



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7713**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on October 22, 2025.**

LOCATION: **ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.**

CONTACT NAME: Dan Racine

PHONE NUMBER: (906) 789-8231

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

Limpert Road West (33-003-25) / T37N, R24W, SEC. 19, S1/2SE.

T37N, R24W, SEC. 20, S1/2SE.

T37N, R24W, SEC. 28, SWNW, W1/2SW.

T37N, R24W, SEC. 29, NENW, N1/2NE, SENE, NESW, SE.

T37N, R24W, SEC. 30, NE, N1/2SE.

T37N, R24W, SEC. 32, NWNE.

Delta County, Advertised Price \$117,900.75, 202.7 Acres, Hardwood, White Pine.

SALE NOTE: Payment Units 1,2,4,5, and 10 are restricted to December 1st through March 31st. See cutting specification 5.2.3.1 Operating Restriction.

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

Limpert Road West (33-003-25)

T37N, R24W, SEC. 19; T37N, R24W, SEC. 20; T37N, R24W, SEC. 28; T37N, R24W, SEC. 29; T37N, R24W, SEC. 30; T37N, R24W, SEC. 32.

SALE NOTE: Payment Units 1,2,4,5, and 10 are restricted to December 1st through March 31st. See cutting specification 5.2.3.1 Operating Restriction.

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.

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>
Sawtimber		
Paper Birch	32.2 MBF	\$ 80.00 / MBF
Red Maple	123.3 MBF	\$ 100.00 / MBF
Sugar Maple	1.0 MBF	\$ 212.00 / MBF
Yellow Birch	2.9 MBF	\$ 37.00 / MBF
Pulpwood		
Balsam Fir	167 Cords	\$ 8.40 / Cord
Hemlock	16 Cords	\$ 6.15 / Cord
Misc. Species 2	257 Cords	\$ 7.50 / Cord
Mixed Aspen	675 Cords	\$ 24.50 / Cord
Mixed Hardwood	3,131 Cords	\$ 15.35 / Cord
Mixed Spruce	395 Cords	\$ 12.25 / Cord
N. White Cedar	327 Cords	\$ 6.55 / Cord
Red Pine	202 Cords	\$ 61.00 / Cord
Tamarack	74 Cords	\$ 9.60 / Cord
White Pine	866 Cords	\$ 16.90 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 10.15 percent. There are an estimated 6,486 cords on this timber sale, plus or minus 659 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 \$5,895.04 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	11.7%
02	8.8%
03	12.9%
04	6.1%
05	22.0%
06	4.2%
07	4.6%
08	21.6%
09	3.9%
10	1.1%
11	3.1%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

### **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
512,386	6,486	10.15%	5,827	7,145

## 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
10	62,994	797	28.16%	573	1,022
18	42,735	541	32.05%	368	714
29	46,357	587	31.56%	402	772
34	27,091	343	43.16%	195	491
36	29,780	377	40.18%	225	528
38	5,988	76	121.05%	0	168
42	23,843	302	56.98%	130	474
48	15,481	196	69.74%	59	333
52	20,060	254	55.81%	112	396
53	105,256	1,332	29.22%	943	1,722
56	132,801	1,681	16.07%	1,411	1,951
<b>TOTAL:</b>	<b>512,386</b>	<b>6,486</b>		<b>4,418</b>	<b>8,570</b>

## 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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Paper Birch	Sawtimber	28.3	MBF	28.5	\$13,833.15
	Red Maple		24.9	MBF		
	Balsam Fir	Pulpwood	20	Cords		
	Misc. Species 2		171	Cords		
	Mixed Aspen		17	Cords		
	<i>Quaking Aspen</i>		17	<i>Cords</i>		
	Mixed Hardwood		351	Cords		
	<i>Black Ash</i>		7	<i>Cords</i>		
	<i>Green Ash</i>		16	<i>Cords</i>		
	<i>Paper Birch</i>		154	<i>Cords</i>		
	<i>Red Maple</i>		164	<i>Cords</i>		
	<i>Sugar Maple</i>		5	<i>Cords</i>		
	<i>Yellow Birch</i>		5	<i>Cords</i>		
	Mixed Spruce		22	Cords		
	<i>White Spruce</i>		22	<i>Cords</i>		
	White Pine		92	Cords		
2	Paper Birch	Sawtimber	2.9	MBF	16.1	\$10,332.75
	Red Maple		15.8	MBF		
	Yellow Birch		0.9	MBF		
	Mixed Hardwood	Pulpwood	267	Cords		
	<i>Paper Birch</i>		64	<i>Cords</i>		
	<i>Red Maple</i>		199	<i>Cords</i>		
	<i>Yellow Birch</i>		4	<i>Cords</i>		
	Mixed Spruce		46	Cords		
	<i>Black Spruce</i>		46	<i>Cords</i>		
	Red Pine		17	Cords		
	White Pine		165	Cords		
3	Mixed Hardwood	Pulpwood	42	Cords	22.0	\$15,227.90
	<i>Red Maple</i>		42	<i>Cords</i>		
	Mixed Spruce		68	Cords		
	<i>Black Spruce</i>		68	<i>Cords</i>		
	Red Pine		129	Cords		
	White Pine		348	Cords		
4	Red Maple	Sawtimber	5.9	MBF	13.6	\$7,205.30
	Yellow Birch		1.0	MBF		
	Misc. Species 2	Pulpwood	23	Cords		
	Mixed Hardwood		167	Cords		
	<i>Black Ash</i>		35	<i>Cords</i>		
	<i>Paper Birch</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		105	<i>Cords</i>		
	<i>Yellow Birch</i>		23	<i>Cords</i>		
	Mixed Spruce		7	Cords		
	<i>White Spruce</i>		7	<i>Cords</i>		
	Red Pine		40	Cords		
	Tamarack		28	Cords		
	White Pine		62	Cords		
5	Red Maple	Sawtimber	49.8	MBF	41.9	\$25,955.85
	Yellow Birch		1.0	MBF		
	Balsam Fir	Pulpwood	26	Cords		
	Mixed Hardwood		1,203	Cords		
	<i>Black Ash</i>		426	<i>Cords</i>		
	<i>Green Ash</i>		129	<i>Cords</i>		
	<i>Paper Birch</i>		28	<i>Cords</i>		
	<i>Red Maple</i>		572	<i>Cords</i>		
	<i>Yellow Birch</i>		48	<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	14	Cords		
	<i>White Spruce</i>		14	<i>Cords</i>		
	N. White Cedar		318	Cords		
6	Paper Birch	Sawtimber	1.0	MBF	6.6	\$4,896.15
	Red Maple		15.7	MBF		
	Balsam Fir	Pulpwood	6	Cords		
	Mixed Hardwood		205	Cords		
	<i>Black Ash</i>		17	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Paper Birch</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		148	<i>Cords</i>		
	<i>White Ash</i>		32	<i>Cords</i>		
	Mixed Spruce		4	Cords		
	<i>White Spruce</i>		4	<i>Cords</i>		
7	Balsam Fir	Pulpwood	3	Cords	14.5	\$5,477.55
	Misc. Species 2		19	Cords		
	Mixed Hardwood		214	Cords		
	<i>Paper Birch</i>		13	<i>Cords</i>		
	<i>Red Maple</i>		201	<i>Cords</i>		
	Mixed Spruce		39	Cords		
	<i>Black Spruce</i>		34	<i>Cords</i>		
	<i>White Spruce</i>		5	<i>Cords</i>		
	Red Pine		3	Cords		
	Tamarack		40	Cords		
	White Pine		58	Cords		
8	Red Maple	Sawtimber	2.1	MBF	34.8	\$25,461.00
	Balsam Fir	Pulpwood	106	Cords		
	Misc. Species 2		44	Cords		
	Mixed Aspen		658	Cords		
	<i>B. T. Aspen</i>		279	<i>Cords</i>		
	<i>Quaking Aspen</i>		379	<i>Cords</i>		
	Mixed Hardwood		504	Cords		
	<i>Balsam Poplar</i>		186	<i>Cords</i>		
	<i>Beech</i>		2	<i>Cords</i>		
	<i>Black Ash</i>		59	<i>Cords</i>		
	<i>Black Cherry</i>		5	<i>Cords</i>		
	<i>Green Ash</i>		13	<i>Cords</i>		
	<i>Paper Birch</i>		11	<i>Cords</i>		
	<i>Red Maple</i>		216	<i>Cords</i>		
	<i>White Ash</i>		12	<i>Cords</i>		
	Mixed Spruce		12	Cords		
	<i>White Spruce</i>		12	<i>Cords</i>		
	N. White Cedar		4	Cords		
9	Hemlock	Pulpwood	16	Cords	14.1	\$4,542.55
	Mixed Hardwood		31	Cords		
	<i>Paper Birch</i>		7	<i>Cords</i>		
	<i>Red Maple</i>		24	<i>Cords</i>		
	Mixed Spruce		125	Cords		
	<i>Black Spruce</i>		125	<i>Cords</i>		
	N. White Cedar		5	Cords		
	Red Pine		7	Cords		
	White Pine		117	Cords		
10	Mixed Spruce	Pulpwood	53	Cords	4.3	\$1,285.65
	<i>Black Spruce</i>		53	<i>Cords</i>		
	Red Pine		6	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
10 con't	White Pine	Pulpwood	16	Cords		
11	Red Maple	Sawtimber	9.1	MBF	6.3	\$3,682.90
	Sugar Maple		1.0	MBF		
	Balsam Fir	Pulpwood	6	Cords		
	Mixed Hardwood		147	Cords		
	Beech		8	Cords		
	Red Maple		134	Cords		
	Sugar Maple		5	Cords		
	Mixed Spruce		5	Cords		
	Black Spruce		5	Cords		
	Tamarack		6	Cords		
	White Pine		8	Cords		
TOTAL:			159.4	MBF		
TOTAL:			6,110	Cords		

## Sale Specific Conditions & Requirements

**Sale Name: Limpert Road West**

**Sale Number: 33-003-25 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. 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 unless marked with orange paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid; except the Payment Unit line between Payment Units 3 and 4 is 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, 2, 4-6 and 8-11, cut all trees that are three (3) inches and or more at DBH. In addition, the following exceptions apply:

- Within Payment Unit(s) 1, 2 and 6, do not cut cedar, hemlock, or trees marked with green paint (see spec 2.1.9 for Payment Units 1 and 2).
- Within Payment Unit(s) 4, do not cut cedar or hemlock.
- Within Payment Unit(s) 9 and 10, do not cut trees marked with green paint.
- Within Payment Unit(s) 11, do not cut hemlock or trees marked with green paint.

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

Within Payment Unit(s) 3 and 7, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut hemlock, cedar, or trees marked with green paint above and below stump height (see spec 2.1.9).

##### 2.1.9 - Harvest Exception (12/24)

Do not cut any cedar or hemlock trees in Payment Units 1, 2 and 7 and do not cut any hemlock trees in Payment Unit 3 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 cedar and hemlock in Payment Units 1, 2 and 7 and hemlock in Payment Unit 3 and to leave an intact stand upon sale completion. All cut cedar and hemlock in Payment Units 1, 2 and 7 and hemlock in Payment Unit 3 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. Stumpage price for cedar shall be \$35.00 per cord for pulpwood. Stumpage price for hemlock shall be \$35.00 per cord for pulpwood.

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

Note that Misc. Species 2 is dead/dying ash.

#### 2.2 - Utilization

##### 2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible. Unless approved by the Unit Manager or his/her representative.

### 3 - Payments

#### 3.3 - Pre-measured Sales

#### 3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) with a bid value of \$18,000 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 tree seedlings and saplings within Payment Units 3, 6 and 11.

Within Payment Units 3, 6 and 11, if more than 25% of the 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 \$100 per acre for all acreage within that specified portion of the Sale Area that was damaged.

## 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.

#### 4.1.7 - 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. 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 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.

## 5 - Operations

### 5.2 - Conduct of Operations

#### 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

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

Within Payment Unit(s) 1, 2, 4, 5, 9 and 10, cutting and skidding are limited to the period of December 1 to March 31, unless there is an extended dry or frozen period and the Sale Administrator allows harvesting during that period of time. This restriction is because of low wet ground within the Payment Units.

##### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 3, unless changed by written agreement, cutting and skidding are not permitted during the period



of April 15 to July 15. This restriction is because of bark slippage.

#### 5.2.22 - Operating Caution

##### 5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 7, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because unit 7 has low and wet areas.

#### 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.

#### 5.2.39 - ORV Trail/Route Protection (4/18)

The Deer Pond Road is an ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

### 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 Limpert Road and Deer Pond Road 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

### 7.5 - Loss

#### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from emerald ash borer and spruce budworm. 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  
**33-003-25**Date  
**08/19/2025**

Forest Management Unit

County

Mapped By: George Wilson

Scale

Page

Of

Escanaba Mgt Unit

Delta

Cruised By: George Wilson

1:15,840

1

1

Township  
37NRange  
24WSection(s) and Subdivision(s) Sec. 30 NE,N1/2SE; Sec. 32 NWNE;  
Sec. 19 S1/2SE; Sec. 20 S1/2SE; Sec. 28 SWNW,W1/2SW; Sec. 29 NENW,N1/2NE,SENE,NESW,SE;**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

**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Retention
- Recreational Trails
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- ORV Route
- Survey Grade Corner

Payment Unit Number	Acres	Payment Unit Number	Acres
1	28.5	7	14.5
2	16.1	8	34.8
3	22	9	14.1
4	13.6	10	4.3
5	41.9	11	6.3
6	6.6		

Use QR Code to  
open Map in App**Limpert Road  
West****202.7 Acres****Compartment 75**

0 0.25 0.5 1 Miles

