



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7590**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on August 19, 2025.**

**LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.**

**CONTACT NAME: Josh Brinks**

**PHONE NUMBER: (906) 203-0210**

**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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

Hog Island Cedar Cut CRP (45-103-25) / T43N, R07W, SEC. 7 , S1/2NW,S1/2NE,N1/2SW,N1/2SE.  
Mackinac County, Advertised Price \$142.00, 14.2 Acres, Hardwood.

**SALE NOTE:** This sale is part of a Michigan Technological University silvicultural study for cedar regeneration. This sale is being sold by the acre. The purchaser is required to report total volumes harvested by species in cords. Upon completion of harvesting the purchaser will be eligible for a free/reduced extension on another Michigan DNR timber sale.

A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity. Certain restrictions/specifications may be applicable including time restrictions.

## TIMBER SALE INFORMATION

Hog Island Cedar Cut CRP (45-103-25)

T43N, R07W, SEC. 7.

Mackinac County (Advertised Price \$142.00)

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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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Pulpwood		
Misc. Species 1	14.2 Acres	\$ 10.00 / Acre

\* 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 \$1,000.00 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	33.1%
02	66.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

### **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
1,954	25	N/A	25	25
14.20 acres are being sold by the acre and do not have cubic foot or cord volumes.				

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
74 *			N/A		
741 *			N/A		
TOTAL:	N/A	N/A		N/A	N/A

\* This VDU is being sold by the acre. There are no cruise statistics available.

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	Misc. Species 1	Pulpwood	4.7	Acres	4.7	\$47.00
2	Misc. Species 1	Pulpwood	9.5	Acres	9.5	\$95.00
TOTAL:			14.2	Acres		

## **Sale Specific Conditions & Requirements**

**Sale Name: Hog Island Cedar Cut CRP**

**Sale Number: 45-103-25 Seq#: 2**

### **1 - Sale Area**

#### **1.2 - Boundaries**

##### **1.2.1 - Painted Boundaries (9/19)**

For Payment Unit 2A (strip thinning), the exterior sale boundary lines against state are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. In addition, a 16-foot-wide skid trail is marked through the center of the unit using yellow paint. All equipment operations in unit 2A must occur between the two yellow painted lines that delineate the skid trail. No equipment can operate outside of the skid trail without permission from the Unit Manager or his/her representative. Yellow trees are designated for harvest.

For Payment Unit 1 (strip clearcut), the exterior sale boundary lines against state are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected. In addition, there is a single yellow painted boundary in each strip that is 16 feet from, and parallels, the red boundary. This delineates the skid trail. All equipment operations in unit 1 must occur between the red boundary line and the yellow painted line that delineate the skid trail. No equipment can operate outside of the skid trail without permission from the Unit Manager or his/her representative. Yellow trees are designated for harvest.

In Payment Unit 2B and 2C (gaps), The painted boundary line trees are not Included Timber and are to be protected unless they are adjacent to the skid trails that are established for harvesting the gaps. These boundary line trees will be designated by the sale administrator.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)**

Within Payment Unit(s) 1, cut all trees which meet minimum piece specifications in 2.2 Utilization.

Note that: Skid trails are marked with yellow paint. No equipment can cross the yellow painted boundary during sale operations without approval from the Unit Manager or his/her representative. Trees marked with yellow paint are designated for harvest.

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

Within Payment Unit(s) 2A, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

Note that: Skid trail boundaries are marked with yellow paint. All trees within the skid trail boundaries are designated for harvest. No equipment may cross the yellow painted boundary during sale operations without approval from the Unit Manager or his/her representative. Trees marked with yellow paint are designated for harvest.

##### **2.1.7 - Leave Tree Marked Unit(s) (6/14)**

Within Payment Unit(s) 2B and 2C, all cedar, hemlock, yellow birch and white pine, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting. In addition, cut all other trees that are one (1) inch or more at DBH, except do not cut trees marked with green paint above and below the stump height.

Note that: No equipment shall be operated within the red boundary lines that delineate the gaps. Skid trails will be established around portions of the perimeter of the gaps which can be used for harvesting and skidding operations. These skid trails will be established by the Sale Administrator and marked with orange paint.

##### **2.1.11 - Description of Timber Note (2/04)**

Note that the Purchaser is required to report total volume harvested in cords by species upon completion of the contract. This is required as part of the research.

Payment Unit 1 and 2 are being sold by the acre. There are 7.4 acres of strip thinning's, 4.2 acres of strip clearcuts, 0.9 acres of gaps, and 1.7 acres in 16-foot-wide skid trails for access. A reconnaissance cruise was done in the Sale Area which showed that the volume per acre ranged from 32 cords per acre to 51 cords per acre. The Sale Area is dominated by cedar with a small component of fir, paper birch and red maple.

## 2.2 - Utilization

### 2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor (feller bunching harvester will not be allowed) in order to retain existing understory.

## 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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, if more than 25% of the cedar 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 \$500 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.

#### 3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are the interior of Payment Units 2B and 2C and areas identified on the Timber Sale Map as special protection areas. The Purchaser shall not operate equipment or place skid trails within these areas. If the Purchaser's operations have left equipment tracks, ruts, or other ground damage, through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each canopy gap damaged.

## 4 - Transportation

### 4.1 - Construction

#### 4.1.2 - Stream Crossings, Specific (3/11)

Crossing Hog Island Creek which runs in the ditch on the east side of Hog Island Rd will require the installation of a portable bridge which may be borrowed from the DNR. This installation will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR. A 60 day notice of when operations are planned to begin should be given to the DNR to allow time to acquire the permit.

#### 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 outside of designated harvest areas, unless otherwise instructed by the Sale Administrator. This specification also applies to skid trails.

#### 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 double earthen berms at strategic locations. 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. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

### 4.2 - Maintenance

#### 4.2.1 - Hauling Restriction (12/08)

Hauling on Hog Island Rd is restricted year-round. The restriction is administered by the Mackinac County Road Commission. All necessary permits must be obtained through the road commission.

#### 4.2.3 - Road maintenance (8/13)

The following road maintenance is required: 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.

#### 4.2.5 - 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.

## 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, to determine landing and road locations, go over operating restrictions and slash specs, and skid trail 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

#### 5.2.1 - Slash

##### 5.2.1.2 - Slash Removal

##### 5.2.1.2.6 - Slash Removal, General (7/05)

All slash must be removed from Payment Unit 1, 2A, and 2B. Slash can be utilized in skid trails to assist in flotation or slash can be evenly scattered outside of the Payment Units.

##### 5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, within Payment Unit 2A, slash shall be used in the skid trails to support equipment flotation. If not used in skid trails, slash shall be evenly distributed throughout the Payment Unit. Bunched tops within the cutting area shall be broken up and scattered. Processing sites shall not be left with a compacted layer of slash.

Within Payment Unit 2C, all slash is to be removed from the unit except, do not process six (6) cedar tress above six (6) inches in diameter, these intact tops with branches attached must be arranged in a jack strawed/campfire orientation within the center of the gap to impede access by deer and protect existing cedar regeneration.

#### 5.2.3 - Operating Restrictions

##### 5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 and 2, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 1 to March 31. This restriction is because low ground conditions and providing browse for wintering deer.

#### 5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

#### 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.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. No decking of forest products will be permitted along the snowmobile trail.

### 5.5 - Protection of Improvements

#### 5.5.3 - Protection of Improvements Detail (10/13)

The following are specific protection measures for this sale. Trail cameras have been installed within the Sale Area as part of the research project. Before operations begin, contact the Sale Administrator to have the cameras removed. If cameras are damaged, an invoice will be sent to the Purchaser for the cost of replacing the camera.

## 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 the haul 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.

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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

#### 7.2.7 - Research Extension (4/25)

This is a research sale with a short contract length. The sale must 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, the contract to be extended must be extended by the original expiration date of this contract. 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%. The research extension must be used before this contract is closed out. 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.



## TIMBER SALE MAP

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

Sale Number  
**45-103-25**

Date  
05/13/2025

Forest Management Unit		County	Mapped By: Brinks	Scale 1:15,840	Page 1	Of 3
Sault Ste Marie Mgt Unit		Mackinac	Cruised By: Flatt			
Township 43N	Range 07W	Section(s) and Subdivision(s) Sec. 7 S1/2NW,S1/2NE,N1/2SW,N1/2SE;				

### 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

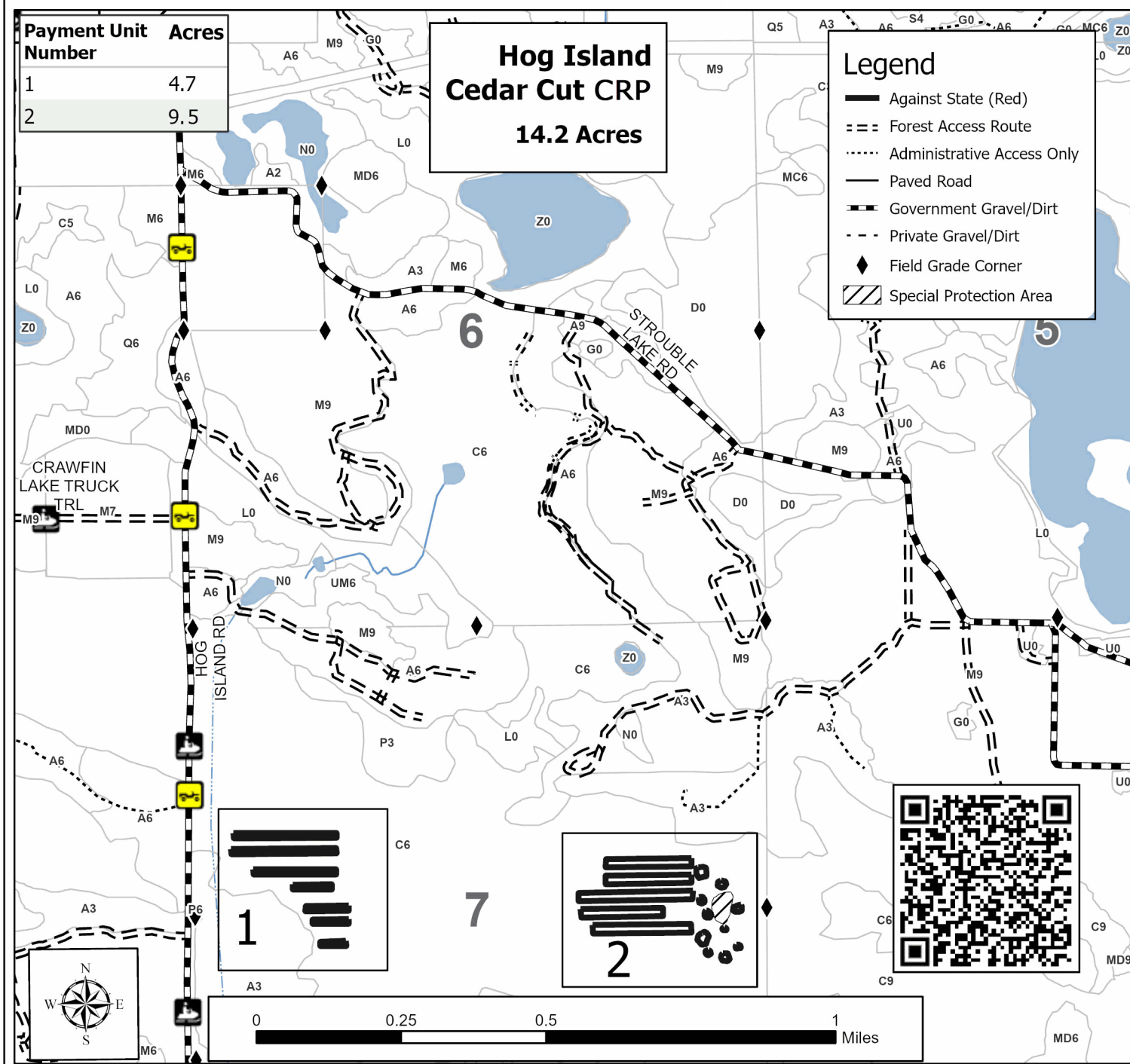
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	4.7
2	9.5

**Hog Island  
Cedar Cut CRP  
14.2 Acres**

### Legend

-  Against State (Red)
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Government Gravel/Dirt
-  Private Gravel/Dirt
-  Field Grade Corner
-  Special Protection Area





# TIMBER SALE MAP

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

Sale Number  
**45-103-25**

Date  
**05/14/2025**

Forest Management Unit  
Sault Ste Marie Mgt Unit

County  
Mackinac

Mapped By: Brinks  
Cruised By: Flatt

Scale  
1:5,000

Page  
2

Of  
3

Township 43N Range 07W Section(s) and Subdivision(s) Sec. 7 S1/2NW,S1/2NE,N1/2SW,N1/2SE;

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2	9.5

## Legend

- Against State (Red)
- Temp Bridge Location
- Temp Road
- - - Skid Trail
- = = = Forest Access Route
- ..... Administrative Access Only
- ▬ Government Gravel/Dirt
- ◆ Field Grade Corner
- ▨ Special Protection Area

**Hog Island  
Cedar Cut CRP  
14.2 Acres**

Unit 1

C6

HOG ISLAND RD

A3

A6

A3

A3



0 0.07 0.15 0.3 Miles



**TIMBER SALE MAP**

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

Sale Number  
**45-103-25**Date  
**05/14/2025**Forest Management Unit  
Sault Ste Marie Mgt UnitCounty  
MackinacMapped By: Brinks  
Cruised By: FlattScale  
1:5,000Page  
3Of  
3Township  
43NRange  
07WSection(s) and  
Subdivision(s) Sec. 7 S1/2NW,S1/2NE,N1/2SW,N1/2SE;**Cover Type**

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**Payment Unit Acres**

1	4.7
2	9.5

**Legend**

- Against State (Red)
- - - Skid Trail
- == Forest Access Route
- ..... Administrative Access Only
- /// Special Protection Area

**Hog Island  
Cedar Cut CRP  
14.2 Acres**