



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7779**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on February 25, 2026.**

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:

Biscuit Mix (63-013-25) / T18N, R13W, SEC. 1 , W1/2NW,S1/2NE.

T18N, R13W, SEC. 2 , E1/2NW,NE,SW,NESE,SWSE.

Lake County, Advertised Price \$299,838.65, 182.5 Acres, Hardwood, Red Oak.

SALE NOTE: 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

### Biscuit Mix (63-013-25)

T18N, R13W, SEC. 1; T18N, R13W, SEC. 2.

Lake County (Advertised Price \$299,838.65)

**SALE NOTE:** 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		
B. T. Aspen	181.2 MBF	\$ 115.00 / MBF
Black/Red (Hybrid) Oak	282.2 MBF	\$ 101.00 / MBF
Jack Pine	1.5 MBF	\$ 35.00 / MBF
Northern Pin Oak	37.1 MBF	\$ 101.00 / MBF
Red Maple	157.4 MBF	\$ 148.00 / MBF
Red Oak	510.4 MBF	\$ 207.00 / MBF
White Oak	52.3 MBF	\$ 115.00 / MBF
White Pine	3.4 MBF	\$ 47.00 / MBF
Pulpwood		
B. T. Aspen	1,763 Cords	\$ 20.10 / Cord
Black/Red (Hybrid) Oak	495 Cords	\$ 30.00 / Cord
Jack Pine	6 Cords	\$ 13.95 / Cord
Northern Pin Oak	47 Cords	\$ 30.00 / Cord
Red Maple	1,185 Cords	\$ 15.95 / Cord
Red Oak	1,157 Cords	\$ 30.00 / Cord
White Oak	205 Cords	\$ 30.00 / Cord
White Pine	2 Cords	\$ 17.90 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 10.26 percent. There are an estimated 7,729 cords on this timber sale, plus or minus 793 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 \$14,991.93 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	2.5%
02	2.3%
03	4.4%
04	18.3%
05	45.0%
06	27.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2029.

### **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
610,591	7,729	10.26%	6,936	8,522

## 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
6	244,101	3,090	19.88%	2,475	3,704
8	210,817	2,669	16.36%	2,232	3,105
14	99,829	1,264	18.75%	1,027	1,501
20	29,772	377	34.09%	248	505
59	10,453	132	30.64%	92	173
68	15,620	198	32.43%	134	262
<b>TOTAL:</b>	<b>610,591</b>	<b>7,729</b>		<b>6,208</b>	<b>9,250</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	Black/Red (Hybrid	Sawtimber	4.4	MBF	3.2	\$7,410.85
	Red Maple		1.2	MBF		
	Red Oak		23.8	MBF		
	White Oak		4.2	MBF		
	Black/Red (Hybrid	Pulpwood	2	Cords		
	Red Maple		15	Cords		
	Red Oak		30	Cords		
	White Oak		6	Cords		
2	Jack Pine	Sawtimber	1.5	MBF	8.4	\$7,023.25
	Northern Pin Oak		37.1	MBF		
	White Oak		5.1	MBF		
	White Pine		3.4	MBF		
	Jack Pine	Pulpwood	6	Cords		
	Northern Pin Oak		47	Cords		
	Red Maple		3	Cords		
	White Oak		30	Cords		
	White Pine		2	Cords		
3	B. T. Aspen	Sawtimber	22.1	MBF	9.6	\$13,181.15
	Black/Red (Hybrid		55.3	MBF		
	Red Maple		1.4	MBF		
	White Oak		2.3	MBF		
	B. T. Aspen	Pulpwood	77	Cords		
	Black/Red (Hybrid		84	Cords		
	Red Maple		21	Cords		
	White Oak		6	Cords		
4	B. T. Aspen	Sawtimber	54.8	MBF	31.1	\$54,800.90
	Black/Red (Hybrid		152.1	MBF		
	Red Maple		7.7	MBF		
	Red Oak		75.4	MBF		
	White Oak	Pulpwood	21.4	MBF		
	B. T. Aspen		44	Cords		
	Black/Red (Hybrid		181	Cords		
	Red Maple		120	Cords		
	Red Oak		130	Cords		
	White Oak		60	Cords		
5	Black/Red (Hybrid	Sawtimber	48.1	MBF	64.8	\$134,951.05
	Red Maple		137.0	MBF		
	Red Oak		366.7	MBF		
	White Oak		19.3	MBF		
	B. T. Aspen	Pulpwood	73	Cords		
	Black/Red (Hybrid		111	Cords		
	Red Maple		535	Cords		
	Red Oak		509	Cords		
	White Oak		103	Cords		
6	B. T. Aspen	Sawtimber	104.3	MBF	65.4	\$82,471.45
	Black/Red (Hybrid		22.3	MBF		
	Red Maple		10.1	MBF		
	Red Oak		44.5	MBF		
	B. T. Aspen	Pulpwood	1,569	Cords		
	Black/Red (Hybrid		117	Cords		
	Red Maple		491	Cords		
	Red Oak		488	Cords		
TOTAL:			1,225.5	MBF		
TOTAL:			4,860	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Biscuit Mix**

**Sale Number: 63-013-25 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, 3, 4, 5, & 6, cut all trees that are two (2) inches or more at DBH, except DO NOT CUT any red pine or white pine trees. Within Payment Unit 2, cut all trees that are two (2) inches or more at DBH, except DO NOT CUT red pine.

#### **2.2 - Utilization**

##### **2.2.1 - Full Tree Skidding Required (5/24)**

Within Payment Unit(s) 5, full tree skidding is required and must occur during snow off, unfrozen ground conditions. All trees are to be dragged from the stump to the landing to provide ground scarification. Undesignated trees, protected regeneration, and retention pockets should be avoided. This requirement is to expose mineral soil to promote regeneration.

##### **2.2.11 - Chipping Restriction (9/14)**

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

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

Payment Unit(s) 5 & 6 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. 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. 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.

#### 4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

### 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.

#### 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.

### 4.3 - Public Right-of-Way

#### 4.3.1 - MDOT R-O-W (11/14)

The Michigan Department of Transportation (MDOT) must be contacted prior to harvesting timber within the MDOT right-of-way.

#### 4.3.2 - County R-O-W (12/06)

The County must be contacted prior to crossing or harvesting in the County Road R-O-W.

## 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.

#### 5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations.

### 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) 1-6, 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) 1-6, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres. Leave at least six (3) large tops piled per acre. These will be evenly scattered throughout the Payment Unit. These logs and piles will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

#### 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.

#### 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 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.

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

The snowmobile trail and 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 snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail.

#### 5.2.43 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with the letter "G". Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

### 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.

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for

any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

#### 5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

### 5.8 - Protection of Endangered Species

#### 5.8.5 - Protection of Raptor Nests (3/13)

All trees with raptor nests will be protected if found during harvesting operations. Notification will be made to the Unit Manager or his/her representative who will notify the Wildlife Biologist so an onsite evaluation and recommendation can be made, if necessary.

## 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 appropriate 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.

#### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the ORV trail prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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  
**63-013-25**

Date  
**09/09/2025**

Forest Management Unit

County

Mapped By: Park

Scale

Page

Of

Cadillac Mgt Unit

Lake

Cruised By: Park, Lewis

1:24,000

1

1

Township

Range

Section(s) and

18N

13W

Subdivision(s) Sec. 1 W1/2NW,S1/2NE; Sec. 2 E1/2NW,NE,SW,NESE,SWSE;

**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**

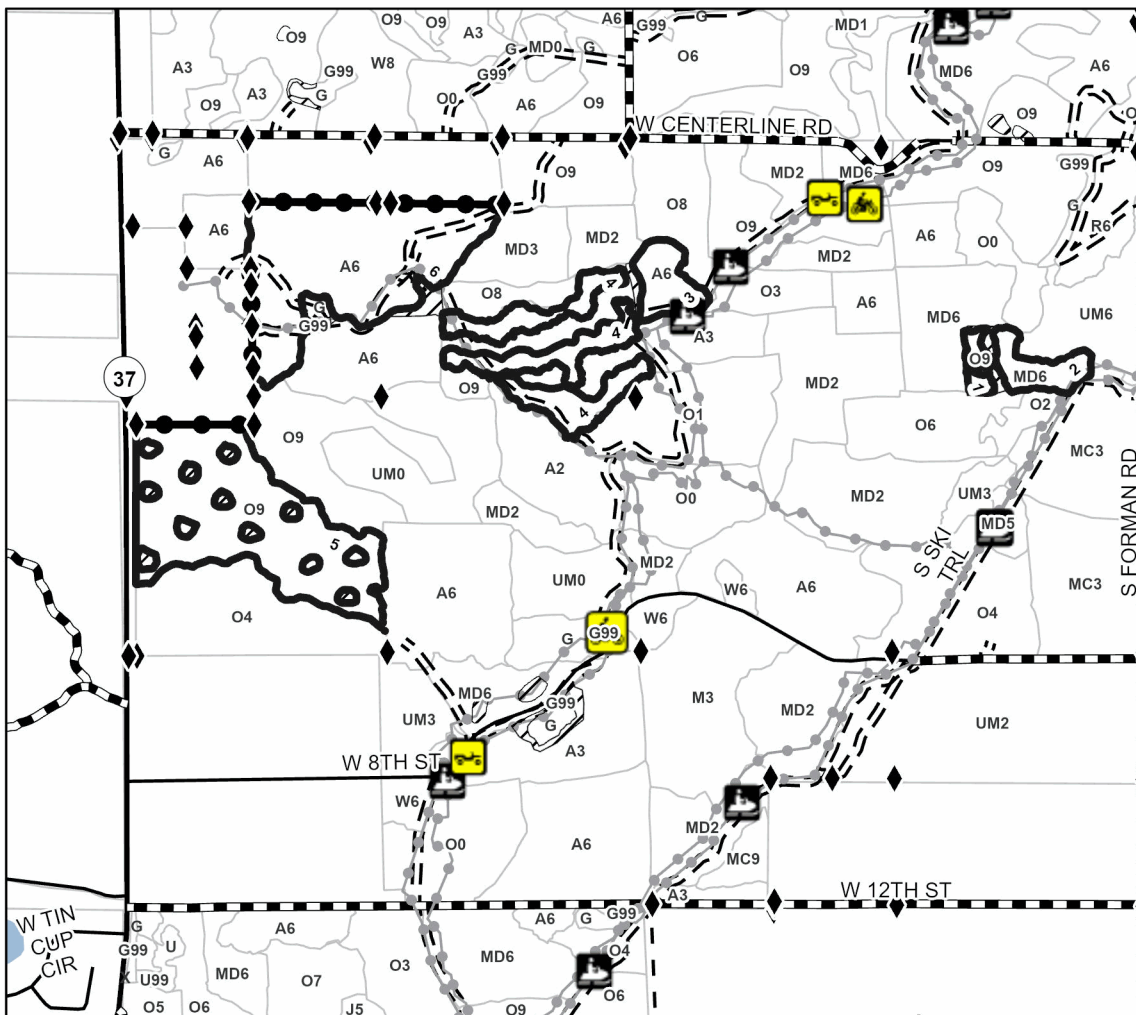
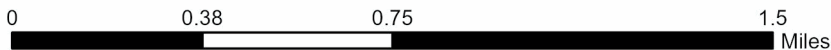
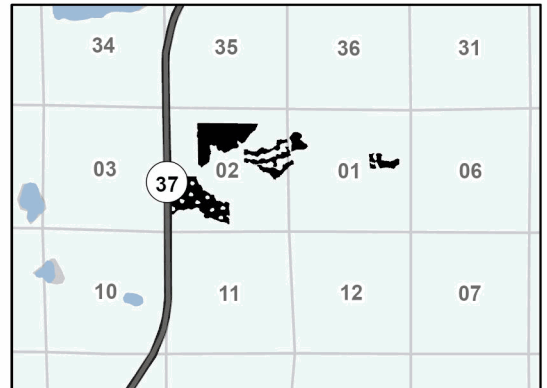
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	3.2	4	31.1
2	8.4	5	64.8
3	9.6	6	65.4

**Biscuit Mix**

**182.5 Acres**

**Locator Map 1:100,000**



**Legend**

- Sale Boundary (red)
- Private Line (Blue)
- Retention Areas
- Recreational Trails
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Motorcycle
- Motorcycle (DNR License)
- ORV Route
- Snowmobile

Use QR Code to open Map in App

