



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7573**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on August 19, 2025.

LOCATION: ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

PROSPECTUS NOTE: The sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.

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

Ice C15-25 Aspen Salvage (54-028-25) / T29N, R03E, SEC. 5 , W1/2NW.

T29N, R03E, SEC. 6 , N1/2NE.

T30N, R03E, SEC. 31, SESE.

T30N, R03E, SEC. 32, SESW,S1/2SE.

Montmorency County, Advertised Price \$49,247.95, 81.3 Acres, Aspen, Red Oak.

SALE NOTE: -This is an ice storm damaged salvage sale. Refer to timber sale specs 2.1.11, 7.2.2, and 7.5.1 for details.

-Any questions related to this ice storm damage salvage sale can be directed to MI DNR Forester Dale Parris at (989) 590-1204 or parrisd2@michigan.gov.

Access may be through private or other public land.

TIMBER SALE INFORMATION

Ice C15-25 Aspen Salvage (54-028-25)

T29N, R03E, SEC. 5; T29N, R03E, SEC. 6; T30N, R03E, SEC. 31; T30N, R03E, SEC. 32.

Montmorency County (Advertised Price \$49,247.95)

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Access may be through private or other public 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		
Red Oak	141.6 MBF	\$ 118.00 / MBF
Pulpwood		
Mixed Aspen	1,768 Cords	\$ 11.30 / Cord
Mixed Hardwood	491 Cords	\$ 12.55 / Cord
Red Oak	462 Cords	\$ 13.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.39 percent. There are an estimated 3,052 cords on this timber sale, plus or minus 500 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 \$2,500.00 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	24.2%
02	21.5%
03	11.0%
04	24.4%
05	18.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

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.

VOLUME		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
241,107	3,052	16.39%	2,552	3,552

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
14	39,321	498	31.31%	342	654
18	94,316	1,194	28.65%	852	1,536
109	107,470	1,360	25.08%	1,019	1,702
TOTAL:	241,107	3,052		2,213	3,891

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	Red Oak	Sawtimber	36.9	MBF	17.4	\$11,920.90
	Mixed Aspen	Pulpwood	407	Cords		
	B. T. Aspen		407	Cords		
	Mixed Hardwood		125	Cords		
	Red Maple	Sawtimber	1.1	MBF		
	Beech	Pulpwood	3	Cords		
	Red Maple		103	Cords		
	Sugar Maple		16	Cords		
	White Ash		1	Cords		
	Red Oak		101	Cords		
2	Red Oak	Sawtimber	32.8	MBF	15.5	\$10,600.55
	Mixed Aspen	Pulpwood	362	Cords		
	B. T. Aspen		362	Cords		
	Mixed Hardwood		111	Cords		
	Red Maple	Sawtimber	1.0	MBF		
	Beech	Pulpwood	3	Cords		
	Red Maple		91	Cords		
	Sugar Maple		14	Cords		
	White Ash		1	Cords		
	Red Oak		90	Cords		
3	Red Oak	Sawtimber	3.7	MBF	18.1	\$5,416.55
	Mixed Aspen	Pulpwood	425	Cords		
	B. T. Aspen		395	Cords		
	Quaking Aspen		30	Cords		
	Mixed Hardwood		2	Cords		
	Black Cherry		2	Cords		
	Red Oak		11	Cords		
4	Red Oak	Sawtimber	37.7	MBF	17.6	\$11,993.00
	Mixed Aspen	Pulpwood	338	Cords		
	B. T. Aspen		263	Cords		
	Quaking Aspen		75	Cords		
	Mixed Hardwood		139	Cords		
	Red Maple	Sawtimber	1.0	MBF		
	Red Maple	Pulpwood	137	Cords		
	Red Oak		143	Cords		
5	Red Oak	Sawtimber	30.5	MBF	12.7	\$9,316.95
	Mixed Aspen	Pulpwood	236	Cords		
	B. T. Aspen		178	Cords		
	Quaking Aspen		58	Cords		
	Mixed Hardwood		114	Cords		
	Red Maple	Sawtimber	0.8	MBF		
	Red Maple	Pulpwood	112	Cords		
	Red Oak		117	Cords		
TOTAL:			141.6	MBF		
TOTAL:			2,721	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice C15-25 Aspen Salvage

Sale Number: 54-028-25 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, and by forest roads and field edge. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, forest road, and field edge. Interior Payment Unit boundaries are marked with yellow paint, forest road, and field edge. 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. 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 or damage green marked trees in Payment Unit 1 and pine trees in Payment Units 4 and 5, unless marked with purple paint. Pine trees marked with purple paint in Payment Unit 5 are included timber. In addition, protect and do not cut sub-merchantable pine seedlings and saplings in accordance with sale spec 3.4.1 in Payment Units 4 and 5. Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected. Orange marked habitat trees in Payment Units 1, 2, 4, and 5 are to be handled as detailed in timber sale spec 5.2.4.4.

2.1.11 - Description of Timber Note (2/04)

Note that this is an ice storm salvage sale.

All timber standing, fallen, snapped, and/or broken timber is designated for harvest, except those trees designated for leave as detailed in timber sale specs 2.1.1, 3.4.1, 3.4.2, and 5.2.4.4.

This sale was cruised, and timber volumes estimated, using standard methods used by the Michigan DNR.

Advertised prices were reduced accordingly, to reflect the current ice storm damaged condition of the stand.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) \$25,000 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.

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 pine tree seedlings and saplings in Payment Units 4 and 5.

Within the Payment Units 4 and 5, if more than 25% of pine tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$200 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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.

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint in Payment Unit 1. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$200 as fixed, agreed and liquidated damages for each special protection tree 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.

4.1.6 - Road Construction (4/24)

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)

Reopened overgrown roads within the sale must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. 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.

4.1.12 - No New Roads (1/12)

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

4.2 - Maintenance

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

4.4.1 - 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 (10/16)

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

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

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 opening which is indicated by G 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.

5.2.3 - Operating Restrictions

5.2.3.11 - Coppice Regeneration Protection (4/10)

Timber harvesting in any Payment Unit must be completed before significant tree sprouting occurs in that Payment Unit, so as to minimize damage to the new regeneration. Any post-harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1, 2, 4, and 5, after all designated wood has been harvested and forwarded from an area, cut and leave all orange marked trees on the ground.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

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 are 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.

5.8 - 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 forest roads 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract. Ice storm damaged timber must be processed and utilized in a timely manner for minimizing deterioration of wood product.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the late March 2025 Ice Storm. 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.

Forest Management Unit		County	Mapped By: D. Parris	Scale 1:15,840	Page 1	Of 1
Atlanta Mgt Unit		Montmorency	Cruised By: D. Parris			
Township 29N / 30N	Range 03E	Section(s) and Subdivision(s) Sec. 31 SESE; Sec. 32 SESW,S1/2SE; Sec. 5 W1/2NW; Sec. 6 N1/2NE;				

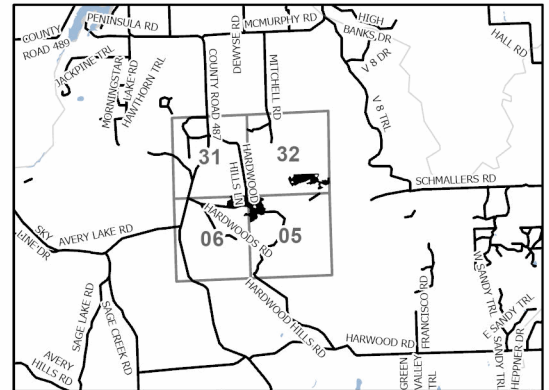
Cover Type

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

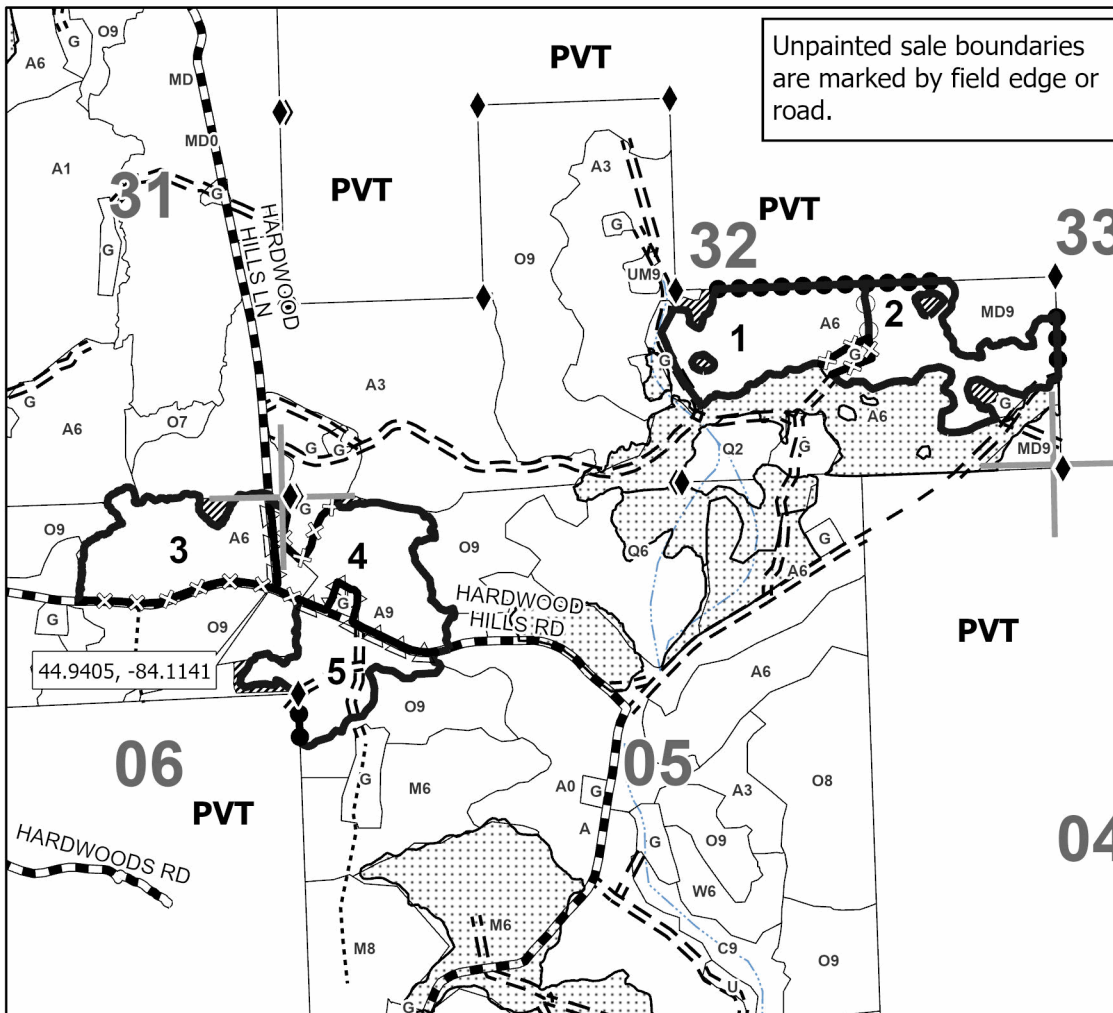
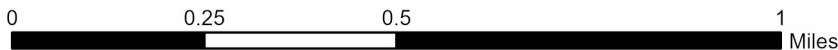
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:150,000



Payment Unit Number	Acres
1	17.4
2	15.5
3	18.1
4	17.6
5	12.7

**Ice C15-25
Aspen
Salvage**
81.3 Acres



Legend

Sale Boundary

- Against State (Red)
- x- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- △ Payment Unit (Unpainted)
- Stand Boundaries
- ▨ Retention Areas
- ▤ Nearby Timber Sale
- == Forest Access Route
- ... Administrative Access Only
- - - Government Gravel/Dirt
- - - Private Gravel/Dirt
- Intermittent Stream
- ◆ Survey Corner
- Section Corner
- Section Numbers

Use QR Code to
open Map in App

