



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7779**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on February 25, 2026.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 745-4651

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

Fool Hen Aspen (63-020-25) / T23N, R07W, SEC. 13, NWNW,S1/2NW,SENE,N1/2SW,SWSW.

T23N, R07W, SEC. 13, SE.

T23N, R07W, SEC. 14, SENE.

Missaukee County, Advertised Price \$132,638.70, 165.9 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Fool Hen Aspen (63-020-25)

T23N, R07W, SEC. 13; T23N, R07W, SEC. 14.

Missaukee County (Advertised Price \$132,638.70)

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		
Black/Red (Hybrid) Oak	102.4 MBF	\$ 101.00 / MBF
Red Maple	79.8 MBF	\$ 148.00 / MBF
Red Oak	25.5 MBF	\$ 207.00 / MBF
Red Pine	135.6 MBF	\$ 105.00 / MBF
Sugar Maple	40.1 MBF	\$ 207.00 / MBF
White Pine	106.4 MBF	\$ 47.00 / MBF
Pulpwood		
Balsam Fir	214 Cords	\$ 37.30 / Cord
Basswood	42 Cords	\$ 10.55 / Cord
Black Cherry	86 Cords	\$ 15.95 / Cord
Jack Pine	208 Cords	\$ 13.95 / Cord
Mixed Aspen	1,583 Cords	\$ 20.10 / Cord
Mixed Hardwood	839 Cords	\$ 15.95 / Cord
Mixed Oak	387 Cords	\$ 30.00 / Cord
Red Pine	128 Cords	\$ 45.95 / Cord
Scotch Pine	1 Cords	\$ 21.85 / Cord
White Pine	95 Cords	\$ 17.90 / Cord
White Spruce	60 Cords	\$ 9.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.11 percent. There are an estimated 5,027 cords on this timber sale, plus or minus 659 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 \$13,263.87 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	14.6%
02	33.4%
03	29.3%
04	2.4%
05	5.4%
06	14.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
397,124	5,027	13.11%	4,367	5,686

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
88	59,014	747	34.05%	493	1,001
100	116,924	1,480	28.89%	1,053	1,908
103	116,671	1,477	24.36%	1,117	1,837
119	895	11	96.24%	0	22
120	11,379	144	58.31%	60	228
126	30,957	392	40.36%	234	550
127	61,283	776	26.91%	567	984
TOTAL:	397,124	5,027		3,523	6,530

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	Black/Red (Hybrid	Sawtimber	47.9	MBF	19.6	\$19,402.70
	Red Maple		1.9	MBF		
	Red Pine		13.9	MBF		
	Balsam Fir	Pulpwood	10	Cords		
	<i>Balsam Fir</i>		10	<i>Cords</i>		
	Black Cherry		15	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	3.2	<i>MBF</i>		
	<i>Black Cherry</i>	<i>Pulpwood</i>	9	<i>Cords</i>		
	Mixed Aspen		291	Cords		
	<i>B. T. Aspen</i>		291	<i>Cords</i>		
	Mixed Hardwood		136	Cords		
	<i>Red Maple</i>		136	<i>Cords</i>		
	Mixed Oak		126	Cords		
	<i>/Red (Hybrid) Oak</i>		126	<i>Cords</i>		
	Red Pine		9	Cords		
2	Black/Red (Hybrid	Sawtimber	35.6	MBF	46.9	\$44,203.95
	Red Maple		12.3	MBF		
	Red Oak		17.5	MBF		
	Red Pine		105.5	MBF		
	White Pine		36.3	MBF		
	Balsam Fir	Pulpwood	45	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	2.0	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	41	<i>Cords</i>		
	Black Cherry		42	Cords		
	<i>Black Cherry</i>		42	<i>Cords</i>		
	Mixed Aspen		241	Cords		
	<i>B. T. Aspen</i>		182	<i>Cords</i>		
	<i>Quaking Aspen</i>		59	<i>Cords</i>		
	Mixed Hardwood		278	Cords		
	<i>Red Maple</i>		278	<i>Cords</i>		
	Mixed Oak		191	Cords		
	<i>/Red (Hybrid) Oak</i>		114	<i>Cords</i>		
	<i>Red Oak</i>		77	<i>Cords</i>		
	Red Pine		93	Cords		
	White Pine		11	Cords		
	White Spruce		60	Cords		
3	Black/Red (Hybrid	Sawtimber	17.5	MBF	45.4	\$38,828.45
	Red Maple		35.0	MBF		
	Red Oak		8.0	MBF		
	Sugar Maple		33.3	MBF		
	Balsam Fir	Pulpwood	105	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	3.7	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	98	<i>Cords</i>		
	Basswood		42	Cords		
	<i>Basswood</i>	<i>Sawtimber</i>	12.6	<i>MBF</i>		
	<i>Basswood</i>	<i>Pulpwood</i>	17	<i>Cords</i>		
	Black Cherry		9	Cords		
	<i>Black Cherry</i>		9	<i>Cords</i>		
	Mixed Aspen		659	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	22.4	<i>MBF</i>		
	<i>Quaking Aspen</i>		29.9	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	212	<i>Cords</i>		
	<i>Balsam Poplar</i>		23	<i>Cords</i>		
	<i>Quaking Aspen</i>		319	<i>Cords</i>		
	Mixed Hardwood		224	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
3 con't	<i>Red Maple</i>	<i>Pulpwood</i>	142	<i>Cords</i>		
	<i>Sugar Maple</i>		82	<i>Cords</i>		
	Mixed Oak		67	<i>Cords</i>		
	<i>/Red (Hybrid) Oak</i>		59	<i>Cords</i>		
	<i>Red Oak</i>		8	<i>Cords</i>		
4	Red Maple	Sawtimber	6.7	MBF	6.6	\$3,162.80
	White Pine		3.2	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	0.7	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	Black Cherry		15	Cords		
	<i>Black Cherry</i>		15	<i>Cords</i>		
	Jack Pine		62	Cords		
	<i>Jack Pine</i>	<i>Sawtimber</i>	1.2	<i>MBF</i>		
	<i>Jack Pine</i>	<i>Pulpwood</i>	60	<i>Cords</i>		
	Mixed Aspen		5	Cords		
	<i>Quaking Aspen</i>		5	<i>Cords</i>		
	Mixed Hardwood		44	Cords		
	<i>Red Maple</i>		44	<i>Cords</i>		
	Scotch Pine		1	Cords		
	White Pine		1	Cords		
5	Black/Red (Hybrid)	Sawtimber	1.4	MBF	16.3	\$7,211.90
	Red Maple		6.7	MBF		
	White Pine		28.7	MBF		
	Balsam Fir	Pulpwood	15	Cords		
	<i>Balsam Fir</i>		15	<i>Cords</i>		
	Jack Pine		134	Cords		
	<i>Jack Pine</i>		134	<i>Cords</i>		
	Mixed Aspen		43	Cords		
	<i>B. T. Aspen</i>		43	<i>Cords</i>		
	Mixed Hardwood		62	Cords		
	<i>Red Maple</i>		62	<i>Cords</i>		
	Mixed Oak		3	Cords		
	<i>/Red (Hybrid) Oak</i>		3	<i>Cords</i>		
	White Pine		20	Cords		
6	Red Maple	Sawtimber	17.2	MBF	31.1	\$19,814.95
	Red Pine		16.2	MBF		
	Sugar Maple		6.8	MBF		
	White Pine		38.2	MBF		
	Balsam Fir	Pulpwood	37	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	2.8	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	31	<i>Cords</i>		
	Black Cherry		5	Cords		
	<i>Black Cherry</i>		5	<i>Cords</i>		
	Jack Pine		11	Cords		
	<i>Jack Pine</i>	<i>Sawtimber</i>	4.8	<i>MBF</i>		
	<i>Jack Pine</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	Mixed Aspen		344	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	6.4	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	138	<i>Cords</i>		
	<i>Balsam Poplar</i>		4	<i>Cords</i>		
	<i>Quaking Aspen</i>		189	<i>Cords</i>		
	Mixed Hardwood		95	Cords		
	<i>Red Maple</i>		82	<i>Cords</i>		
	<i>Sugar Maple</i>		13	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Red Pine	Pulpwood	26	Cords		
	White Pine		63	Cords		
TOTAL:			489.8	MBF		
TOTAL:			3,642	Cords		

Sale Specific Conditions & Requirements

Sale Name: Fool Hen Aspen

Sale Number: 63-020-25 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 4, cut all species trees that are two (2) inches or more at DBH. In addition cut all scotch pine regardless of size. Do not cut any birch regardless of size.

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

Within Payment Unit(s) 1, 3, and 5, cut all species trees which meet minimum piece specifications in 2.2 Utilization, except birch, hemlock and cedar. Within unit 2 only cut aspen and red maple which meet minimum piece specifications in 2.2 Utilization and all orange marked trees.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 6, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except hemlock, cedar, birch and trees marked with green paint above and below stump height.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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.

4 - Transportation

4.1 - Construction

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

4.2.4 - 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.

4.2.5 - 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

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2, 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.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1, and payment units 3-6 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 and payment units 3-6 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, a pine species (white or red). 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. This can be an unmerchantable piece or a full tree.

5.2.29 - Shrub Protection (1/20)

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.

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

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

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 50 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.

5.8 - 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 all forest and county roads adjacent to units 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
63-020-25Date
09/04/2025

Forest Management Unit

County

Mapped By: Adamczyk

Scale

Page

Of

Cadillac Mgt Unit

Missaukee

Cruised By: River Valley Forestry

1:15,840

1

1

Township

Range

Section(s) and

23N

07W

Subdivision(s) Sec. 13 NWNW,S1/2NW,SENE,N1/2SW,SWSW; Sec. 13 SE; Sec. 14 SENE;

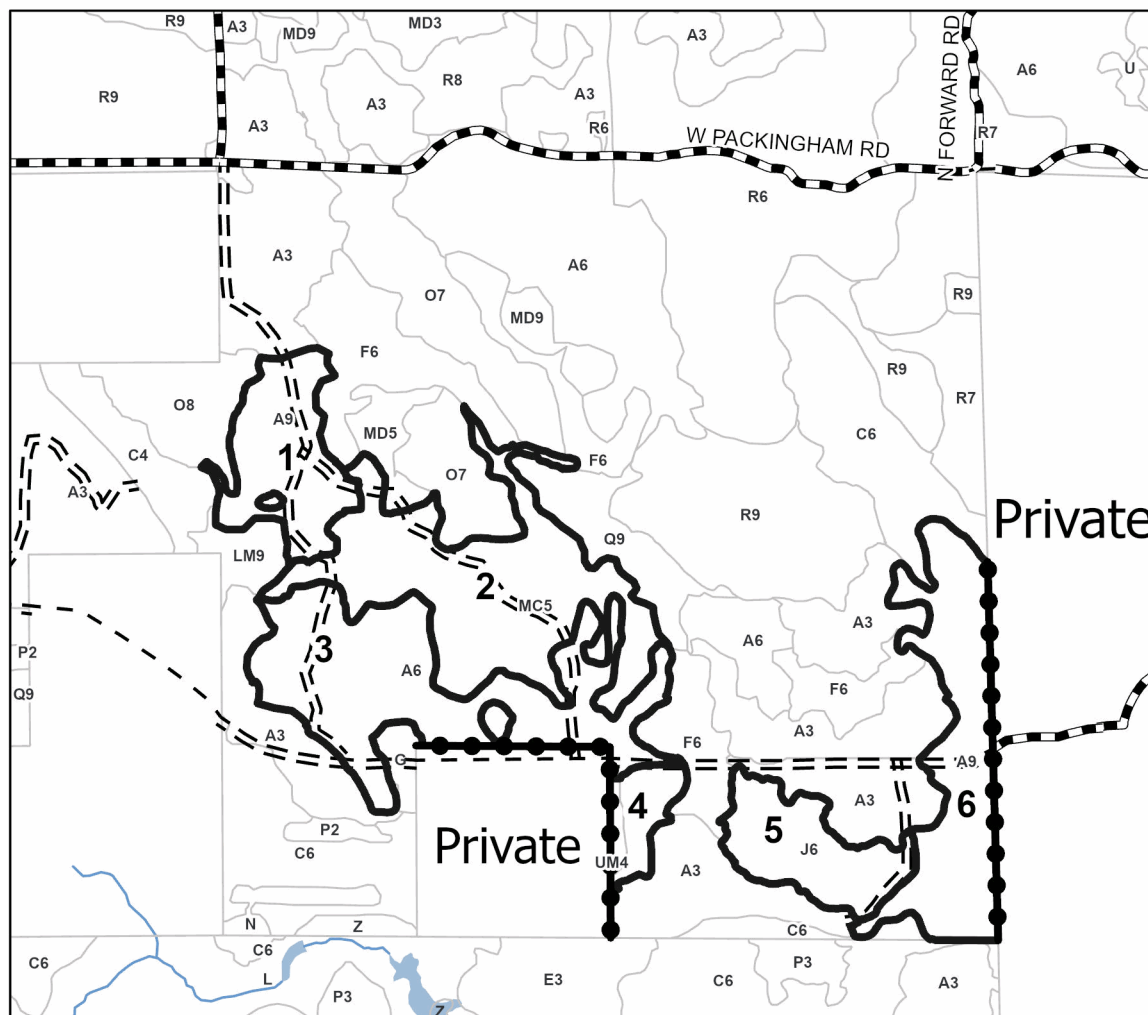
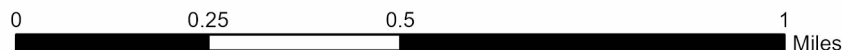
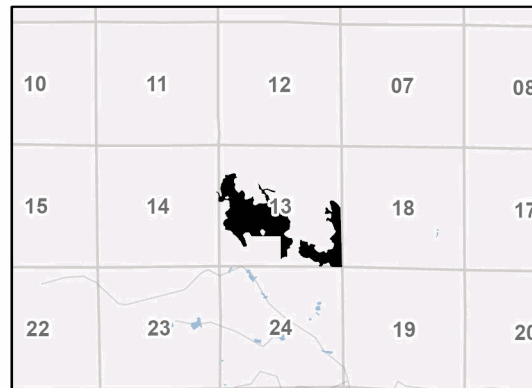
Cover Type

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	19.6	4	6.6
2	46.9	5	16.3
3	45.4	6	31.1

**Fool Hen
Aspen****165.9 Acres****Locator Map 1:100,000****Legend**

- Payment Unit
- Private Line (Blue)
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

Use QR Code to
open Map in App