



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7773**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on December 3, 2025.

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI

CONTACT NAME: Mark Monroe

PHONE NUMBER: (989) 983-4101

PROSPECTUS NOTE: The sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Stairstep Aspen (53-031-25) / T32N, R01W, SEC. 23, E1/2NW,SWNE,E1/2SW,NWSE,S1/2SE.
T32N, R01W, SEC. 26, N1/2NE.

Otsego County, Advertised Price \$11,696.15, 36.8 Acres, Aspen, Hardwood.

SALE NOTE: All units in this sale were severely damaged in the ice storm of March 2025. Damage is over 50% in all units, both through broken tops and areas of blowdown.

Note that unit #'s 2 and 3 will be scaled, and are the units with the majority of blowdown. The volume estimates for these units are only rough approximations and the true volumes will likely be much lower.

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

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A timber sale contract for this mixed, 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 Oak	9.5 MBF	\$ 109.00 / MBF
Pulpwood		
Balsam Fir	135 Cords	\$ 11.35 / Cord
Mixed Aspen	685 Cords	\$ 9.05 / Cord
Mixed Hardwood	165 Cords	\$ 7.45 / Cord
Red Oak	6 Cords	\$ 17.25 / Cord
White Pine	119 Cords	\$ 12.05 / Cord
White Spruce	19 Cords	\$ 8.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 27.74 percent. There are an estimated 1,152 cords on this timber sale, plus or minus 320 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 \$1,169.62 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	12.8%
02	5.8%
03	35.4%
04	15.1%
05	12.1%
06	18.8%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
90,983	1,152	27.74%	832	1,471

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
1	11,998	152	35.52%	98	206
47	17,320	219	81.00%	42	397
48	48,949	620	44.47%	344	895
50	1,440	18	139.28%	0	44
72	11,276	143	95.37%	7	279
TOTAL:	90,983	1,152		490	1,820

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	Mixed Aspen	Pulpwood	42	Cords	5.6	\$1,495.75
	<i>B. T. Aspen</i>		42	<i>Cords</i>		
	Mixed Hardwood		43	Cords		
	<i>Red Maple</i>		43	<i>Cords</i>		
	White Pine		66	Cords		
2	Mixed Aspen	Pulpwood	19	Cords	2.5	\$675.00
	<i>B. T. Aspen</i>		19	<i>Cords</i>		
	Mixed Hardwood		19	Cords		
	<i>Red Maple</i>		19	<i>Cords</i>		
	White Pine		30	Cords		
3	Balsam Fir	Pulpwood	80	Cords	14.2	\$4,144.20
	Mixed Aspen		328	Cords		
	<i>Quaking Aspen</i>		328	<i>Cords</i>		
	White Pine		13	Cords		
	White Spruce		13	Cords		
4	Balsam Fir	Pulpwood	34	Cords	6.0	\$1,767.45
	Mixed Aspen		139	Cords		
	<i>Quaking Aspen</i>		139	<i>Cords</i>		
	White Pine		6	Cords		
	White Spruce		6	Cords		
5	Balsam Fir	Pulpwood	12	Cords	5.1	\$1,414.05
	Mixed Aspen		102	Cords		
	<i>B. T. Aspen</i>		102	<i>Cords</i>		
	Mixed Hardwood		46	Cords		
	<i>Red Maple</i>		43	<i>Cords</i>		
	<i>Sugar Maple</i>		3	<i>Cords</i>		
	White Pine		1	Cords		
6	Red Oak	Sawtimber	9.5	MBF	3.4	\$2,199.70
	Balsam Fir	Pulpwood	9	Cords		
	Mixed Aspen		55	Cords		
	<i>B. T. Aspen</i>		36	<i>Cords</i>		
	<i>Quaking Aspen</i>		19	<i>Cords</i>		
	Mixed Hardwood		57	Cords		
	<i>Red Maple</i>		57	<i>Cords</i>		
	Red Oak		6	Cords		
	White Pine		3	Cords		
	TOTAL:			9.5		
TOTAL:			1,129	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Stairstep Aspen

Sale Number: 53-031-25 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 red and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. The Payment Unit boundary between Payment Units 5 and 6 is the High Country Pathway (hiking trail) and is marked with yellow paint. 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) 1-5, cut all trees that are two (2) inches or more at DBH, except do not cut red oak, white oak, cedar, hemlock, basswood, or green marked trees. In addition, do not cut any red or white pine greater than 10 inches DBH or any cherry greater than five (5) inches DBH. Exception: all red oak in Payment Unit 1 may be cut except for those marked with green paint.

Within Payment Unit #6, cut all trees that are two (2) inches or more at DBH except do not cut any trees marked with green paint.

Note that Payment Units 2-3 are scaled units. In addition to standing timber, the Purchaser has the option of cutting all blown over trees. Scaled timber from these two units shall be decked separately from other units and will be invoiced as scaled timber.

3 - Payments

3.2 - Scaled Sales

3.2.1 - Scale Location (2/04)

Forest products will be placed for measurement as specified by the Timber Sale Administrator for Payment Units 2 and 3.

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 red and white oak saplings, some of which have been marked with green paint.

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.

4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the Timber Sale Administrator, 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.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least three (3) days in advance to schedule the conference.

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.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 3, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of seasonally wet ground.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.2.40 - Pathway Protection (10/10)

The High Country Pathway is a hiking trail and is the Payment Unit boundary between Payment Units 5 and 6. Only one crossing route over the trail will be permitted. In addition, the Shore-to-Shore equestrian trail falls on Road 84. Do not cut trees or damage posts with blue pathway markers.

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 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.

5.4.2 - 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.

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to seasonally wet ground along the eastern edge of Payment Units 3-4.

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 Road 84 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the High Country Pathway 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

7.2.8 - Salvage Extension with Restrictions (6/25)

This is a salvage sale that should be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, operations on this contract must be completed by March 31, 2026. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of late March 2025. 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.

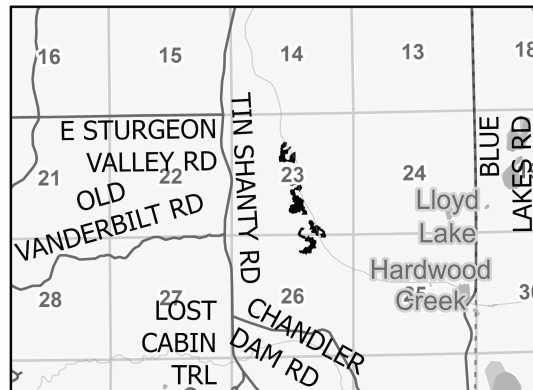
Forest Management Unit		County	Mapped By: J Mittig	Scale 1:12,000	Page 1	Of 1
Pigeon River Country Mgt Unit		Otsego	Cruised By: G Rekowski			
Township 32N	Range 01W	Section(s) and Subdivision(s) Sec. 23 E1/2NW,SWNE,E1/2SW,NWSE,S1/2SE; Sec. 26 N1/2NE;				

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		

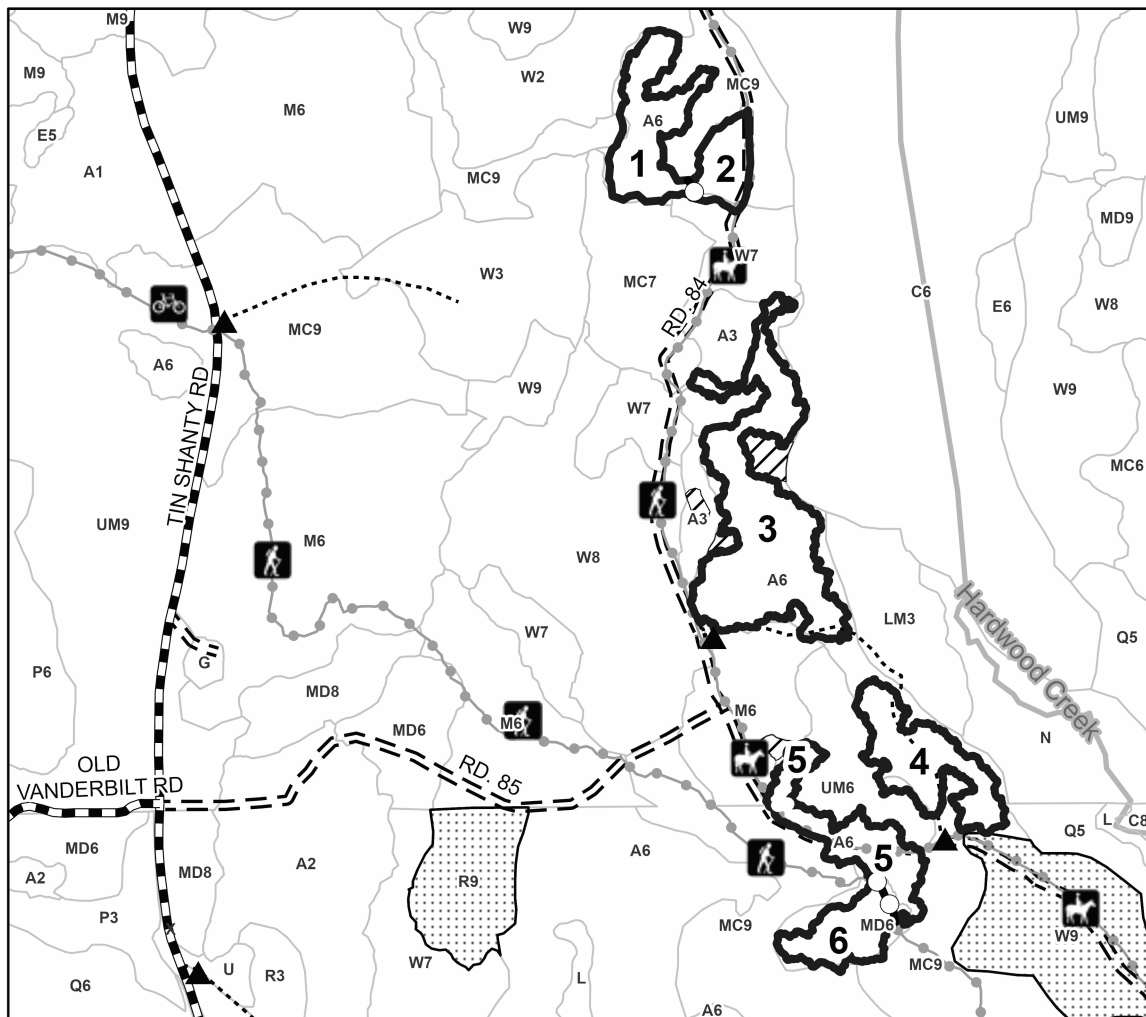
Density

0 = Non Stocked	5 = Pole Timber Medium
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

Locator Map 1:100,000**Ice Stairstep
Aspen****36.8 Acres**

Payment Unit Number	Acres	Payment Unit Number	Acres
1	5.7	4	6
2	2.5	5	5.2
3	14.2	6	3.4

0 0.17 0.35 0.7 Miles

**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Stand
- Retention Areas
- Nearby Timber Sale
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Berm

Use QR Code to
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