



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7760**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on February 24, 2026.

LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.

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:

A Little Later Pine (45-114-25) / T43N, R09W, SEC. 11, SWNE, E1/2SW, SE.
T43N, R09W, SEC. 14, NENW, NWNE.

Mackinac County, Advertised Price \$325,057.95, 131.8 Acres, Red Pine, White Pine.

TIMBER SALE INFORMATION

A Little Later Pine (45-114-25)

T43N, R09W, SEC. 11; T43N, R09W, SEC. 14.

Mackinac County (Advertised Price \$325,057.95)

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	4.2 MBF	\$ 94.00 / MBF
Pulpwood		
Balsam Fir	70 Cords	\$ 8.70 / Cord
Jack Pine	18 Cords	\$ 24.00 / Cord
Misc. Species 1	7.0 Acres	\$ 5.00 / Acre
Mixed Aspen	281 Cords	\$ 18.30 / Cord
Mixed Hardwood	264 Cords	\$ 16.80 / Cord
Paper Birch	36 Cords	\$ 4.40 / Cord
Red Pine	3,380 Cords	\$ 90.00 / Cord
White Pine	973 Cords	\$ 9.55 / Cord
White Spruce	38 Cords	\$ 9.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 8.60 percent. There are an estimated 5,073 cords on this timber sale, plus or minus 437 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 \$16,252.90 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	2.4%
02	0.0%
03	1.1%
04	16.4%
05	28.5%
06	29.7%
07	0.7%
08	13.8%
09	6.9%
10	0.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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
400,758	5,073	8.60%	4,636	5,509
7.00 acres are being sold by the acre and do not have cubic foot or cord volumes.				

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
3	20,711	262	22.80%	202	322
83	39,975	506	29.26%	358	654
85	39,198	496	37.22%	312	681
87 *			N/A		
92	79,932	1,012	16.75%	842	1,181
93	16,937	214	25.81%	159	270
96	194,338	2,460	13.03%	2,140	2,780
831	5,745	73	57.95%	31	115
961	3,435	43	58.95%	18	69
TOTAL:	400,271	5,067		4,061	6,072

* This VDU is being sold by the acre. There are no cruise statistics available.

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 Jack Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i> Paper Birch Red Pine White Pine White Spruce	Pulpwood	33 16 219 219 70 11 59 6 5 109 38	Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	22.9	\$7,731.25
2	Misc. Species 1	Pulpwood	7.0	Acres	7.0	\$35.00
3	Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Red Pine White Pine	Pulpwood	5 8 8 35 26	Cords Cords Cords Cords Cords	4.2	\$3,588.20
4	Red Maple Balsam Fir Jack Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Paper Birch Red Pine White Pine	Sawtimber Pulpwood	0.3 4 2 18 3 15 25 25 3 551 293	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	25.1	\$53,261.75
5	Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Paper Birch Red Pine White Pine	Sawtimber Pulpwood	1.9 7 16 15 1 45 45 5 1,013 31	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords	21.1	\$92,776.35
6	Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> Paper Birch Red Pine White Pine	Sawtimber Pulpwood	2.0 8 15 15 47 47 5 1,056 29	MBF Cords Cords Cords Cords Cords Cords Cords Cords	21.2	\$96,660.65
7	Red Pine	Pulpwood	26	Cords	2.4	\$2,340.00
8	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> Paper Birch Red Pine	Pulpwood	13 5 5 77 77 17 430	Cords Cords Cords Cords Cords Cords Cords	21.2	\$44,751.95

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
8 con't	White Pine	Pulpwood	469	Cords		
9	Red Pine	Pulpwood	247	Cords	5.1	\$22,382.80
	White Pine		16	Cords		
10	Red Pine	Pulpwood	17	Cords	1.6	\$1,530.00
TOTAL:			4.2	MBF		
TOTAL:			5,060	Cords		
TOTAL:			7.0	Acres		

Sale Specific Conditions & Requirements

Sale Name: A Little Later Pine

Sale Number: 45-114-25 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 purple paint or are unmarked and identified by a cover type change. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with purple paint, with the exception of Payment Unit 2, which is unmarked and identified by a cover type change. 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. Purple painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid. Except the unit boundary lines along Payment Units 3, 7 & 10 shall not be cut.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 4-6, 8 & 9, cut all trees that are one (1) inch or more at DBH.

Within Payment Unit(s) 1 & 2 cut all deciduous trees that are two (2) inches or more at DBH and all conifer trees that are four (4) inches or more at DBH, except if slash is being chipped then all trees that are one (1) inch or more may be cut.

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

Within Payment Unit(s) 3, 7 & 10, all trees are designated for cutting when marked with yellow paint above and below stump height, regardless of merchantability. Within Payment Unit 3, all balsam fir and aspen trees are designated for cutting regardless of merchantability.

2.1.11 - Description of Timber Note (2/04)

Note that Misc. Species 1 refers to the species being sold by the acre in Payment Unit 2. This unit is an opening with minimal volume consisting of merchantable and sub merchantable species. Species consists of a mix of maple, cherry, spruce, fir, pine, and aspen.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 4-6, 8 & 9 shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 3, 7 & 10, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted. Chipping is permitted in all other units, see Sale Condition 5.2.1.11- Slash for Reforestation.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-10 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.

3.6 - Payment Unit Cutting Schedule

3.6.1 - Order of Cutting (1/09)

Payment Units 1 & 2 must be paid for and cut at the same time.

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, chipped, utilized or otherwise removed from 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 or be chipped, utilized or otherwise removed from the sale. 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. These roads must be rendered impassable to cars and trucks. 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

4.2.3 - Road maintenance (8/13)

The following road maintenance is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

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

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Payment Unit(s) 4, 5, 6, 8 & 9, chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. If chipping occurs, products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter is still applicable (G. C. & R. 2.2). Payment Units 1 & 2 may be chipped as well, however, slash brush piles will need to be constructed within these units. See Sale Condition 5.2.4.6- Dead and Down Creation, Other.

5.2.1.12 - Slash for Prescribed Burning (1/05)

To facilitate prescribed burning, slash shall be moved at least 20 feet inside the sale boundary. Slash cannot be piled or placed near residual trees.

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. Den trees shall only be left within Payment Units 1, 2, 3, 7 & 10.

5.2.4 - Dead and Down Creation

5.2.4.6 - Dead and Down Creation, Other (9/09)

To improve habitat for wildlife, the Purchaser is to leave one brush pile on the ground for every two acres within Payment Units 1 & 2. Piles must be at least 4 feet tall and scattered throughout the Sale Area. Note: Piles can be created by encouraging limbing in piles during normal harvesting procedures.

5.2.16 - Equipment Recommended (11/18)

It is recommended, but not required, to use a hot-saw during harvest operations. This recommendation is due to the large quantity of maple/aspen saplings and sub-merchantable sticks growing beneath the red pine.

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.

5.8 - 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 Peters Creek 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.

**TIMBER SALE MAP**

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

Sale Number
45-114-25Date
09/29/2025

Forest Management Unit

County

Mapped By: Flatt

Scale

Page

Of

Sault Ste Marie Mgt Unit

Mackinac

Cruised By: DNR Staff

1:7,920

1

1

Township
43NRange
09WSection(s) and
Subdivision(s) Sec. 11 SWNE,E1/2SW,SE; Sec. 14 NENW,NWNE;**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	22.9	6	21.2
2	7	7	2.4
3	4.2	8	21.2
4	25.1	9	5.1
5	21.1	10	1.6

A Little Later Pine**131.8 Acres****Legend**

- Against State (Red)
- Payment Unit (Unpainted)
- Payment Unit (Purple)
- Forest Access Route
- Paved Road
- Active Railroad
- Recreational Trails

