



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7725**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on October 21, 2025.**

LOCATION: **ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.**

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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, ATLANTA MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Avery Hills Aspen Salvage (54-036-25) / T29N, R02E, SEC. 10, SESE.

T29N, R02E, SEC. 11, SWSW.

T29N, R02E, SEC. 13, NW.

T29N, R02E, SEC. 14, NW,NENE.

Montmorency County, Advertised Price \$39,823.35, 97.7 Acres, Aspen, Red Oak.

SALE NOTE: This sale has received damage from an ice storm. It is a two-year contract with no extensions. Equestrian trails are present in Payment Units 1 and 2. Snowmobile and equestrian trails are present along potential haul routes from all payment units. All oak wilt restrictions in place can be mitigated. Mixed aspen pulpwood includes bigtooth and quaking aspen. There is a minor amount of balsam poplar present as well, but it did not show up in any cruise plots. Additional volume from downed and jack straw stems is present within the sale that was not captured in the cruise. This is what accounts for some of the variation in cruise plot volumes as pockets have large amounts of downed trees from the ice storm.

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

Ice Avery Hills Aspen Salvage (54-036-25)

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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>
Sawtimber		
Red Maple	2.1 MBF	\$ 35.00 / MBF
Red Oak	66.9 MBF	\$ 120.00 / MBF
Pulpwood		
Balsam Fir	4 Cords	\$ 10.45 / Cord
Mixed Aspen	2,173 Cords	\$ 10.30 / Cord
Red Maple	330 Cords	\$ 12.45 / Cord
Red Oak	383 Cords	\$ 13.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.48 percent. There are an estimated 3,051 cords on this timber sale, plus or minus 472 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 \$1,991.17 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	19.4%
02	47.1%
03	19.0%
04	14.5%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

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
241,019	3,051	15.48%	2,578	3,523

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
38	29,344	371	31.97%	253	490
70	87,701	1,110	26.28%	818	1,402
105	123,974	1,569	22.89%	1,210	1,929
TOTAL:	241,019	3,051		2,281	3,821

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 Oak	Sawtimber	8.2	MBF	24.2	\$7,708.70
	Mixed Aspen	Pulpwood	421	Cords		
	<i>B. T. Aspen</i>		421	<i>Cords</i>		
	Red Maple		46	Cords		
	Red Oak		134	Cords		
2	Red Oak	Sawtimber	43.4	MBF	42.6	\$18,760.95
	Mixed Aspen	Pulpwood	873	Cords		
	<i>B. T. Aspen</i>		873	<i>Cords</i>		
	Red Maple		128	Cords		
	Red Oak		219	Cords		
3	Red Maple	Sawtimber	1.2	MBF	17.5	\$7,562.25
	Red Oak		8.7	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Aspen		498	Cords		
	<i>B. T. Aspen</i>		168	<i>Cords</i>		
	<i>Quaking Aspen</i>		330	<i>Cords</i>		
	Red Maple		88	Cords		
	Red Oak		17	Cords		
4	Red Maple	Sawtimber	0.9	MBF	13.4	\$5,791.45
	Red Oak		6.6	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Aspen		381	Cords		
	<i>B. T. Aspen</i>		129	<i>Cords</i>		
	<i>Quaking Aspen</i>		252	<i>Cords</i>		
	Red Maple		68	Cords		
	Red Oak		13	Cords		
TOTAL:			69.0	MBF		
TOTAL:			2,890	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Avery Hills Aspen Salvage

Sale Number: 54-036-25 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. The southern boundary of Payment Unit 1, and northern boundary of Payment Unit 2 are designated as Avery Hills Road and unpainted. Exterior sale boundary lines against state are marked with red paint, or are designated as distinct cover type changes. Interior Payment Unit boundaries are marked with yellow paint. Retention patches and interior steep slopes are marked with red paint; no harvesting activities may occur within these areas. Painted boundary line trees are not Included Timber and are to be protected. 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) 1-4, cut all trees that are two (2) inches or more at DBH, except:

-Within Payment Units 2 and 4, do NOT cut any GREEN Painted trees.

-Within Payment Units 1-4 do NOT cut white pine or red pine. Where possible, protect unmerchantable (<4.5"DBH) white pine, or red pine in accordance with spec 3.4.1

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

3 - Payments

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 sub-merchantable red/white pine saplings. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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.

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$250 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated 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.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

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. Only Skid trails will be allowed.

4.2 - Maintenance

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.

4.3 - Public Right-of-Way

4.3.2 - County R-O-W (12/06)

The County must be contacted prior to harvesting in the County Road R-O-W. This applies to Payment Units 1 and 2, and Avery Hills Rd.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company at least 5 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required five (5) days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 36 inches in height.

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) 4 it is encouraged, but not required, that cutting, skidding, and hauling occur when ground is firm and dry, or frozen. This restriction is because of wet soils and increased chance of rutting.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-3, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1-4, leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as oak or maple or if no hardwoods are present, an aspen. These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

5.2.29 - Shrub Protection (1/20)

To the extent possible, do not cut or damage hawthorn, witch-hazel, dogwood or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

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.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

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 Big Oaks Equestrian Trail is a horse trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Bent or broken storm damaged stems with pathway markers may be removed. This pathway shares the right of way with many roads surrounding the sale area that may be used as haul routes. A non-exhaustive list of roads includes parts of the following roads: Sage Lake Rd, Sage Creek Rd, and Avery Hills Rd.

5.2.41 - Snowmobile Trail Protection (9/11)

The LP 4 is a snowmobile trail and is shown on the Timber Sale Map and shares portions of the right of way with Sage Lake Rd, Avery Hills Rd and Sage Creek Rd. 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. No decking of forest products will be permitted along the snowmobile trail.

5.4 - Soil Protection

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.

5.8 - 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 Avery Hills 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 Trail LP 4 prior to beginning operations during the

snowmobile season (approximately December 1 to March 31). The trail must be posted at appropriate distances from the haul route to be used 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 Big Oaks Equestrian Trail 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. This sale is a salvage sale with deteriorating timber.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the March 2025 Ice Storm. 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: Kody Beesley	Scale 1:12,000	Page 1	Of 2
Atlanta Mgt Unit		Montmorency	Cruised By: Kody Beesley			
Township 29N	Range 02E	Section(s) and Subdivision(s) Sec. 10 SESE; Sec. 11 SWSW; Sec. 13 NW; Sec. 14 NW,NENE;				

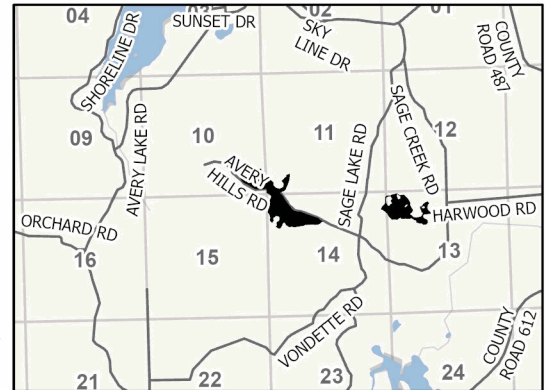
Cover Type

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

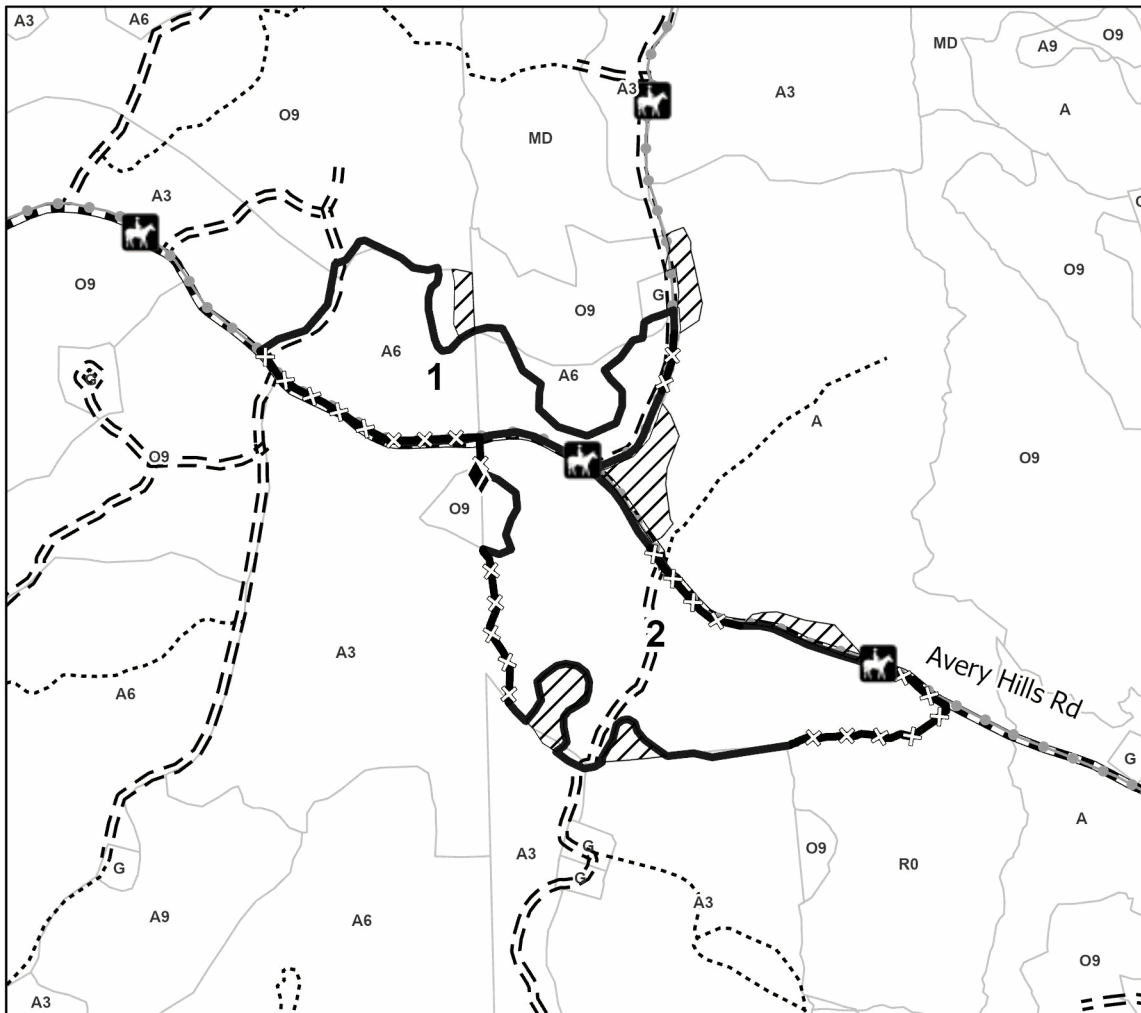
Locator Map 1:100,000



Payment Unit Number	Acres
1	24.2
2	42.6
3	17.5
4	13.4

Ice Avery Hills Aspen Salvage 97.7 Acres Compartments 5 & 6

0 0.25 0.5 Miles



Legend

Sale Boundary Lines	
Against State (Red)	—
Against State (Unpainted)	—X—
Recreational Trails	—●—
Forest Access Route	==
Administrative Access Only
Government Gravel/Dirt	—X—
Equestrian	—●—
Field Grade Corner	◆
Retention Areas	▨

Use QR Code to open Map in App





TIMBER SALE MAP

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

Sale Number
54-036-25

Date
09/12/2025

Forest Management Unit
Atlanta Mgt Unit

County
Montmorency

Mapped By: Kody Beesley
Cruised By: Kody Beesley

Scale
1:12,000

Page
2

Of
2

Township
29N

Range
02E

Section(s) and
Subdivision(s) Sec. 10 SESE; Sec. 11 SWSW; Sec. 13 NW; Sec. 14 NW,NENE;

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black Spruce	X = Non Stocked
F = Spruce/Fir	MC = Mixed Conifer	T = Tamarack	Y = Sand
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H = Hemlock	N = Marsh		

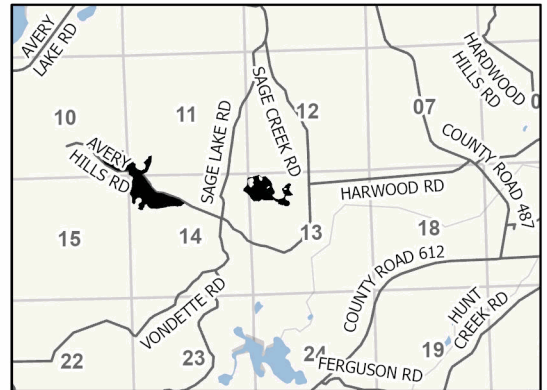
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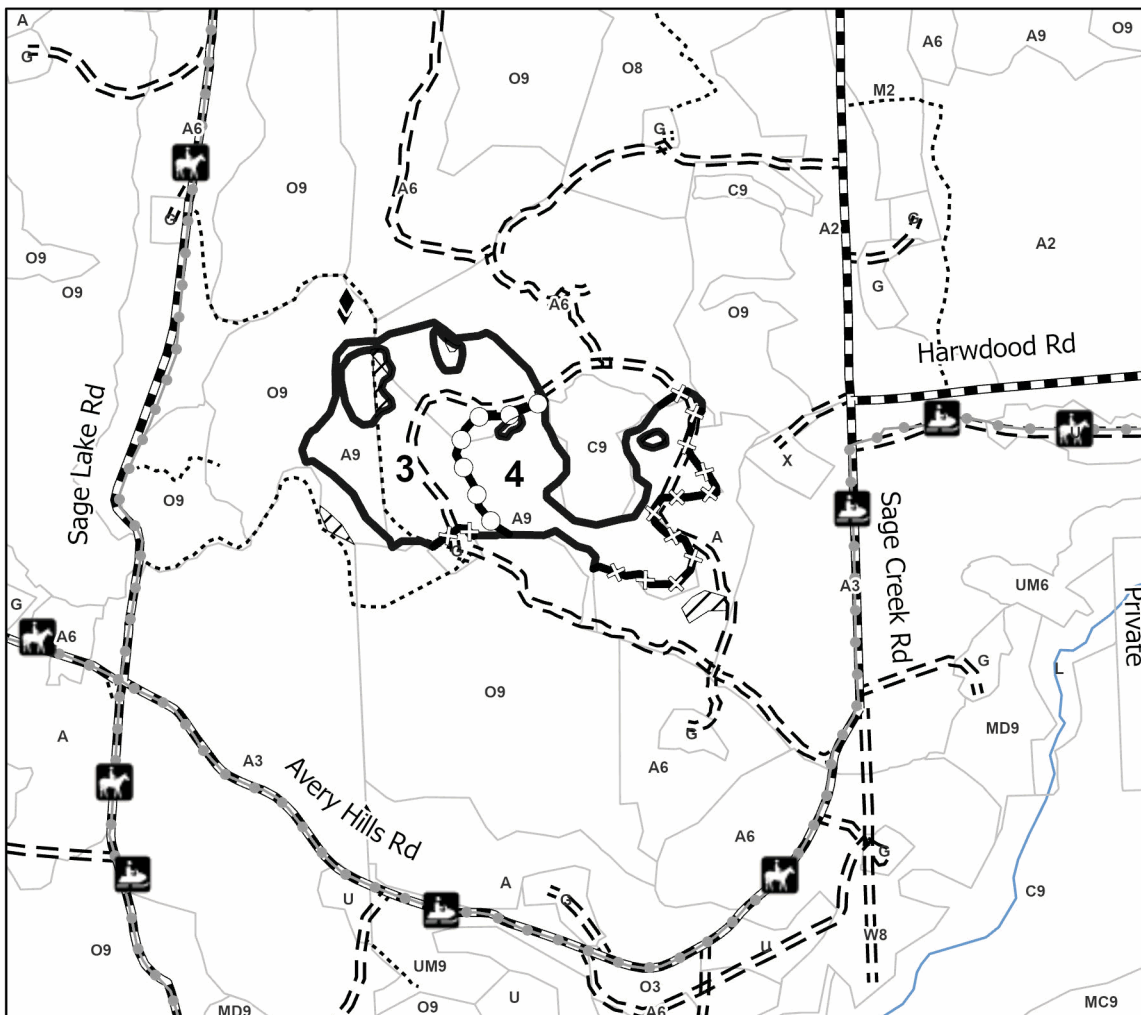
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Ice Avery Hills Aspen Salvage 97.7 Acres Compartments 4 & 5

Locator Map 1:100,000



0 0.25 0.5 Miles



Legend

Sale Boundary Lines

- Against State (Red)
- Against State (Unpainted)
- Payment Unit (Yellow)
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Equestrian
- Snowmobile
- Field Grade Corner
- Retention Areas

Use QR Code to
open Map in App

