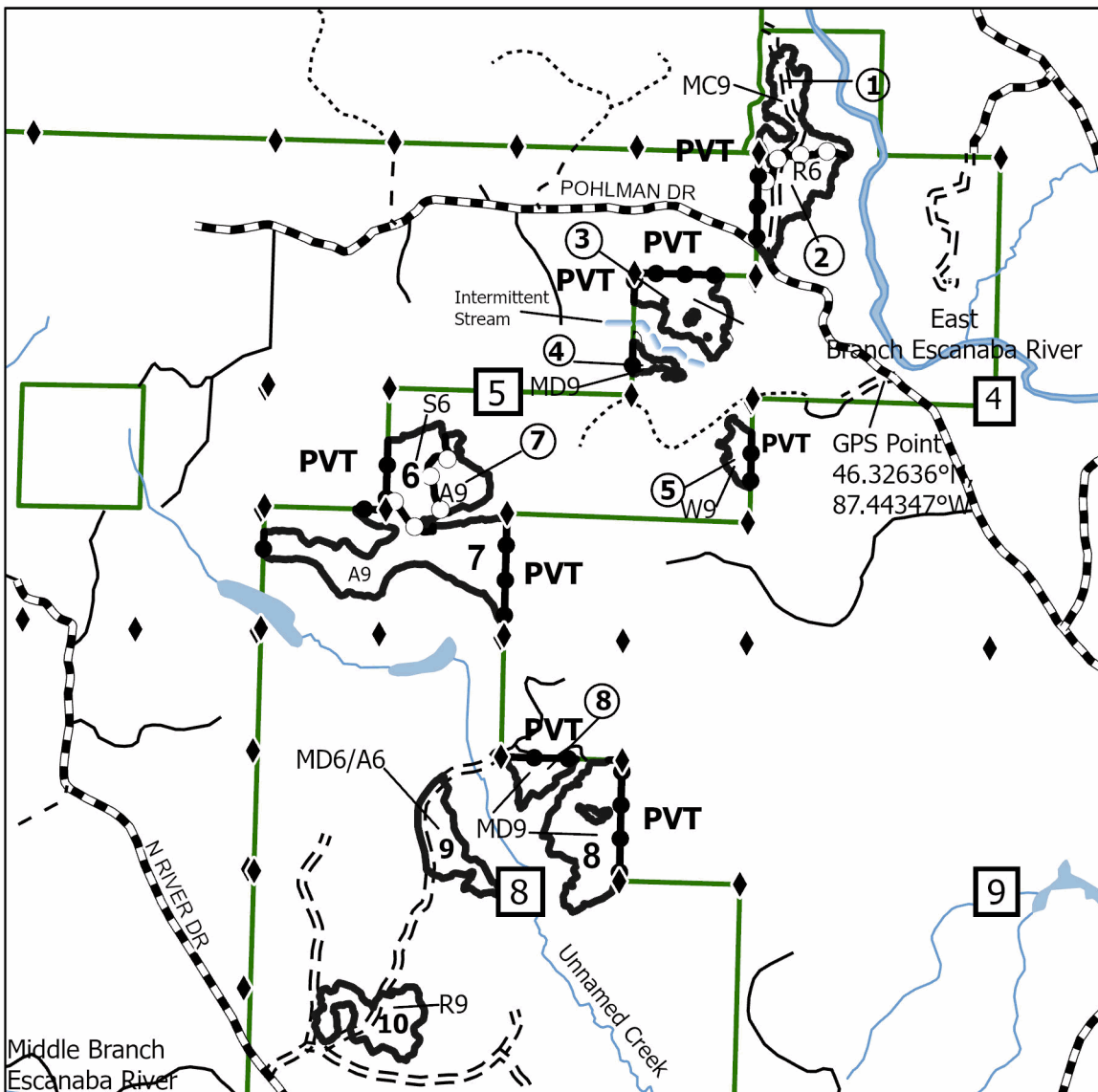
Cliff Top Outcrop

Compartment 32030

144.7 Acres



1.5 Miles



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)

Compartments

- State Forests
- Lakes and Rivers
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner
- Section Numbers

Use QR Code to open Map in App

