



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7714**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on December 17, 2025.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 745-4651

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

Ribeye of the Sky Mix (63-011-25) / T23N, R06W, SEC. 1 , NW,NWNE.

T23N, R06W, SEC. 15, W1/2NE.

T23N, R06W, SEC. 2 , NENE.

Missaukee County, Advertised Price \$80,291.45, 61.7 Acres, Aspen, Jack Pine.

TIMBER SALE INFORMATION

Ribeye of the Sky Mix (63-011-25)

T23N, R06W, SEC. 1; T23N, R06W, SEC. 15; T23N, R06W, SEC. 2.

Missaukee County (Advertised Price \$80,291.45)

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		
Jack Pine	12.7 MBF	\$ 36.00 / MBF
Mixed Aspen	301.9 MBF	\$ 122.00 / MBF
Red Maple	5.8 MBF	\$ 131.00 / MBF
Red Pine	9.5 MBF	\$ 96.00 / MBF
Pulpwood		
Balsam Fir	161 Cords	\$ 31.50 / Cord
Black Cherry	8 Cords	\$ 16.55 / Cord
Jack Pine	136 Cords	\$ 13.95 / Cord
Mixed Aspen	1,477 Cords	\$ 20.90 / Cord
Red Maple	107 Cords	\$ 16.55 / Cord
Red Pine	34 Cords	\$ 44.80 / Cord
Sugar Maple	4 Cords	\$ 16.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.39 percent. There are an estimated 2,700 cords on this timber sale, plus or minus 443 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:

- A bond in the amount of \$8,029.15 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
 - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
 - The 10% down payment will be credited towards the first unit cut.
 - 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	34.0%
02	66.0%
- If no cutting takes place, the 10% down payment will not be refunded.
- Operations on the contract issued will terminate on 12/31/2028.

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			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
213,289	2,700	16.39%	2,257	3,143

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
61	129,523	1,640	20.59%	1,302	1,977
74	65,353	827	30.79%	573	1,082
75	18,413	233	70.92%	68	398
TOTAL:	213,289	2,700		1,942	3,457

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	Sawtimber	12.7	MBF	28.9	\$27,268.50	
	Mixed Aspen		64.9	MBF			
	<i>B. T. Aspen</i>		38.4	<i>MBF</i>			
	<i>Quaking Aspen</i>		26.5	<i>MBF</i>			
	Red Maple		4.1	MBF			
	Red Pine		9.5	MBF			
	Jack Pine		Pulpwood	136			Cords
	Mixed Aspen			652			Cords
	<i>B. T. Aspen</i>			284			<i>Cords</i>
	<i>Quaking Aspen</i>			368			<i>Cords</i>
	Red Maple			24			Cords
	Red Pine			34			Cords
2	Mixed Aspen	Sawtimber	237.0	MBF	32.8	\$53,022.95	
	<i>B. T. Aspen</i>		217.2	<i>MBF</i>			
	<i>Quaking Aspen</i>		19.8	<i>MBF</i>			
	Red Maple		1.7	MBF			
	Balsam Fir		Pulpwood	161			Cords
	Black Cherry			8			Cords
	Mixed Aspen			825			Cords
	<i>B. T. Aspen</i>			742			<i>Cords</i>
	<i>Quaking Aspen</i>			83			<i>Cords</i>
	Red Maple			83			Cords
	Sugar Maple		4	Cords			
	TOTAL:			329.9			MBF
TOTAL:			1,927	Cords			

Sale Specific Conditions & Requirements

Sale Name: Ribeye of the Sky Mix

Sale Number: 63-011-25 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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1 and 2, cut all species trees that are two (2) inches or more at DBH except within Payment Unit 2, do not cut red or white pine greater than 20 inches at DBH.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 and 2 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.

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)

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 a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. 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 spring breakup or during wet weather conditions.

4.2.4 - Grading (10/16)

For completion of the sale, 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. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. 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.

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 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

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 inches in height.

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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1 and 2, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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 and 2, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres and at least two (2) large brush piles per acre. These logs and brush piles will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

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.

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 Walker and Nelson 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.

**TIMBER SALE MAP**

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

Sale Number
63-011-25Date
09/05/2025

Forest Management Unit

County

Mapped By: Adamczyk

Scale

Page

Of

Cadillac Mgt Unit

Missaukee

Cruised By: Adamczyk

1:7,920

1

2

Township

Range

Section(s) and

23N

06W

Subdivision(s) Sec. 1 NW,NWNE; Sec. 15 W1/2NE; Sec. 2 NENE;

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

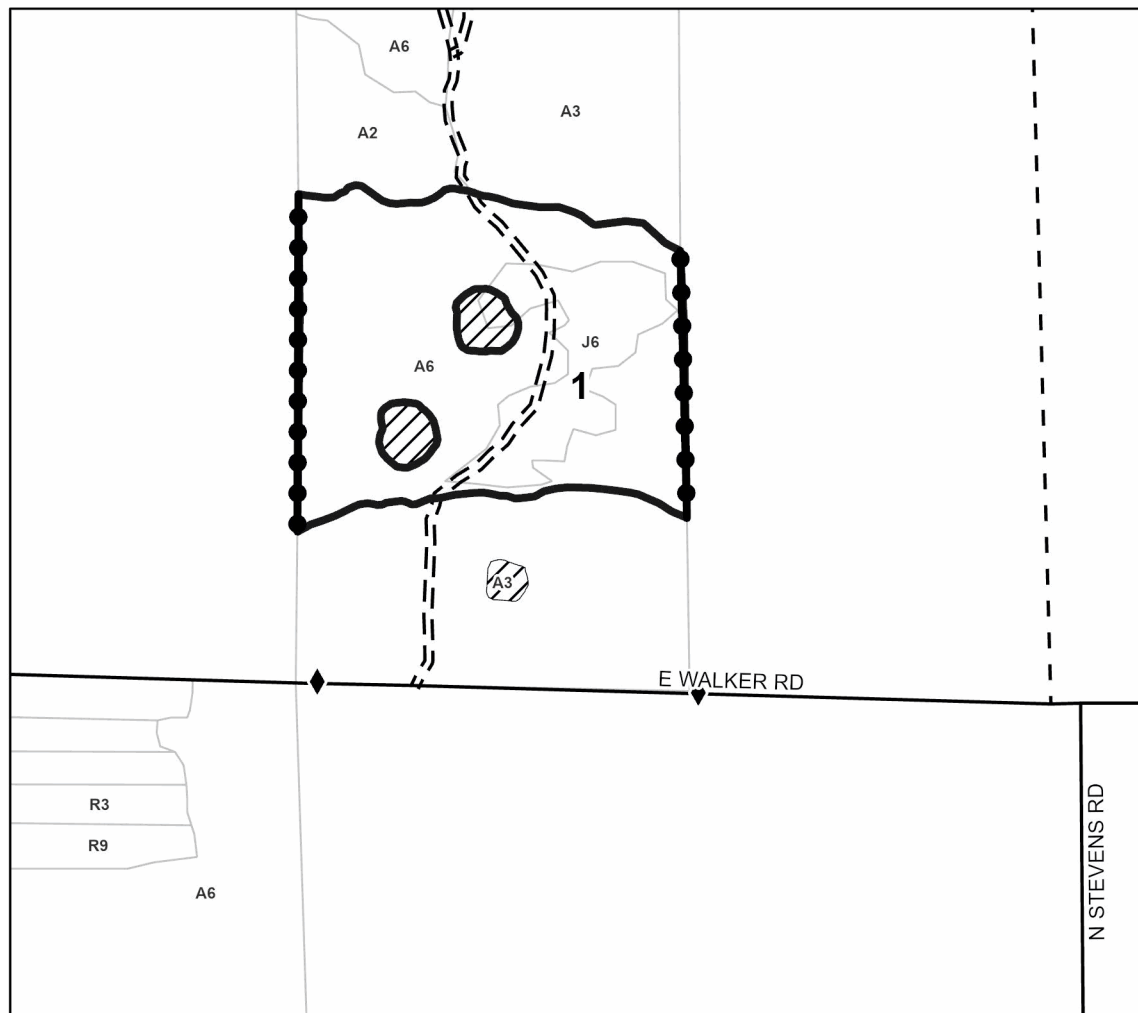
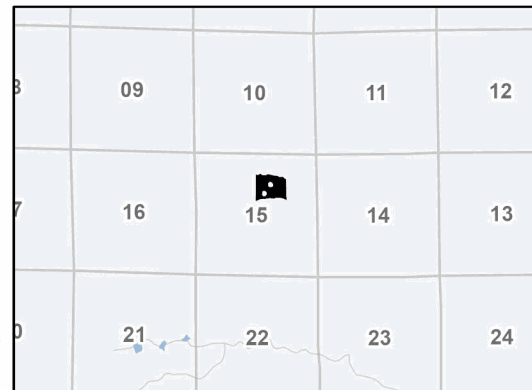
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:100,000

Payment Unit Number	Acres
1	28.9
2	32.8

Ribeye of the Sky Mix**61.7 Acres**

0 0.13 0.25 0.5 Miles

**Legend**

- Payment Unit
- Private Line (Blue)
- Forest Access Route
- Paved Road
- Private Gravel/Dirt

Use QR Code to
open Map in App

**TIMBER SALE MAP**

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

Forest Management Unit		County	Mapped By: Adamczyk	Scale 1:12,375	Page	Of
Cadillac Mgt Unit		Missaukee	Cruised By: Adamczyk		2	2
Township 23N	Range 06W	Section(s) and Subdivision(s) Sec. 1 NW,NWNE; Sec. 15 W1/2NE; Sec. 2 NENE;				

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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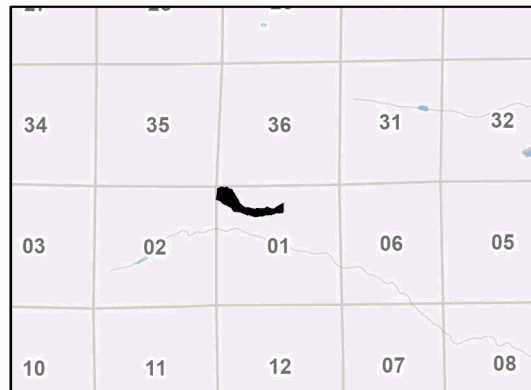
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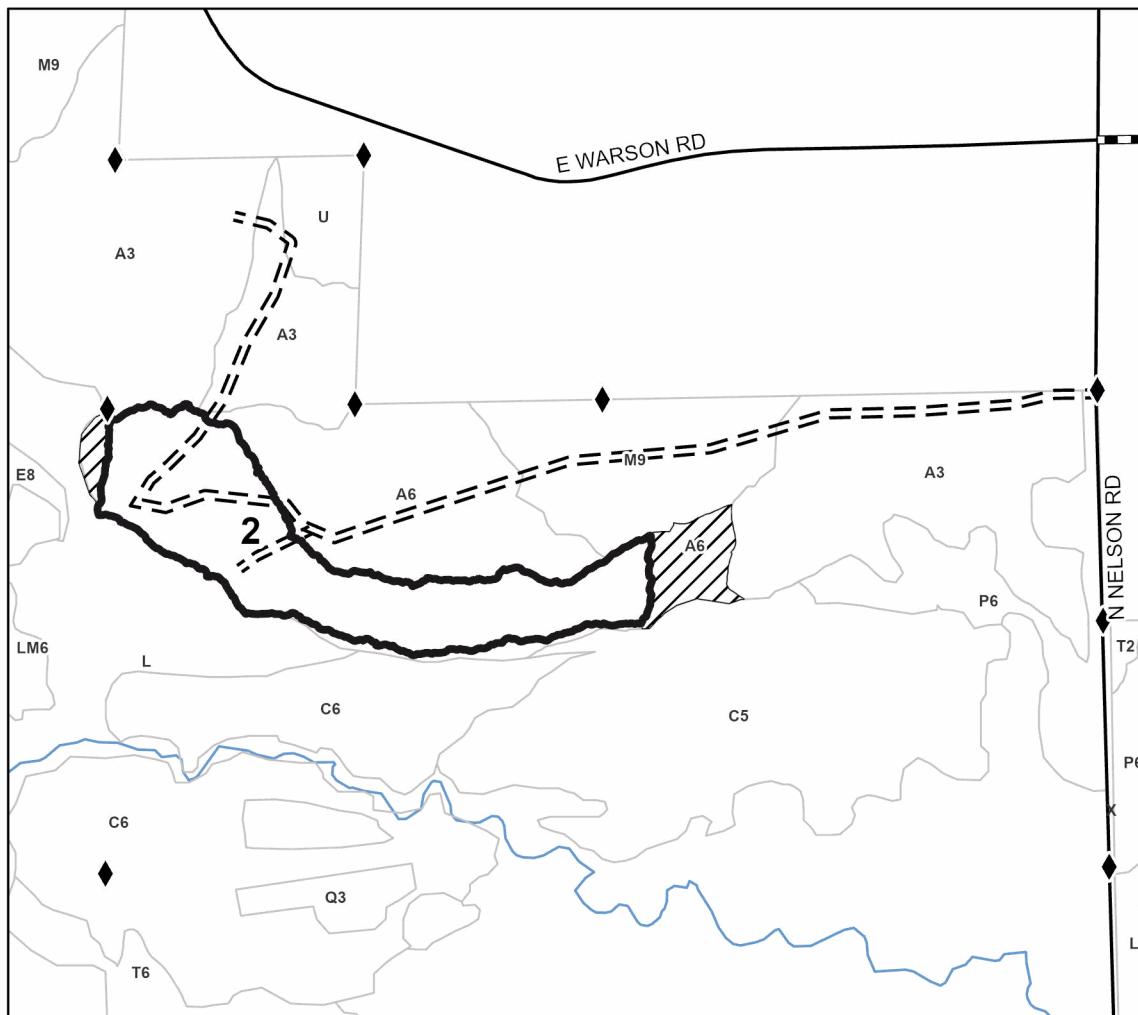
Payment Unit Number	Acres
1	28.9
2	32.8

Ribeye of the Sky Mix**61.7 Acres**

0 0.2 0.4 0.8 Miles

**Locator Map 1:100,000****Legend**

- Payment Unit
- Forest Access Route
- Paved Road
- Government Gravel/Dirt



Use QR Code to open Map in App

