



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7745**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on February 11, 2026.

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:

WD Hornets (33-029-25) / T36N, R24W, SEC. 4 , NWNW.

T36N, R24W, SEC. 5 , NENE,S1/2NE,S1/2SW,NWSE.

T36N, R24W, SEC. 8 , N1/2NW.

Menominee County, Advertised Price \$25,188.90, 76.0 Acres, Aspen, Spruce/Fir/ Tamarack.

SALE NOTE: Payment Unit 1, is restricted from April 15th to July 15th for debarking.

Payment Unit 4, is limited to December 1st to March 31st.

Roadwork is required by the Purchaser, see spec 4.1.8 for details.

TIMBER SALE INFORMATION

WD Hornets (33-029-25)

T36N, R24W, SEC. 4; T36N, R24W, SEC. 5; T36N, R24W, SEC. 8.
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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>
Pulpwood		
Balsam Fir	205 Cords	\$ 8.55 / Cord
Balsam Poplar	178 Cords	\$ 15.75 / Cord
Mixed Hardwood	181 Cords	\$ 16.70 / Cord
Mixed Spruce	55 Cords	\$ 11.25 / Cord
N. White Cedar	10 Cords	\$ 7.60 / Cord
Quaking Aspen	724 Cords	\$ 23.35 / Cord
Tamarack	1 Cords	\$ 9.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.00 percent. There are an estimated 1,354 cords on this timber sale, plus or minus 203 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 \$1,259.45 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:

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	0.5%
02	26.4%
03	50.8%
04	7.1%
05	15.2%
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.

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
106,993	1,354	15.00%	1,151	1,558

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
44	19,067	241	33.08%	162	321
53	78,765	997	17.74%	820	1,174
68	8,405	106	63.89%	38	174
530	756	10	80.54%	2	17
TOTAL:	106,993	1,354		1,022	1,687

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	2	Cords	2.3	\$134.00
	Mixed Hardwood		7	Cords		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Sugar Maple</i>		3	<i>Cords</i>		
	<i>White Ash</i>		2	<i>Cords</i>		
2	Balsam Fir	Pulpwood	49	Cords	16.3	\$6,652.30
	Balsam Poplar		40	Cords		
	Mixed Hardwood		27	Cords		
	<i>Black Ash</i>		3	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Green Ash</i>		17	<i>Cords</i>		
	<i>Paper Birch</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		1	<i>Cords</i>		
	<i>Sugar Maple</i>		1	<i>Cords</i>		
	Mixed Spruce		9	Cords		
	<i>White Spruce</i>		9	<i>Cords</i>		
	N. White Cedar		1	Cords		
	Quaking Aspen		216	Cords		
3	Balsam Fir	Pulpwood	94	Cords	31.5	\$12,785.50
	Balsam Poplar		76	Cords		
	Mixed Hardwood		52	Cords		
	<i>Black Ash</i>		6	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Green Ash</i>		34	<i>Cords</i>		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
	<i>Sugar Maple</i>		1	<i>Cords</i>		
	Mixed Spruce		16	Cords		
	<i>White Spruce</i>		16	<i>Cords</i>		
	N. White Cedar		3	Cords		
	Quaking Aspen		416	Cords		
4	Balsam Fir	Pulpwood	26	Cords	8.4	\$1,793.05
	Balsam Poplar		7	Cords		
	Mixed Hardwood		26	Cords		
	<i>Green Ash</i>		21	<i>Cords</i>		
	<i>Red Maple</i>		5	<i>Cords</i>		
	N. White Cedar		6	Cords		
	Quaking Aspen		42	Cords		
5	Balsam Fir	Pulpwood	34	Cords	17.5	\$3,824.05
	Balsam Poplar		55	Cords		
	Mixed Hardwood		69	Cords		
	<i>Green Ash</i>		20	<i>Cords</i>		
	<i>Paper Birch</i>		24	<i>Cords</i>		
	<i>Red Maple</i>		25	<i>Cords</i>		
	Mixed Spruce		30	Cords		
	<i>Black Spruce</i>		16	<i>Cords</i>		
	<i>White Spruce</i>		14	<i>Cords</i>		
	Quaking Aspen		50	Cords		
	Tamarack		1	Cords		
TOTAL:			1,354	Cords		

Sale Specific Conditions & Requirements

Sale Name: WD Hornets

Sale Number: 33-029-25 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 for.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 2, 3, 4 and 5, cut all trees that are three (3) inches or more at DBH, with the following exceptions:

- Within Payment Units 2 and 3, do not cut sugar maple or trees marked with green paint.
- Within Payment Unit 5, do not cut cedar, hemlock, pine, or yellow birch.

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

Within Payment Unit(s) 1, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all ash, balsam fir, and spruce greater than three (3) inches at DBH.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Unit 1.

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 80 cubic yards of gravel on the access road back to Payment Units 1-4. The roadwork must be completed, prior to any hauling from Payment Units 1-4. The exact locations for the gravel will be identified during the pre-sale meeting. Gravel is available from a state pit just west of Payment Unit 5, along the North Fox Road.

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 spring breakup or during other 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.

5 - Operations

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 4, cutting and skidding are not permitted during the period of December 1 to March 31, unless there is an extended dry or frozen period and the Sale Administrator allows harvesting during that period of time. This restriction is because of low wet ground within portions of the Payment Unit.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 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) 2, 3 and 5, cutting and skidding, occur during dry summer or frozen winter conditions. The reason for the recommendation is because of some low wet pockets within each of the Payment Units. The majority of each of these Payment Units can be cut during a dry summer.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from spruce budworm and the emerald ash borer. 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
33-029-25Date
08/15/2025

Forest Management Unit

County

Mapped By: Beaudou

Scale

Page

Of

Escanaba Mgt Unit

Menominee

Cruised By: Salter, Beaudou

1:14,000

1

1

Township

Range

Section(s) and

36N

24W

Subdivision(s) Sec. 4 NWNW; Sec. 5 NENE,S1/2NE,S1/2SW,NWSE; Sec. 8 N1/2NW;

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**

1	2.3
2	16.3
3	31.5
4	8.4
5	17.5

**WD Hornets**

Compartment 37

76.0 Acres**PVT**Use QR Code to
open Map and
Cruise Data**Legend**

- State Land Boundary
- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Primary Forest Road
- == Forest Access Route
- Paved Road
- County Gravel Road
- - - Private Gravel/Dirt
- PVT Private Property
- Stand Retention
- R Retention Patch
- 8 Section number

