



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7797**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on May 7, 2026.

LOCATION: NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.

CONTACT NAME: Keith Magnusson

PHONE NUMBER: (906) 291-0120

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

Sage Country Hardwoods (42-020-25) / T45N, R07W, SEC. 30, SESW,SWSE.

T45N, R07W, SEC. 31, S1/2NW,N1/2SW.

T45N, R08W, SEC. 36, NENW,S1/2NW,NE,W1/2SW.

Luce County, Advertised Price \$45,508.10, 153.1 Acres, Aspen, Hardwood.

SALE NOTE: Roads may require the installation of culverts for cross drainage or at natural drainage-ways. See Sale Spec 4.1.5 for details.

Within Payment Unit(s) 4 - 6, harvesting is limited to the period December 15 to March 31 due to deer winter range and wet areas within the sale. Additionally, Within Payment Unit(s) 1-3 and 7-9, harvesting is limited to the period of October 1 to March 31 because tops will provide wintering food.

TIMBER SALE INFORMATION

Sage Country Hardwoods (42-020-25)
T45N, R07W, SEC. 30; T45N, R07W, SEC. 31; T45N, R08W, SEC. 36.
Luce County (Advertised Price \$45,508.10)

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Within Payment Unit(s) 4 - 6, harvesting is limited to the period December 15 to March 31 due to deer winter range and wet areas within the sale. Additionally, Within Payment Unit(s) 1-3 and 7-9, harvesting is limited to the period of October 1 to March 31 because tops will provide wintering food.

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		
Red Maple	78.2 MBF	\$ 35.00 / MBF
Sugar Maple	90.7 MBF	\$ 314.00 / MBF
Pulpwood		
Balsam Fir	182 Cords	\$ 4.95 / Cord
Mixed Aspen	280 Cords	\$ 13.90 / Cord
Mixed Hardwood	1,422 Cords	\$ 6.50 / Cord
Mixed Spruce	44 Cords	\$ 3.20 / Cord
N. White Cedar	18 Cords	\$ 2.40 / Cord
White Pine	6 Cords	\$ 11.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.09 percent. There are an estimated 2,348 cords on this timber sale, plus or minus 331 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 \$2,275.41 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	9.2%
02	27.4%
03	26.1%
04	6.2%
05	17.1%
06	5.6%
07	1.7%
08	3.8%
09	2.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
185,453	2,348	14.09%	2,017	2,678

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
29	16,730	212	60.62%	83	340
30	13,874	176	49.17%	89	262
31	16,228	205	60.81%	81	330
47	20,091	254	32.11%	173	336
54	17,663	224	30.56%	155	292
105	22,292	282	35.14%	183	381
107	13,593	172	62.36%	65	279
125	64,983	823	25.61%	612	1,033
TOTAL:	185,453	2,348		1,441	3,254

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	Balsam Fir	Pulpwood	14	Cords	14.4	\$4,203.10	
	Mixed Aspen		166	Cords			
	<i>Balsam Poplar</i>		20	Cords			
	<i>Quaking Aspen</i>		146	Cords			
	Mixed Hardwood		270	Cords			
	<i>Beech</i>		10	Cords			
	<i>Black Cherry</i>		19	Cords			
	<i>Paper Birch</i>		69	Cords			
	<i>Red Maple</i>		104	Cords			
	<i>Sugar Maple</i>		62	Cords			
	<i>White Ash</i>		6	Cords			
	White Pine		6	Cords			
2	Red Maple	Sawtimber	27.6	MBF	35.0	\$12,451.80	
	Sugar Maple		30.7	MBF			
	Mixed Hardwood	Pulpwood	284	Cords			
	<i>Beech</i>		10	Cords			
	<i>Red Maple</i>		170	Cords			
	<i>Sugar Maple</i>		104	Cords			
3	Red Maple	Sawtimber	26.4	MBF	33.4	\$11,885.70	
	Sugar Maple		29.3	MBF			
	Mixed Hardwood	Pulpwood	271	Cords			
	<i>Beech</i>		10	Cords			
	<i>Red Maple</i>		162	Cords			
	<i>Sugar Maple</i>		99	Cords			
4	Sugar Maple	Sawtimber	3.8	MBF	5.0	\$2,843.45	
	Balsam Fir	Pulpwood	33	Cords			
	Mixed Aspen		67	Cords			
	<i>Quaking Aspen</i>		67	Cords			
	Mixed Hardwood		76	Cords			
	<i>Red Maple</i>		62	Cords			
	<i>Sugar Maple</i>		14	Cords			
	Mixed Spruce		17	Cords			
	<i>White Spruce</i>		17	Cords			
	N. White Cedar		3	Cords			
5	Sugar Maple		Sawtimber	20.5	MBF	5.8	\$7,763.55
	Balsam Fir	Pulpwood	17	Cords			
	Mixed Aspen		41	Cords			
	<i>Quaking Aspen</i>		41	Cords			
	Mixed Hardwood		101	Cords			
	<i>Black Cherry</i>		14	Cords			
	<i>Red Maple</i>		5	Cords			
	<i>Sugar Maple</i>		82	Cords			
	Mixed Spruce		5	Cords			
	<i>White Spruce</i>		5	Cords			
	6		Red Maple	Sawtimber	7.9		
Sugar Maple				4.2	MBF		
Balsam Fir		Pulpwood	15	Cords			
Mixed Aspen			6	Cords			
<i>Quaking Aspen</i>			6	Cords			
Mixed Hardwood			118	Cords			
<i>Red Maple</i>			79	Cords			
<i>Sugar Maple</i>			39	Cords			
Mixed Spruce			8	Cords			
<i>White Spruce</i>			8	Cords			
7	Red Maple	Sawtimber	4.4	MBF	9.8	\$789.05	

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	Sugar Maple	Sawtimber	0.7	MBF		
	Balsam Fir	Pulpwood	13	Cords		
	Mixed Hardwood		53	Cords		
	<i>Red Maple</i>		43	<i>Cords</i>		
	<i>Sugar Maple</i>		10	<i>Cords</i>		
	Mixed Spruce		2	Cords		
	<i>White Spruce</i>		2	<i>Cords</i>		
8	Red Maple	Sawtimber	9.7	MBF	21.8	\$1,719.20
	Sugar Maple		1.5	MBF		
	Balsam Fir	Pulpwood	28	Cords		
	Mixed Hardwood		117	Cords		
	<i>Red Maple</i>		95	<i>Cords</i>		
	<i>Sugar Maple</i>		22	<i>Cords</i>		
	Mixed Spruce		3	Cords		
	<i>White Spruce</i>		3	<i>Cords</i>		
9	Red Maple	Sawtimber	2.2	MBF	13.4	\$1,306.70
	Balsam Fir	Pulpwood	62	Cords		
	Mixed Hardwood		132	Cords		
	<i>Red Maple</i>		132	<i>Cords</i>		
	Mixed Spruce		9	Cords		
	<i>Black Spruce</i>		3	<i>Cords</i>		
	<i>White Spruce</i>		6	<i>Cords</i>		
	N. White Cedar		15	Cords		
TOTAL:			168.9	MBF		
TOTAL:			1,952	Cords		

Sale Specific Conditions & Requirements

Sale Name: Sage Country Hardwoods

Sale Number: 42-020-25 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 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, 4 and 5, cut all trees which meet minimum piece specifications in 2.2 Utilization. Exception: Do not cut any hemlock or oak that may exist in these Payment Units.

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

Within Payment Unit(s) 2, 3, 6, 7 and 8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

Within Payment Units 2 and 3, do not cut any hemlock or oak.

Within Payment Units 6, 7, 8, do not cut any white pine or hemlock.

Within Payment Unit 6, cut all aspen.

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

Within Payment Unit(s) # 9, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except trees marked with green paint above and below stump height. Do not cut any white pine and hemlock.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-9, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

4 - Transportation

4.1 - Construction

4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

4.1.5 - Culverts (5/14)

Roads may require the installation of culverts for cross drainage or at natural drainage-ways. If culverts are needed in these locations, their placement will be specified by the Sale Administrator, and they shall be installed prior to hauling. The culverts shall be new, corrugated metal. Culverts will be a minimum of 12 inches in diameter and 24 feet in length. If culverts are removed, fill shall be removed from wetland soils as specified. Soils shall be maintained and left in a non-erodible condition, with water bars, seed, fertilizer, mulch, and slash installed as directed by the Sale Administrator and as specified in the BMP manual. Stream crossing permits, if needed, will be obtained by the DNR.

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. 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. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling is restricted on the Dinkey Line Road south of the Giddings Road by the Mackinac County Road Commission. This road segment is weight restricted year-round. The restriction may be lifted by the County during winter months when frozen. A permit will be necessary from the Mackinac County Road Commission.

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) 4 - 6, unless changed by written agreement, cutting, skidding, and hauling are limited to the period December 15 to March 31. This restriction is due to deer winter range and wet areas within the sale.

5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-3 and 7-9, unless changed by written agreement, cutting is limited to the period of October 1 to March 31. This restriction is because tops will provide wintering food.

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.

5.3 - Stream Protection

5.3.1 - Operating Near Stream (1/25)

No tracked or wheeled vehicles shall be operated within 50 feet of a creek or stream, except at an approved crossing.

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) that have intermittent streams or surface flow of water the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations,

must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

5.4 - Soil Protection

5.4.1 - Rutting Restriction, General (7/16)

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.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to the heavy soils.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within drainages holding water or vernal ponds that exist within the sale. 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.

5.4.7 - Rutting Restriction, Riparian Management Zone (RMZ) (1/25)

Within the Riparian Management Zone (RMZ), as shown on the attached Timber Sale Map, operations are to cease immediately if equipment and weather conditions result in rutting of roads which are six (6) inches or greater in depth and 25 feet in length. In addition, operations are to cease immediately if equipment and weather conditions result in rutting of skid trails which are six (6) inches or greater in depth and 25 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.

5.8 - 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 Dinkey Line and Giddings 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.



TIMBER SALE MAP

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

Sale Number 42-020-25	Date 09/16/2025	
Scale 1:15,840	Page 1	Of 1

Forest Management Unit Newberry Mgt Unit	County Luce Chippewa	Mapped By: Matt Payment
		Cruised By: Grossman Forestry

Township 45N	Range 07W / 8	Section(s) and Subdivision(s) Sec. 30 SESW,SWSE; Sec. 31 S1/2NW,N1/2SW; Sec. 36 NENW,S1/2NW,NE,W1/2SW;
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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		

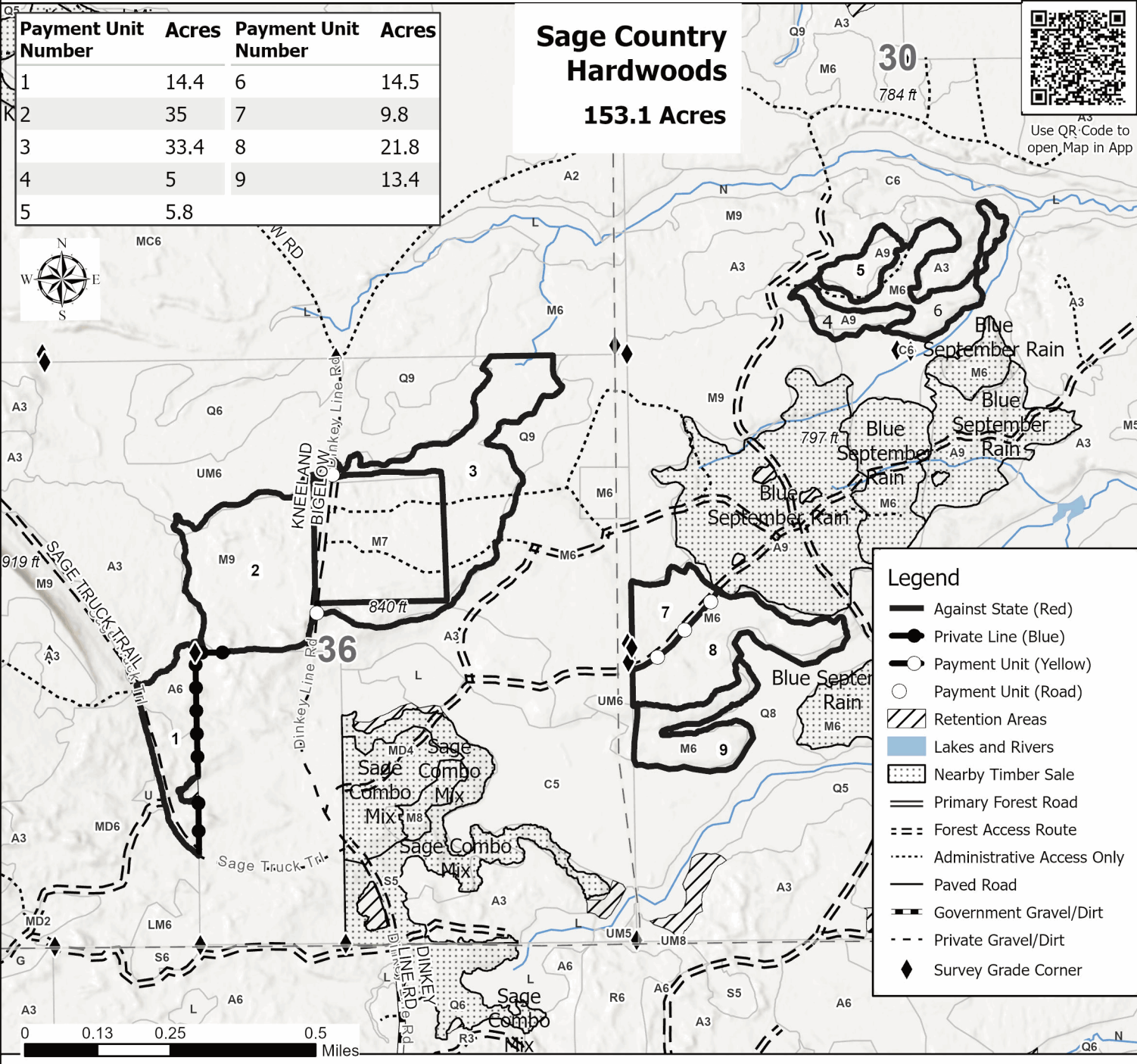
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	14.4	6	14.5
2	35	7	9.8
3	33.4	8	21.8
4	5	9	13.4
5	5.8		

Sage Country Hardwoods
153.1 Acres



Use QR Code to open Map in App



Legend	
	Against State (Red)
	Private Line (Blue)
	Payment Unit (Yellow)
	Payment Unit (Road)
	Retention Areas
	Lakes and Rivers
	Nearby Timber Sale
	Primary Forest Road
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	Private Gravel/Dirt
	Survey Grade Corner

