



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7572**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on August 21, 2025.

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI

CONTACT NAME: Mark Monroe

PHONE NUMBER: (989) 983-4101

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Aspen Plinko (53-022-25) / T31N, R01W, SEC. 11, NW,SWNE,NESW.

T31N, R01W, SEC. 2 , NW,NESW,S1/2SW,W1/2SE.

Otsego County, Advertised Price \$25,178.40, 116.0 Acres, Aspen, Hardwood.

SALE NOTE: This is an aspen salvage sale. Damage to the aspen is primarily in the form of broken tops and limbs, with at least 50% of the stems impacted.

Contact the Pigeon River office for a gate key to access the sale area .

TIMBER SALE INFORMATION

Ice Aspen Plinko (53-022-25)

T31N, R01W, SEC. 11; T31N, R01W, SEC. 2.

Otsego County (Advertised Price \$25,178.40)

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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>
Pulpwood		
Ironwood	85 Cords	\$ 6.45 / Cord
Mixed Aspen	2,295 Cords	\$ 10.35 / Cord
White Pine	74 Cords	\$ 11.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.65 percent. There are an estimated 2,456 cords on this timber sale, plus or minus 507 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 \$2,517.84 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	28.2%
02	6.2%
03	1.9%
04	1.9%
05	24.4%
06	10.9%
07	12.1%
08	14.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2027.

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
194,020	2,456	20.65%	1,949	2,963

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
2	3,706	47	89.81%	5	89
3	53,372	676	45.75%	367	985
7	11,963	151	85.25%	22	281
24	10,653	135	84.12%	21	248
28	3,848	49	180.43%	0	137
31	47,436	600	44.74%	332	869
33	6,910	87	74.91%	22	153
38	23,840	302	78.15%	66	538
41	28,554	361	50.92%	177	546
47	3,737	47	121.49%	0	105
TOTAL:	194,020	2,456		1,012	3,949

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	Ironwood	Pulpwood	9	Cords	28.8	\$7,068.00
	Mixed Aspen		596	Cords		
	<i>B. T. Aspen</i>		366	<i>Cords</i>		
	<i>Quaking Aspen</i>		230	<i>Cords</i>		
	White Pine		71	Cords		
2	Mixed Aspen	Pulpwood	148	Cords	8.9	\$1,567.35
	<i>B. T. Aspen</i>		133	<i>Cords</i>		
	<i>Quaking Aspen</i>		15	<i>Cords</i>		
	White Pine		3	Cords		
3	Ironwood	Pulpwood	1	Cords	5.3	\$482.55
	Mixed Aspen		46	Cords		
	<i>B. T. Aspen</i>		42	<i>Cords</i>		
	<i>Quaking Aspen</i>		4	<i>Cords</i>		
4	Mixed Aspen	Pulpwood	47	Cords	3.2	\$486.45
	<i>Quaking Aspen</i>		47	<i>Cords</i>		
5	Ironwood	Pulpwood	17	Cords	30.7	\$6,143.70
	Mixed Aspen		583	Cords		
	<i>B. T. Aspen</i>		125	<i>Cords</i>		
	<i>Quaking Aspen</i>		458	<i>Cords</i>		
6	Ironwood	Pulpwood	13	Cords	12.7	\$2,754.15
	Mixed Aspen		258	Cords		
	<i>Quaking Aspen</i>		258	<i>Cords</i>		
7	Ironwood	Pulpwood	15	Cords	12.3	\$3,056.85
	Mixed Aspen		286	Cords		
	<i>Quaking Aspen</i>		286	<i>Cords</i>		
8	Ironwood	Pulpwood	30	Cords	14.1	\$3,619.35
	Mixed Aspen		331	Cords		
	<i>B. T. Aspen</i>		159	<i>Cords</i>		
	<i>Quaking Aspen</i>		172	<i>Cords</i>		
TOTAL:			2,454	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Aspen Plinko

Sale Number: 53-022-25 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by red 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. Some boundaries are unpainted, specifically those that border maintained openings. See the Timber Sale Map for further details.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) #'s 1-8, cut all aspen, balsam poplar, red maple, beech, and ironwood trees that are two (2) inches or more at DBH except do not cut any green marked trees. In addition, in Payment Unit #'s 1, 2, and 4, cut all white pine under 10 inches DBH except do not cut any green marked trees.

2.1.9 - Harvest Exception (12/24)

Do not cut any blown over aspen trees other than those that are necessary to remove in order to operate within the Sale Area. Every effort must be made to preserve the existing downed trees and to leave an intact stand upon sale completion. All cut aspen that have blown over shall be piled separately by product and scaled in the woods, unless other scaling arrangements are agreed to by the Unit Manager or his/her representative. Aspen blowdown from the ice storm is rare with the exception of some small pockets (groups of 10-20 trees) in Payment Unit #'s 1 and 5.

2.2 - Utilization

2.2.11 - Chipping Restriction (9/14)

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) #'s 1 and 5 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.

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. In addition, extreme care should be taken to avoid damage to sugar maple and oak saplings. These saplings are primarily in the southern half of Payment Unit #7.

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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the timber sale administrator, 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. 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.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations 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.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company prior to operating equipment in the vicinity of well heads or natural gas pipelines. A pipeline borders the northern edge of Payment Unit #1. No equipment is permitted to operate in the pipeline.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife openings which are indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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.

5.2.43 - Opening Protection (2/21)

No activities are permitted in some of the maintained openings. See the Timber Sale Map for the location of these openings. Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

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 are 12 inches or greater in depth and 25 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.

5.7 - Protection of Historical Sites

5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are on the

northwest side of Payment Unit #7 and are marked on the timber sale map. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay \$1000 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged.

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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

7.2.8 - Salvage Extension with Restrictions (6/25)

This is a salvage sale that should be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, operations on this contract must be completed by March 31, 2026. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of late March 2025. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



TIMBER SALE MAP

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

Sale Number
53-022-25

Date
07/23/2025

Forest Management Unit	County	Mapped By: Rekowski	Scale	Page	Of
Pigeon River Country Mgt Unit	Otsego	Cruised By: Rekowski	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
31N	01W	Sec. 11 NW,SWNE,NESW; Sec. 2 NW,NESW,S1/2SW,W1/2SE;

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	28.8	5	30.7
2	8.9	6	12.8
3	5.3	7	12.3
4	3.2	8	14.1

Ice Aspen Plinko
116.0 Acres

