



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN**

**TIMBER SALE PROSPECTUS #7754**

**REVISION NOTICE #1 - November 25, 2025**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on Monday, December 15, 2025**

LOCATION: **SAULT DNR CUSTOMER SERVICE CENTER, 4131 S. M-129, Sault Ste Marie, MI 49783**

This prospectus has been modified with the following changes.

The sale map(s) for the D.I. Deep Abyss timber sale (45-011-25) has been updated. The map which was originally advertised was missing payment unit labels. Please use the attached sale map(s) when bidding on this sale and disregard the original sale map(s) sent with the prospectus.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Josh Brinks at 906-203-0210.

**TIMBER SALE MAP**

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

Sale Number  
**45-011-25**Date  
**08/29/2025**

Forest Management Unit

County

Mapped By: Fanelli

Scale

Page

Of

Sault Ste Marie Mgt Unit

Chippewa

Cruised By: Fanelli

1:15,840

1

1

Township

Range

Section(s) and

41N

06E

Subdivision(s) Sec. 10 NW; Sec. 11 N1/2SW; Sec. 9 E1/2NE;

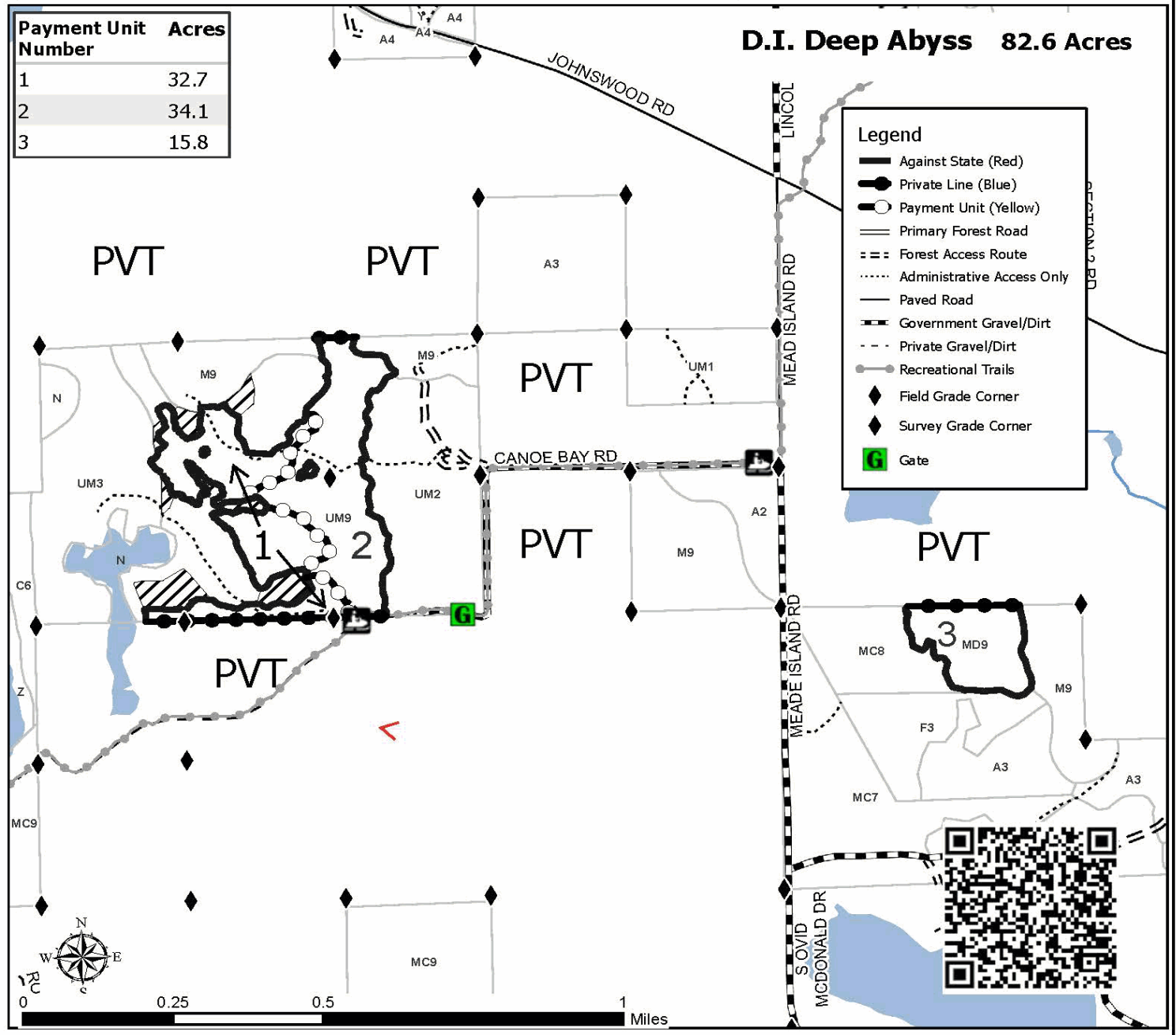
**Cover Type**

|                     |                         |                         |                        |
|---------------------|-------------------------|-------------------------|------------------------|
| 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 |
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| Payment Unit Number | Acres |
|---------------------|-------|
| 1                   | 32.7  |
| 2                   | 34.1  |
| 3                   | 15.8  |

**D.I. Deep Abyss 82.6 Acres**



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7754**

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**LOCATION: SAULT DNR CUSTOMER SERVICE CENTER, 4131 S. M-129, SAULT STE MARIE, MI 49783.**

**CONTACT NAME: Josh Brinks**

**PHONE NUMBER: (906) 203-0210**

**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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

D.I. Deep Abyss (45-011-25) / T41N, R06E, SEC. 10, NW.

T41N, R06E, SEC. 11, N1/2SW.

T41N, R06E, SEC. 9, E1/2NE.

Chippewa County, Advertised Price \$20,011.25, 82.6 Acres, Hardwood, White Pine.

SALE NOTE: Seasonal restriction from Oct 1- March 31. Rocky ground. Snowmobile trail is used for access.

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

D.I. Deep Abyss (45-011-25)

T41N, R06E, SEC. 10; T41N, R06E, SEC. 11; T41N, R06E, SEC. 9.

Chippewa County (Advertised Price \$20,011.25)

SALE NOTE: Seasonal restriction from Oct 1- March 31. Rocky ground. Snowmobile trail is used for access.

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                     |                         |                         |
| Sugar Maple                   | 5.4 MBF                 | \$ 139.00 / MBF         |
| Pulpwood                      |                         |                         |
| Balsam Fir                    | 131 Cords               | \$ 6.60 / Cord          |
| Balsam Poplar                 | 20 Cords                | \$ 7.10 / Cord          |
| Mixed Aspen                   | 320 Cords               | \$ 8.50 / Cord          |
| Mixed Hardwood                | 349 Cords               | \$ 7.50 / Cord          |
| Mixed Spruce                  | 37 Cords                | \$ 6.60 / Cord          |
| N. White Cedar                | 99 Cords                | \$ 2.55 / Cord          |
| Paper Birch                   | 38 Cords                | \$ 5.80 / Cord          |
| Red Pine                      | 139 Cords               | \$ 55.50 / Cord         |
| White Pine                    | 345 Cords               | \$ 13.00 / Cord         |

\* The total volume is statistically estimated within plus (+) or minus (-) 15.15 percent. There are an estimated 1,491 cords on this timber sale, plus or minus 226 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 \$1,600.90 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                         | 69.5%                              |
| 02                         | 21.2%                              |
| 03                         | 9.3%                               |

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

### **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> |
| 117,753                 | 1,491              | 15.15%                            | 1,265          | 1,716          |

**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 |
| 33     | 19,230           | 243         | 34.46%        | 160            | 327     |
| 60     | 39,776           | 503         | 28.05%        | 362            | 645     |
| 96     | 58,747           | 744         | 21.28%        | 585            | 902     |
| TOTAL: | 117,753          | 1,491       |               | 1,107          | 1,874   |

**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  | 55       | Cords        | 32.7  | \$13,919.40     |
|        | Mixed Aspen          |           | 95       | Cords        |       |                 |
|        | <i>B. T. Aspen</i>   |           | 6        | <i>Cords</i> |       |                 |
|        | <i>Quaking Aspen</i> |           | 89       | <i>Cords</i> |       |                 |
|        | Mixed Hardwood       |           | 32       | Cords        |       |                 |
|        | <i>Red Maple</i>     |           | 6        | <i>Cords</i> |       |                 |
|        | <i>Sugar Maple</i>   |           | 26       | <i>Cords</i> |       |                 |
|        | N. White Cedar       |           | 44       | Cords        |       |                 |
|        | Paper Birch          |           | 34       | Cords        |       |                 |
|        | Red Pine             |           | 139      | Cords        |       |                 |
|        | White Pine           |           | 345      | Cords        |       |                 |
| 2      | Sugar Maple          | Sawtimber | 5.4      | MBF          | 34.1  | \$4,238.10      |
|        | Balsam Fir           | Pulpwood  | 43       | Cords        |       |                 |
|        | Balsam Poplar        |           | 20       | Cords        |       |                 |
|        | Mixed Aspen          |           | 127      | Cords        |       |                 |
|        | <i>B. T. Aspen</i>   |           | 44       | <i>Cords</i> |       |                 |
|        | <i>Quaking Aspen</i> |           | 83       | <i>Cords</i> |       |                 |
|        | Mixed Hardwood       |           | 222      | Cords        |       |                 |
|        | <i>Ironwood</i>      |           | 3        | <i>Cords</i> |       |                 |
|        | <i>Red Maple</i>     |           | 10       | <i>Cords</i> |       |                 |
|        | <i>Sugar Maple</i>   |           | 209      | <i>Cords</i> |       |                 |
|        | Mixed Spruce         |           | 26       | Cords        |       |                 |
|        | <i>White Spruce</i>  |           | 26       | <i>Cords</i> |       |                 |
|        | N. White Cedar       |           | 48       | Cords        |       |                 |
|        | Paper Birch          |           | 4        | Cords        |       |                 |
| 3      | Balsam Fir           | Pulpwood  | 33       | Cords        | 15.8  | \$1,853.75      |
|        | Mixed Aspen          |           | 98       | Cords        |       |                 |
|        | <i>Quaking Aspen</i> |           | 98       | <i>Cords</i> |       |                 |
|        | Mixed Hardwood       |           | 95       | Cords        |       |                 |
|        | <i>Red Maple</i>     |           | 13       | <i>Cords</i> |       |                 |
|        | <i>Sugar Maple</i>   |           | 82       | <i>Cords</i> |       |                 |
|        | Mixed Spruce         |           | 11       | Cords        |       |                 |
|        | <i>White Spruce</i>  |           | 11       | <i>Cords</i> |       |                 |
|        | N. White Cedar       |           | 7        | Cords        |       |                 |
| TOTAL: |                      |           | 5.4      | MBF          |       |                 |
| TOTAL: |                      |           | 1,478    | Cords        |       |                 |

## **Sale Specific Conditions & Requirements**

**Sale Name: D.I. Deep Abyss**

**Sale Number: 45-011-25 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**

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

Within Payment Unit(s) 2-3, cut all trees that are two (2) inches or more at DBH, except do not cut oak, pine, and hemlock. Additionally, special care should be taken not to damage or cut white pine saplings (see spec 3.4.1).

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

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except do not cut oak, hemlock, yellow birch, or trees marked with green paint above and below stump height.

### **3 - Payments**

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

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

Payment Unit(s) 1-3 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 the Sale Area, if more than 10% 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 \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5% of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

### **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 double earthen berms at strategic locations. 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.

### 4.2 - 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.

### 4.4 - Access

#### 4.4.3 - Access gate (12/08)

The access gate must be locked at all times. This is to prevent someone other than the Purchaser from going through the gate and being locked in.

## 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) 1-3, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of October 1 to March 31. This restriction is because the deer yard.

#### 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.



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

The snowmobile trail 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 road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. 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. All stumps within 5 feet of the snowmobile trail must be cut at ground level.

### 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 Canoe Bay 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.

##### 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.

### 7 - Other Conditions

#### 7.5 - Loss

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

The Sale Area has received damage from 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

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**45-011-25**

Date  
**08/29/2025**

Forest Management Unit  
Sault Ste Marie Mgt Unit

County  
Chippewa

Mapped By: Fanelli  
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Of  
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Township 41N Range 06E Section(s) and Subdivision(s) Sec. 10 NW; Sec. 11 N1/2SW; Sec. 9 E1/2NE;

## Cover Type

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