



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7817**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on May 27, 2026.**

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

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 878-0494

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:

Two Headed Racer (63-012-25) / T24N, R10W, SEC. 21, S1/2SW,SWSE.

T24N, R10W, SEC. 28, NW,N1/2NE,SWNE,E1/2SW,W1/2SE.

Wexford County, Advertised Price \$84,540.05, 141.1 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: Access may be through private land.

TIMBER SALE INFORMATION

Two Headed Racer (63-012-25)
T24N, R10W, SEC. 21; T24N, R10W, SEC. 28.
Wexford County (Advertised Price \$84,540.05)

SALE NOTE: Access may be through private 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		
Mixed Aspen	119.5 MBF	\$ 119.00 / MBF
Red Maple	68.9 MBF	\$ 140.00 / MBF
White Pine	140.1 MBF	\$ 47.00 / MBF
Pulpwood		
Balsam Fir	426 Cords	\$ 33.80 / Cord
Black Cherry	58 Cords	\$ 14.40 / Cord
Jack Pine	13 Cords	\$ 12.80 / Cord
Mixed Aspen	1,181 Cords	\$ 18.60 / Cord
Mixed Spruce	763 Cords	\$ 9.15 / Cord
Red Maple	276 Cords	\$ 14.40 / Cord
Red Pine	61 Cords	\$ 46.40 / Cord
White Pine	164 Cords	\$ 17.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.12 percent. There are an estimated 3,733 cords on this timber sale, plus or minus 490 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 \$8,454.01 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	11.3%
02	41.7%
03	11.4%
04	26.5%
05	9.1%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

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
294,926	3,733	13.12%	3,243	4,223

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
65	960	12	114.90%	0	26
72	88,957	1,126	24.24%	853	1,399
73	537	7	137.22%	0	16
75	13,370	169	43.73%	95	243
81	18,989	240	38.39%	148	333
89	78,699	996	29.56%	702	1,291
130	30,479	386	34.00%	255	517
131	20,606	261	49.15%	133	389
134	42,329	536	38.31%	331	741
TOTAL:	294,926	3,733		2,516	4,955

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	Mixed Aspen	Sawtimber	9.2	MBF	14.2	\$9,569.40
	<i>Quaking Aspen</i>		9.2	<i>MBF</i>		
	Red Maple		12.4	MBF		
	White Pine		62.0	MBF		
	Balsam Fir	Pulpwood	16	Cords		
	<i>Balsam Fir</i>		16	<i>Cords</i>		
	Black Cherry		4	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	Mixed Aspen		103	Cords		
	<i>Quaking Aspen</i>		103	<i>Cords</i>		
	Red Maple		12	Cords		
	Red Pine		6	Cords		
	<i>Red Pine</i>	Sawtimber	2.2	<i>MBF</i>		
	<i>Red Pine</i>	Pulpwood	2	<i>Cords</i>		
White Pine		48	Cords			
2	Mixed Aspen	Sawtimber	62.7	MBF	74.4	\$35,222.50
	<i>B. T. Aspen</i>		41.4	<i>MBF</i>		
	<i>Quaking Aspen</i>		21.3	<i>MBF</i>		
	Red Maple		20.2	MBF		
	White Pine		12.0	MBF		
	Balsam Fir	Pulpwood	192	Cords		
	<i>Balsam Fir</i>	Sawtimber	2.7	<i>MBF</i>		
	<i>Balsam Fir</i>	Pulpwood	187	<i>Cords</i>		
	Black Cherry		31	Cords		
	<i>Black Cherry</i>	Sawtimber	3.1	<i>MBF</i>		
	<i>Black Cherry</i>	Pulpwood	25	<i>Cords</i>		
	Mixed Aspen		811	Cords		
	<i>B. T. Aspen</i>		407	<i>Cords</i>		
	<i>Quaking Aspen</i>		404	<i>Cords</i>		
	Mixed Spruce		6	Cords		
	<i>Black Spruce</i>	Sawtimber	1.0	<i>MBF</i>		
	<i>Black Spruce</i>	Pulpwood	4	<i>Cords</i>		
	Red Maple		76	Cords		
White Pine		67	Cords			
3	Mixed Aspen	Sawtimber	8.0	MBF	15.1	\$9,665.05
	<i>B. T. Aspen</i>		8.0	<i>MBF</i>		
	Red Maple		11.1	MBF		
	Mixed Aspen	Pulpwood	96	Cords		
	<i>B. T. Aspen</i>		44	<i>Cords</i>		
	<i>Quaking Aspen</i>		52	<i>Cords</i>		
	Mixed Spruce		507	Cords		
	<i>White Spruce</i>	Sawtimber	20.9	<i>MBF</i>		
	<i>White Spruce</i>	Pulpwood	465	<i>Cords</i>		
	Red Maple		51	Cords		
4	Mixed Aspen	Sawtimber	20.8	MBF	32.8	\$22,417.50
	<i>Quaking Aspen</i>		20.8	<i>MBF</i>		
	Red Maple		6.7	MBF		
	White Pine		66.1	MBF		
	Balsam Fir	Pulpwood	197	Cords		
	<i>Balsam Fir</i>	Sawtimber	12.8	<i>MBF</i>		
	<i>Balsam Fir</i>	Pulpwood	171	<i>Cords</i>		
	Black Cherry		18	Cords		
	<i>Black Cherry</i>	Sawtimber	1.6	<i>MBF</i>		
	<i>Black Cherry</i>	Pulpwood	15	<i>Cords</i>		
	Jack Pine		13	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	Mixed Aspen	Pulpwood	115	Cords		
	<i>Quaking Aspen</i>		115	<i>Cords</i>		
	Mixed Spruce	<i>Sawtimber</i>	250	Cords		
	<i>Black Spruce</i>		17.7	<i>MBF</i>		
	<i>Black Spruce</i>	<i>Pulpwood</i>	215	<i>Cords</i>		
	Red Maple		69	Cords		
	Red Pine		55	Cords		
	<i>Red Pine</i>	<i>Sawtimber</i>	7.3	<i>MBF</i>		
	<i>Red Pine</i>	<i>Pulpwood</i>	40	<i>Cords</i>		
	White Pine		47	Cords		
5	Mixed Aspen	Sawtimber	18.8	MBF	4.6	\$7,665.60
	<i>Quaking Aspen</i>		18.8	<i>MBF</i>		
	Red Maple		18.5	MBF		
	Balsam Fir	Pulpwood	21	Cords		
	<i>Balsam Fir</i>		21	<i>Cords</i>		
	Black Cherry		5	Cords		
	<i>Black Cherry</i>		5	<i>Cords</i>		
	Mixed Aspen		56	Cords		
	<i>Quaking Aspen</i>		56	<i>Cords</i>		
	Red Maple		68	Cords		
White Pine		2	Cords			
TOTAL:			328.5	MBF		
TOTAL:			2,942	Cords		

Sale Specific Conditions & Requirements

Sale Name: Two Headed Racer

Sale Number: 63-012-25 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. Exterior sale boundary lines against private property are marked with blue 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. 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, 2, and 3, cut all species trees that are two (2) inches or more at DBH, except oak, cedar, hemlock, paper birch, white pine 4.5 inches or less, and green marked trees.

Also, within Payment Units 2 and 3, do not cut red pine or white pine 18 inches or greater.

Within Payment Unit(s) 4, cut all trees that are two (2) inches or more at DBH, except do not cut cedar and hemlock.

Also, within Payment unit 4, do not cut green marked trees or white pine 20 inches and greater.

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

Within Payment Unit(s) 5, cut all species trees which meet minimum piece specifications in 2.2 Utilization, except cedar and Hemlock.

4 - Transportation

4.1 - Construction

4.1.2 - Stream Crossings, Specific (3/11)

The crossing of Apple Creek will require the installation of a portable bridge constructed of timber mats. The timber mat bridge installation will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR. The installation and removal of the portable bridge will be the responsibility of the contract holder. Once the sale is purchased the contract holder and timber sale administrator will coordinate the timing of timber mat pick up and bridge installation requirements to provide access to the sale. Once the bridge is installed, it will be left in place for a reasonable span of time for all harvesting operations to be completed.

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 within 30 days of completion of hauling. 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. Berms must also be placed at intervals of not over 50 feet and at all junctions. 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 and constructed roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or 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.

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. If access through private land is utilized a copy of the written permission from the private landowner must be given to the Unit Manager prior to the beginning of operations.

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 10 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.

5.2.1.10 - 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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 2, and 3: skidding and hauling may only occur during dry summer or frozen winter conditions.

This restriction is necessary to prevent rutting and protect wet areas and sensitive soils. These restrictions may be waived if access to the payment units is through private.

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit(s) 1, 2, and 3, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit 4 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) 2 and 3, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres and at least four (4) large brush piles per acre. These will be evenly scattered throughout the Payment Unit.

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

A road between Payment Units 2 and 4 may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. Approximately 500 feet of road or trail will need extra protection at locations shown on the Timber Sale Map. 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.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or junberry. 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. Also, the landing must be seeded with 50 pounds of clover, rye, and wheat per instruction from the administrator.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.3 - Stream Protection

5.3.1 - Operating Near Stream (1/25)

No tracked or wheeled vehicles shall be operated within 100 feet of Apple Creek, except at an approved crossing.

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 Kolarvic 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
63-012-25

Date
09/03/2025

Forest Management Unit	County	Mapped By: Adamczyk
Cadillac Mgt Unit	Wexford	Cruised By: Manton Office

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
24N	10W	Sec. 21 S1/2SW,SWSE; Sec. 28 NW,N1/2NE,SWNE,E1/2SW,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		

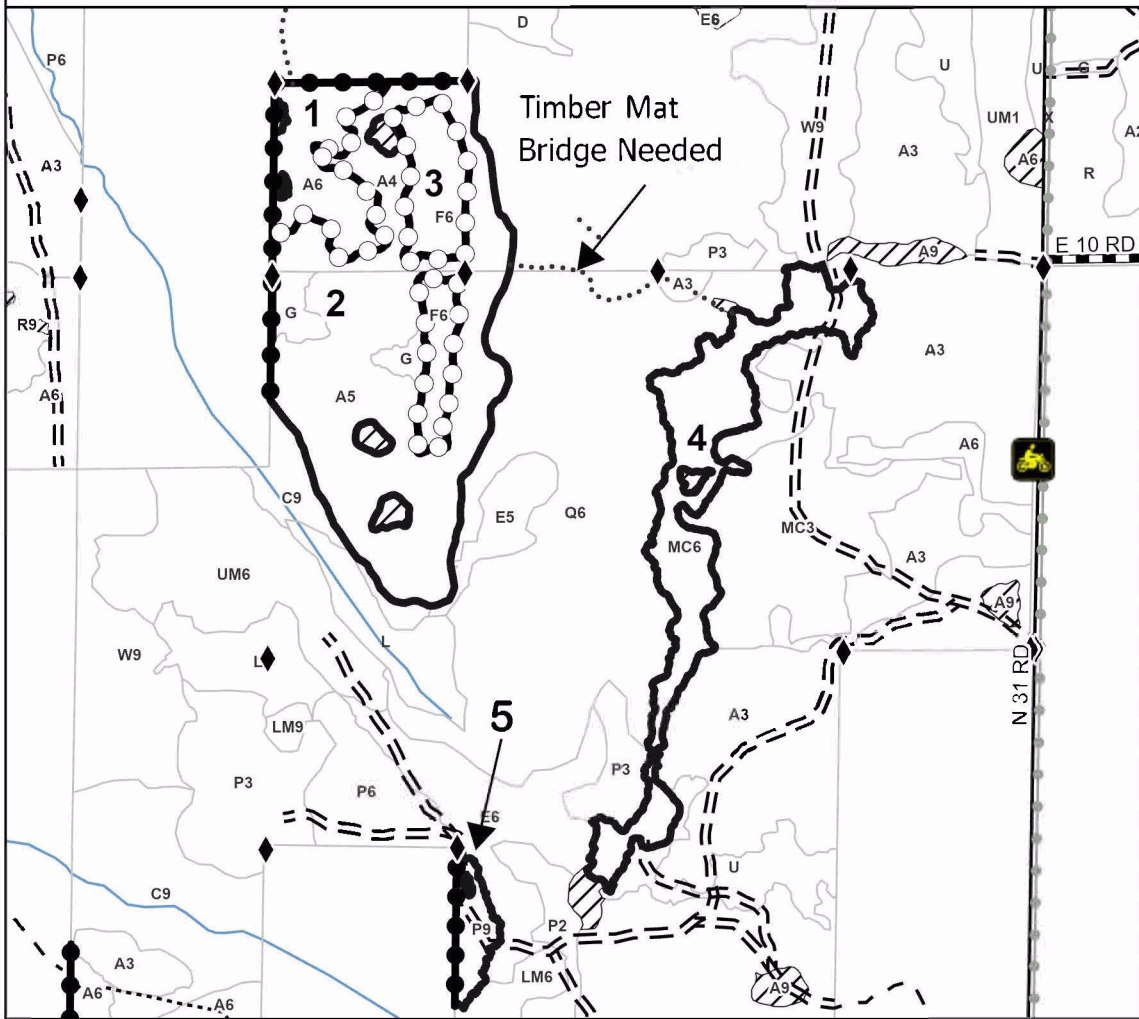
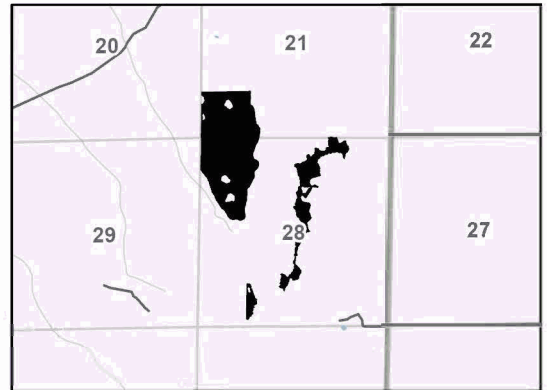
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	14.2
2	74.4
3	15.1
4	32.8
5	4.6

Two Headed Racer

141.1 Acres

Locator Map 1:64,000



Legend

- Payment Unit
- Private Line (Blue)
- Payment Unit (Yellow)
- Administrative Access
- Retention Areas
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner

Use QR Code to open Map in App

