



**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:

Houte's Spur Red Eye (33-028-25) / T37N, R28W, SEC. 14, W1/2SE.

T37N, R28W, SEC. 15, SENW, E1/2SW, W1/2SE.

Menominee County, Advertised Price \$33,136.30, 108.0 Acres, Hardwood, White Pine.

SALE NOTE: Payment Units 1, 2, 3, and 6 are restricted during the period of April 15 to July 15 for bark slippage and oak wilt restrictions. Road work is required on this sale by the Purchaser.

TIMBER SALE INFORMATION

Houte's Spur Red Eye (33-028-25)

T37N, R28W, SEC. 14; T37N, R28W, SEC. 15.

Menominee County (Advertised Price \$33,136.30)

SALE NOTE: Payment Units 1, 2, 3, and 6 are restricted during the period of April 15 to July 15 for bark slippage and oak wilt restrictions. Road work is required on this sale by the Purchaser.

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	5.2 MBF	\$ 100.00 / MBF
Red Oak	24.5 MBF	\$ 151.00 / MBF
Sugar Maple	0.4 MBF	\$ 212.00 / MBF
Pulpwood		
Balsam Fir	23 Cords	\$ 8.40 / Cord
Mixed Aspen	132 Cords	\$ 24.50 / Cord
Mixed Hardwood	314 Cords	\$ 15.35 / Cord
Mixed Spruce	22 Cords	\$ 12.25 / Cord
Red Oak	118 Cords	\$ 15.20 / Cord
Red Pine	123 Cords	\$ 61.00 / Cord
White Pine	652 Cords	\$ 16.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.26 percent. There are an estimated 1,455 cords on this timber sale, plus or minus 193 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 \$1,656.82 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	11.2%
02	8.2%
03	33.6%
04	15.7%
05	25.4%
06	5.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

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>
114,906	1,455	13.26%	1,262	1,647

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
16	24,199	306	22.27%	238	375
17	33,365	422	24.06%	321	524
18	15,685	199	40.32%	118	279
37	32,452	411	30.09%	287	534
38	9,205	117	40.52%	69	164
TOTAL:	114,906	1,455		1,034	1,875

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	Red Maple	Sawtimber	2.1	MBF	18.8	\$3,696.05
	Red Oak		1.5	MBF		
	Sugar Maple		0.2	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Aspen		9	Cords		
	<i>B. T. Aspen</i>		7	<i>Cords</i>		
	<i>Quaking Aspen</i>		2	<i>Cords</i>		
	Mixed Hardwood		105	Cords		
	<i>Red Maple</i>		101	<i>Cords</i>		
	<i>Sugar Maple</i>		3	<i>Cords</i>		
	<i>White Ash</i>		1	<i>Cords</i>		
	Mixed Spruce		2	Cords		
	<i>White Spruce</i>		2	<i>Cords</i>		
	Red Oak		18	Cords		
	Red Pine		12	Cords		
	White Pine		20	Cords		
2	Red Maple	Sawtimber	1.6	MBF	13.8	\$2,731.85
	Red Oak		1.1	MBF		
	Sugar Maple		0.2	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Aspen		6	Cords		
	<i>B. T. Aspen</i>		5	<i>Cords</i>		
	<i>Quaking Aspen</i>		1	<i>Cords</i>		
	Mixed Hardwood		78	Cords		
	<i>Red Maple</i>		75	<i>Cords</i>		
	<i>Sugar Maple</i>		2	<i>Cords</i>		
	<i>White Ash</i>		1	<i>Cords</i>		
	Mixed Spruce		1	Cords		
	<i>White Spruce</i>		1	<i>Cords</i>		
	Red Oak		14	Cords		
	Red Pine		9	Cords		
	White Pine		14	Cords		
3	Red Maple	Sawtimber	1.5	MBF	24.5	\$11,141.40
	Red Oak		17.8	MBF		
	Mixed Aspen	Pulpwood	31	Cords		
	<i>B. T. Aspen</i>		7	<i>Cords</i>		
	<i>Quaking Aspen</i>		24	<i>Cords</i>		
	Mixed Hardwood		68	Cords		
	<i>Balsam Poplar</i>		2	<i>Cords</i>		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		64	<i>Cords</i>		
	Mixed Spruce		10	Cords		
	<i>White Spruce</i>		10	<i>Cords</i>		
	Red Oak		54	Cords		
	Red Pine		44	Cords		
	White Pine		170	Cords		
4	Mixed Aspen	Pulpwood	26	Cords	16.3	\$5,196.25
	<i>Quaking Aspen</i>		26	<i>Cords</i>		
	Mixed Hardwood		3	Cords		
	<i>Red Maple</i>		3	<i>Cords</i>		
	Red Oak		11	Cords		
	Red Pine		38	Cords		
	White Pine		120	Cords		
5	Red Oak	Sawtimber	4.1	MBF	25.0	\$8,413.40
	Balsam Fir	Pulpwood	17	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Aspen	Pulpwood	45	Cords		
	<i>B. T. Aspen</i>		32	<i>Cords</i>		
	<i>Quaking Aspen</i>		13	<i>Cords</i>		
	Mixed Hardwood		13	Cords		
	<i>Basswood</i>		1	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		9	<i>Cords</i>		
	<i>White Ash</i>		2	<i>Cords</i>		
	Mixed Spruce		5	Cords		
	<i>Black Spruce</i>		1	<i>Cords</i>		
	<i>White Spruce</i>		4	<i>Cords</i>		
	Red Oak		11	Cords		
	Red Pine		20	Cords		
	White Pine		290	Cords		
6	Balsam Fir	Pulpwood	3	Cords	9.6	\$1,957.35
	Mixed Aspen		15	Cords		
	<i>B. T. Aspen</i>		15	<i>Cords</i>		
	Mixed Hardwood		47	Cords		
	<i>Balsam Poplar</i>		2	<i>Cords</i>		
	<i>Basswood</i>		9	<i>Cords</i>		
	<i>Ironwood</i>		1	<i>Cords</i>		
	<i>Paper Birch</i>		14	<i>Cords</i>		
	<i>Sugar Maple</i>		4	<i>Cords</i>		
	<i>White Ash</i>		17	<i>Cords</i>		
	Mixed Spruce		4	Cords		
	<i>White Spruce</i>		4	<i>Cords</i>		
	Red Oak		10	Cords		
	White Pine		38	Cords		
TOTAL:			30.1	MBF		
TOTAL:			1,384	Cords		

Sale Specific Conditions & Requirements

Sale Name: Houte's Spur Red Eye

Sale Number: 33-028-25 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. 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 for.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 3, 4, and 5, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut trees marked with green paint.

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

Within Payment Unit(s) 1, 2, and 6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible within the sale.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) \$18,000 in value 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

4.1.8 - Road Work (1) (8/07)

The following road work is required: The Purchaser must haul and spread a minimum of 100 cubic yards of gravel on the Houte's Spur Road. There are a number of washouts on the road that will need to be filled. These locations will be identified during the pre-sale meeting. All road work must be completed prior to any hauling from Payment Units 1-4. Gravel is available from state land, just south of Payment Unit 4.

4.2 - Maintenance

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land has been obtained by the DNR. DeHass Lane is a county road off of County Road 577 through private land back to Payment Units 5 and 6. This road may be used by the Purchaser.

5 - Operations

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 2, 3, and 6, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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

Within Payment Unit(s) 1, 2 and 6, cutting and skidding 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.

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 the Houe's Spur 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

7.3 - Contract Modifications

7.3.2 - Modification for Oak Wilt (2/05)

Within the Sale Area, there may be patches of oak wilt. If oak wilt is identified within the Sale Area, this contract may be modified. The following modifications could occur: time of cutting, species to cut, volume to harvest, or various others dealing with the treatment of oak wilt. If a species is not specified in this contract, it shall be paid for at the average price received for that species and product.

**TIMBER SALE MAP**

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

Sale Number
33-028-25Date
08/11/2025

Forest Management Unit	County	Mapped By: Beaudou
Escanaba Mgt Unit	Menominee	Cruised By: Salter, Beaudou
Township	Range	Section(s) and Subdivision(s)
37N	28W	Sec. 14 W1/2SE; Sec. 15 SENW,E1/2SW,W1/2SE;

Scale
1:16,000Page
1Of
1**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

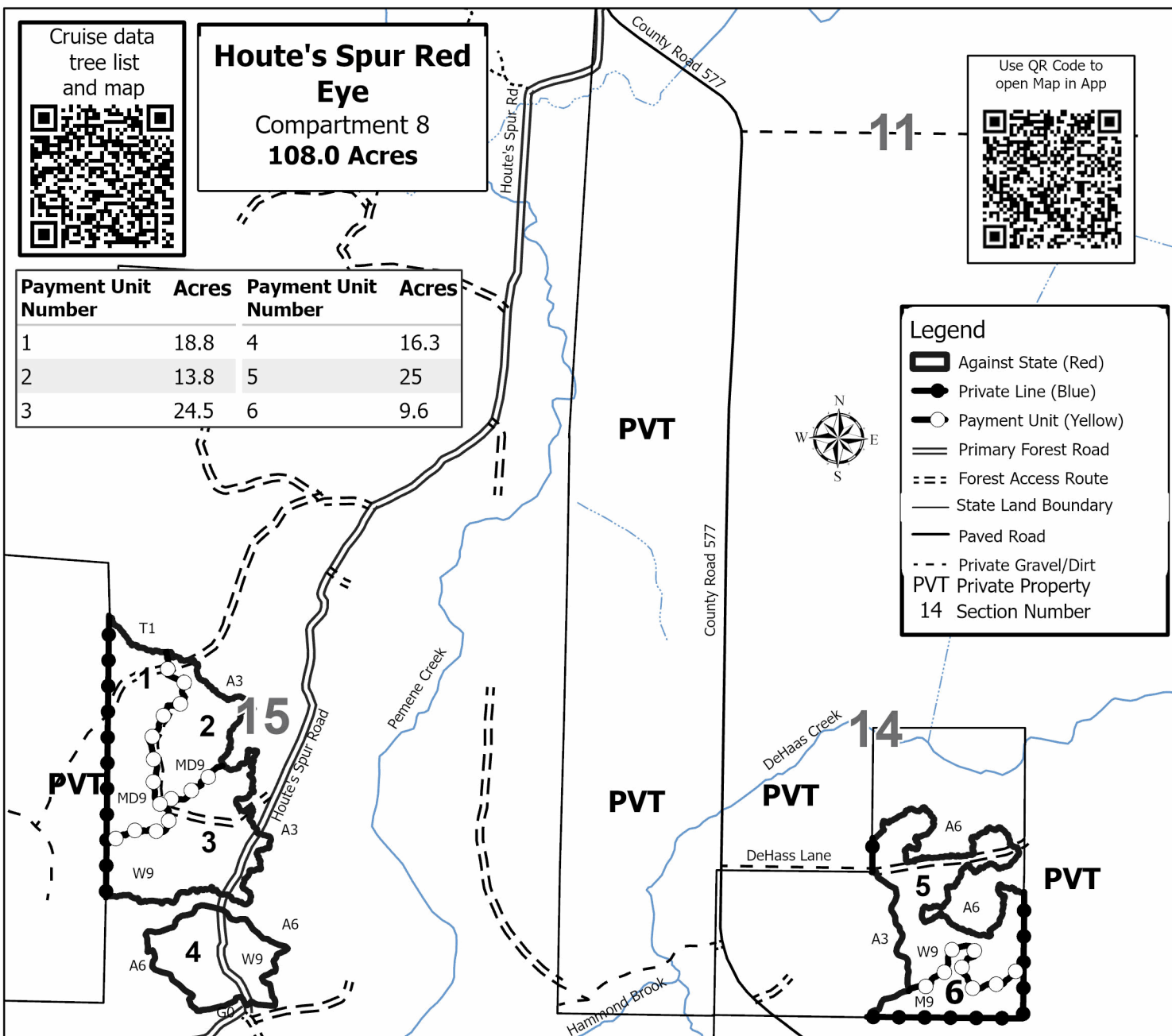
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Cruise data
tree list
and map**Houte's Spur Red Eye**
Compartment 8
108.0 AcresUse QR Code to
open Map in App

Payment Unit Number	Acres	Payment Unit Number	Acres
1	18.8	4	16.3
2	13.8	5	25
3	24.5	6	9.6

Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Primary Forest Road
- Forest Access Route
- State Land Boundary
- Paved Road
- Private Gravel/Dirt
- PVT Private Property
- 14 Section Number



0 0.25 0.5 1 Miles