



**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:

Hodgepodge (32-021-25) / T45N, R27W, SEC. 30, S1/2NW,N1/2NE,SWNE,N1/2SW.
T45N, R27W, SEC. 30, SWSW,NWSE.

Marquette County, Advertised Price \$120,166.00, 158.1 Acres, Aspen, Jack Pine.

SALE NOTE: This sale has an operation caution spec, 5.2.22.1. See spec 2.2.10 for details on chipping/no chipping of tops and limbs.

TIMBER SALE INFORMATION

Hodgepodge (32-021-25)

T45N, R27W, SEC. 30.

Marquette County (Advertised Price \$120,166.00)

SALE NOTE: This sale has an operation caution spec, 5.2.22.1. See spec 2.2.10 for details on chipping/no chipping of tops and limbs.

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>
Pulpwood		
Balsam Fir	76 Cords	\$ 11.10 / Cord
Jack Pine	1,368 Cords	\$ 43.85 / Cord
Mixed Aspen	1,987 Cords	\$ 20.85 / Cord
Mixed Hardwood	63 Cords	\$ 13.75 / Cord
Mixed Spruce	157 Cords	\$ 11.60 / Cord
Red Maple	251 Cords	\$ 13.75 / Cord
Red Pine	204 Cords	\$ 42.70 / Cord
Tamarack	19 Cords	\$ 14.40 / Cord
White Pine	231 Cords	\$ 12.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.16 percent. There are an estimated 4,353 cords on this timber sale, plus or minus 660 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 \$12,016.60 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	30.1%
02	28.1%
03	27.6%
04	3.9%
05	10.3%
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
343,884	4,353	15.16%	3,693	5,013

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
1	190,935	2,417	22.83%	1,865	2,969
2	99,065	1,254	23.07%	965	1,543
3	19,343	245	43.73%	138	352
7	28,864	365	58.21%	153	578
17	5,676	72	69.89%	22	122
TOTAL:	343,884	4,353		3,142	5,564

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	18	Cords	45.3	\$36,147.85				
	Jack Pine		417	Cords						
	Mixed Aspen		612	Cords						
	<i>B. T. Aspen</i>		411	<i>Cords</i>						
	<i>Quaking Aspen</i>		201	<i>Cords</i>						
	Mixed Hardwood		17	Cords						
	<i>Black Cherry</i>		4	<i>Cords</i>						
	<i>Paper Birch</i>		13	<i>Cords</i>						
	Mixed Spruce		3	Cords						
	<i>Black Spruce</i>		2	<i>Cords</i>						
	<i>White Spruce</i>		1	<i>Cords</i>						
	Red Maple		84	Cords						
	Red Pine		62	Cords						
	White Pine		69	Cords						
2	Balsam Fir	Pulpwood	13	Cords	40.5	\$33,730.05				
	Jack Pine		474	Cords						
	Mixed Aspen		428	Cords						
	<i>B. T. Aspen</i>		294	<i>Cords</i>						
	<i>Quaking Aspen</i>		134	<i>Cords</i>						
	Mixed Hardwood		13	Cords						
	<i>Black Cherry</i>		5	<i>Cords</i>						
	<i>Paper Birch</i>		8	<i>Cords</i>						
	Mixed Spruce		2	Cords						
	<i>Black Spruce</i>		2	<i>Cords</i>						
	Red Maple		74	Cords						
	Red Pine		47	Cords						
	White Pine		54	Cords						
	3		Balsam Fir	Pulpwood			22	Cords	43.7	\$33,191.20
Jack Pine		279	Cords							
Mixed Aspen		737	Cords							
<i>B. T. Aspen</i>		487	<i>Cords</i>							
<i>Quaking Aspen</i>		250	<i>Cords</i>							
Mixed Hardwood		21	Cords							
<i>Black Cherry</i>		3	<i>Cords</i>							
<i>Paper Birch</i>		18	<i>Cords</i>							
Mixed Spruce		1	Cords							
<i>White Spruce</i>		1	<i>Cords</i>							
Red Maple		83	Cords							
Red Pine		70	Cords							
White Pine		76	Cords							
4		Balsam Fir	Pulpwood		11	Cords	9.1	\$4,666.15		
	Jack Pine	51		Cords						
	Mixed Aspen	18		Cords						
	<i>B. T. Aspen</i>	1		<i>Cords</i>						
	<i>Quaking Aspen</i>	17		<i>Cords</i>						
	Mixed Spruce	143		Cords						
	<i>Black Spruce</i>	143		<i>Cords</i>						
	Tamarack	19		Cords						
	5	Balsam Fir		Pulpwood	12	Cords			19.5	\$12,430.75
		Jack Pine			147	Cords				
Mixed Aspen		192	Cords							
<i>B. T. Aspen</i>		157	<i>Cords</i>							
<i>Quaking Aspen</i>		35	<i>Cords</i>							
Mixed Hardwood		12	Cords							
<i>Paper Birch</i>		12	<i>Cords</i>							

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Spruce	Pulpwood	8	Cords		
	<i>White Spruce</i>		8	<i>Cords</i>		
	Red Maple		10	Cords		
	Red Pine		25	Cords		
	White Pine		32	Cords		
TOTAL:			4,356	Cords		

Sale Specific Conditions & Requirements

Sale Name: Hodgepodge

Sale Number: 32-021-25 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. The painted boundary line trees are not Included Timber and are to be protected. 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) 1-5, cut all trees that are two (2) inches or more at DBH, except do not cut oak and cedar.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 1-3 & 5 shall not exceed 6 inches for all trees. This is in order to facilitate planting operations.

3 - Payments

3.4 - Damaged Timber

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are excluded from the sale with red paint. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay triple stumpage as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated 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 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.

4.2.2 - 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 landowner may be required by the DNR.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference 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

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. (Sale condition 2.2.3). Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered. Slash shall not exceed a height of 24 inches.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 4, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet ground conditions.

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.

5.4.2 - 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 Bryan Creek Rd 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.

99 - Unique

SKIP

99.1 - Unique Sale Condition (5/19)

Within Payment Unit(s) 1-3 & 5, chipping of limbs or tops is only permitted if trees are skid during snow free conditions. This is for the purpose of scarifying soil during snow free conditions.



TIMBER SALE MAP

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

Sale Number
32-021-25

Date
09/03/2025

Forest Management Unit
Gwynn Mgt Unit

County
Marquette

Mapped By: Siler
Cruised By: Siler & Gould

Scale
1:15,840

Page
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Of
1

Township 45N Range 27W Section(s) and Subdivision(s) Sec. 30 S1/2NW,N1/2NE,SWNE,N1/2SW; Sec. 30 SWSW,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

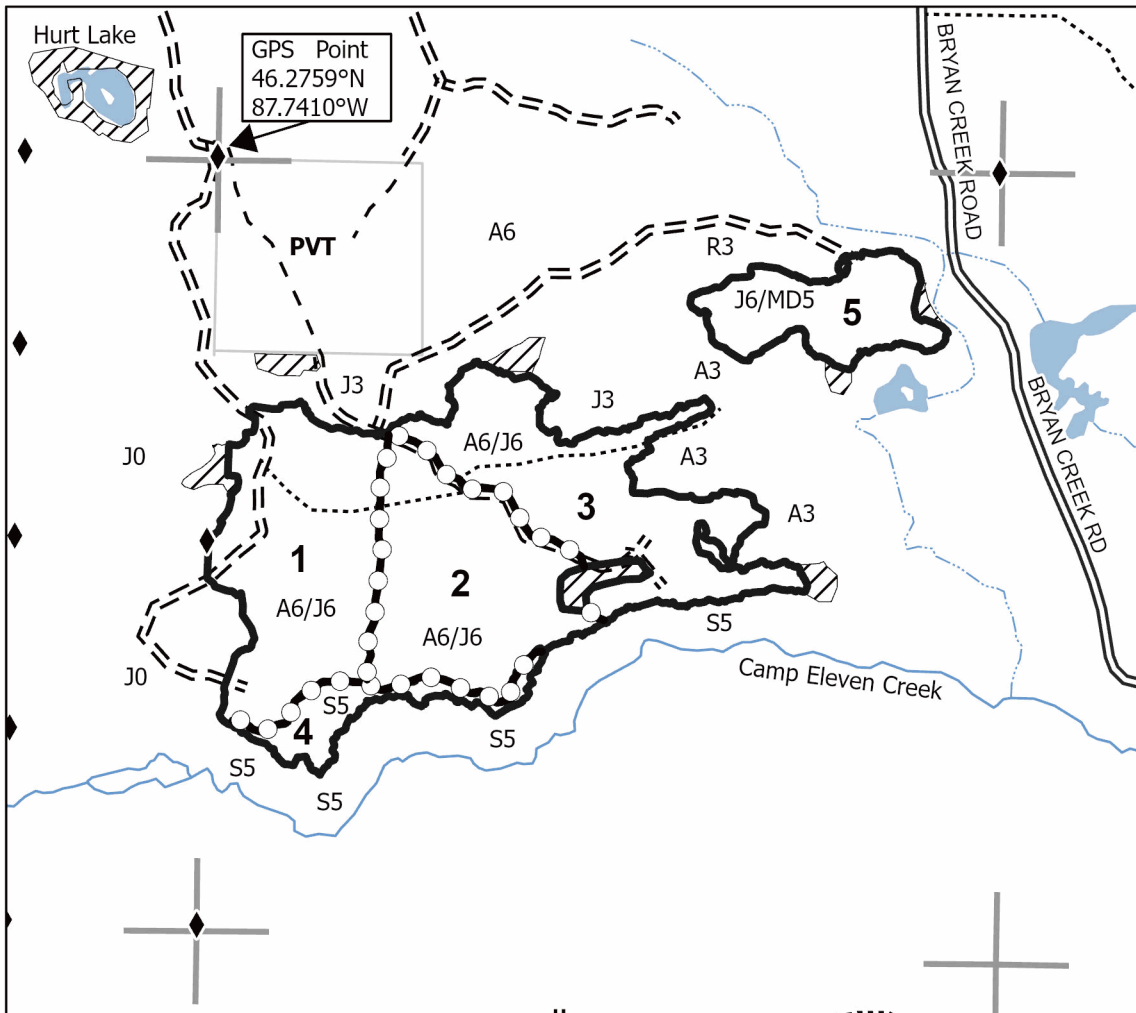
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:100,000



Payment Unit Number	Acres
1	45.2
2	40.5
3	43.8
4	9.1
5	19.5

Hodgepodge Compartment 32269 158.1 Acres



Legend

- Against State (Red)
- Payment Unit (Yellow)
- State Boundary
- Special Protection Area
- Lakes and Rivers
- Intermittent Stream
- Perennial River
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Private Gravel/Dirt
- Survey Grade Corner
- Section Corner

