



**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 East (33-004-25) / T37N, R24W, SEC. 27, W1/2NW,NWSW.
T37N, R24W, SEC. 28, E1/2NE,SE.

Delta County, Advertised Price \$26,048.25, 86.8 Acres, Aspen, Hardwood.

SALE NOTE: Miscellaneous Species is dead/dying ash.

TIMBER SALE INFORMATION

Limpert Road East (33-004-25)
T37N, R24W, SEC. 27; T37N, R24W, SEC. 28.
Delta County (Advertised Price \$26,048.25)

SALE NOTE: Miscellaneous Species is dead/dying ash.

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		
Paper Birch	3.2 MBF	\$ 80.00 / MBF
Red Maple	1.4 MBF	\$ 100.00 / MBF
Sugar Maple	16.9 MBF	\$ 212.00 / MBF
Pulpwood		
Balsam Fir	81 Cords	\$ 8.40 / Cord
Basswood	2 Cords	\$ 8.75 / Cord
Misc. Species 2	266 Cords	\$ 7.50 / Cord
Mixed Hardwood	931 Cords	\$ 15.35 / Cord
N. White Cedar	19 Cords	\$ 6.55 / Cord
Quaking Aspen	194 Cords	\$ 24.50 / Cord
White Spruce	17 Cords	\$ 12.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.57 percent. There are an estimated 1,562 cords on this timber sale, plus or minus 275 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 \$1,302.41 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	25.0%
02	8.7%
03	25.2%
04	26.4%
05	14.7%

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
123,397	1,562	17.57%	1,287	1,837

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
36	58,008	734	29.34%	519	950
73	33,767	427	31.45%	293	562
77	31,622	400	29.07%	284	517
TOTAL:	123,397	1,562		1,096	2,028

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	Paper Birch	Sawtimber	3.2	MBF	22.2	\$6,516.95
	Red Maple		1.4	MBF		
	Sugar Maple		0.8	MBF		
	Balsam Fir	Pulpwood	12	Cords		
	Misc. Species 2		38	Cords		
	Mixed Hardwood		353	Cords		
	<i>Balsam Poplar</i>		125	Cords		
	<i>Black Ash</i>		89	Cords		
	<i>Green Ash</i>		8	Cords		
	<i>Ironwood</i>		9	Cords		
	<i>Paper Birch</i>		22	Cords		
	<i>Red Maple</i>		9	Cords		
	<i>Sugar Maple</i>		47	Cords		
	<i>White Ash</i>		34	Cords		
	<i>Yellow Birch</i>		10	Cords		
	White Spruce		12	Cords		
2	Sugar Maple	Sawtimber	4.1	MBF	8.4	\$2,270.50
	Basswood	Pulpwood	1	Cords		
	Misc. Species 2		6	Cords		
	Mixed Hardwood		83	Cords		
	<i>Black Ash</i>		6	Cords		
	<i>Ironwood</i>		2	Cords		
	<i>Red Maple</i>		1	Cords		
	<i>Sugar Maple</i>		38	Cords		
	<i>White Ash</i>		36	Cords		
	Quaking Aspen		3	Cords		
3	Sugar Maple	Sawtimber	12.0	MBF	24.6	\$6,575.25
	Basswood	Pulpwood	1	Cords		
	Misc. Species 2		19	Cords		
	Mixed Hardwood		240	Cords		
	<i>Black Ash</i>		16	Cords		
	<i>Ironwood</i>		4	Cords		
	<i>Red Maple</i>		1	Cords		
	<i>Sugar Maple</i>		112	Cords		
	<i>White Ash</i>		107	Cords		
	Quaking Aspen		8	Cords		
4	Balsam Fir	Pulpwood	44	Cords	20.3	\$6,868.35
	Misc. Species 2		130	Cords		
	Mixed Hardwood		164	Cords		
	<i>Balsam Poplar</i>		98	Cords		
	<i>Black Ash</i>		3	Cords		
	<i>Paper Birch</i>		33	Cords		
	<i>Red Maple</i>		16	Cords		
	<i>Sugar Maple</i>		10	Cords		
	<i>Yellow Birch</i>		4	Cords		
	N. White Cedar		12	Cords		
	Quaking Aspen		118	Cords		
	White Spruce		3	Cords		
5	Balsam Fir	Pulpwood	25	Cords	11.3	\$3,817.20
	Misc. Species 2		73	Cords		
	Mixed Hardwood		91	Cords		
	<i>Balsam Poplar</i>		54	Cords		
	<i>Black Ash</i>		1	Cords		
	<i>Paper Birch</i>		19	Cords		
	<i>Red Maple</i>		9	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Sugar Maple</i>	<i>Pulpwood</i>	6	<i>Cords</i>		
	<i>Yellow Birch</i>		2	<i>Cords</i>		
	N. White Cedar		7	Cords		
	Quaking Aspen		65	Cords		
	White Spruce		2	Cords		
TOTAL:			21.5	MBF		
TOTAL:			1,510	Cords		

Sale Specific Conditions & Requirements

Sale Name: Limpert Road East

Sale Number: 33-004-25 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 and are not to be cut; except the unit line between Payment Units 4 and 5 is designated for cutting. 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, 4 and 5, cut all trees that are three (3) inches or more at DBH, except within Payment Unit 1 do not cut cedar.

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

Within Payment Unit(s) 2 and 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.11 - Description of Timber Note (2/04)

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

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.

4.2.3 - 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.

4.2.4 - 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

5.2 - 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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2 and 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) 1, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is due to this unit having higher risk of rutting.

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 Limpert 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
33-004-25

Date
07/24/2025

Forest Management Unit		County	Mapped By: George Wilson	Scale 1:15,840	Page 1	Of 1
Escanaba Mgt Unit		Delta	Cruised By: George Wilson			
Township 37N	Range 24W	Section(s) and Subdivision(s) Sec. 27 W1/2NW,NWSW; Sec. 28 E1/2NE,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

Payment Unit Number	Acres
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1	22.2
2	8.4
3	24.6
4	20.3
5	11.3

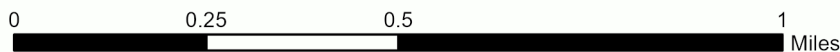
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open Map in App














Limpert Road East

86.8 Acres

Compartments 75 and 80



Legend

-  Against State (Red)
-  Payment Unit (Yellow)
-  Retention
-  Grassy Opening
-  Recreational Trails
-  Primary Forest Road
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Private Gravel/Dirt
-  Survey Grade Corner

