



**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:

Five Point Island (33-031-25) / T36N, R25W, SEC. 10, NENW,NE,SW.

T36N, R25W, SEC. 11, W1/2NW.

T36N, R25W, SEC. 15, NENW.

T36N, R25W, SEC. 3 , SESW,SESE.

Menominee County, Advertised Price \$46,484.95, 109.0 Acres, Hardwood, White Pine.

SALE NOTE: There are no time harvesting restrictions on any of the Payment Units on this sale, but most of the Payment Units have an area of lower ground within them, that will require a dry summer of frozen ground conditions to harvest.

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

Five Point Island (33-031-25)

T36N, R25W, SEC. 10; T36N, R25W, SEC. 11; T36N, R25W, SEC. 15; T36N, R25W, SEC. 3.

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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			
Paper Birch	0.8	MBF	\$ 78.00 / MBF
Red Maple	21.5	MBF	\$ 100.00 / MBF
Pulpwood			
Balsam Fir	91	Cords	\$ 8.55 / Cord
Mixed Aspen	395	Cords	\$ 23.35 / Cord
Mixed Hardwood	581	Cords	\$ 16.70 / Cord
Mixed Spruce	108	Cords	\$ 11.25 / Cord
N. White Cedar	4	Cords	\$ 7.60 / Cord
Red Pine	159	Cords	\$ 51.35 / Cord
White Pine	854	Cords	\$ 17.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.73 percent. There are an estimated 2,249 cords on this timber sale, plus or minus 242 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 \$2,324.25 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	3.7%
02	16.5%
03	14.3%
04	10.2%
05	8.4%
06	13.2%
07	1.5%
08	14.0%
09	18.2%

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
177,657	2,249	10.73%	2,007	2,490

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	8,636	109	43.41%	62	157
5	49,612	628	24.48%	474	782
6	61,037	773	18.24%	632	914
10	4,833	61	51.86%	29	93
14	53,538	678	17.39%	560	796
TOTAL:	177,657	2,249		1,757	2,741

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 Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Mixed Spruce <i>White Spruce</i> White Pine	Pulpwood	19 3 3 13 13 7 7 67	Cords Cords Cords Cords Cords Cords Cords Cords	6.8	\$1,717.60
2	Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Mixed Spruce <i>White Spruce</i> Red Pine White Pine	Sawtimber Pulpwood	3.7 12 93 93 51 8 43 2 2 34 136	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	9.8	\$7,678.25
3	Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Mixed Spruce <i>White Spruce</i> Red Pine White Pine	Sawtimber Pulpwood	3.2 11 80 80 43 6 37 2 2 30 117	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	8.4	\$6,639.90
4	Paper Birch Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Green Ash</i> <i>Paper Birch</i> <i>Red Maple</i> Mixed Spruce <i>Black Spruce</i> <i>White Spruce</i> N. White Cedar Red Pine White Pine	Sawtimber Pulpwood	0.3 4.4 15 70 33 37 133 3 3 2 125 13 6 7 1 2 2	MBF MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	14.3	\$4,739.30
5	Paper Birch Red Maple Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i>	Sawtimber Pulpwood	0.2 3.6 12 58 27 31 110 2	MBF MBF Cords Cords Cords Cords Cords Cords	11.9	\$3,887.70

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE				
5 con't	<i>Green Ash</i>	<i>Pulpwood</i>	3	<i>Cords</i>						
	<i>Paper Birch</i>		1	<i>Cords</i>						
	<i>Red Maple</i>		104	<i>Cords</i>						
	Mixed Spruce		11	Cords						
	<i>Black Spruce</i>		5	<i>Cords</i>						
	<i>White Spruce</i>		6	<i>Cords</i>						
	N. White Cedar		1	Cords						
	Red Pine		1	Cords						
	White Pine		2	Cords						
6	Paper Birch	Sawtimber	0.3	MBF	18.9	\$6,156.75				
	Red Maple	Pulpwood	5.8	MBF						
	Balsam Fir		19	Cords						
	Mixed Aspen		91	Cords						
	<i>B. T. Aspen</i>		43	<i>Cords</i>						
	<i>Quaking Aspen</i>		48	<i>Cords</i>						
	Mixed Hardwood		175	Cords						
	<i>Black Cherry</i>		4	<i>Cords</i>						
	<i>Green Ash</i>		4	<i>Cords</i>						
	<i>Paper Birch</i>		2	<i>Cords</i>						
	<i>Red Maple</i>		165	<i>Cords</i>						
	Mixed Spruce		16	Cords						
	<i>Black Spruce</i>		8	<i>Cords</i>						
	<i>White Spruce</i>		8	<i>Cords</i>						
	N. White Cedar		1	Cords						
	Red Pine		2	Cords						
	White Pine		3	Cords						
	7		Balsam Fir	Pulpwood			1	Cords	4.1	\$699.20
			Mixed Hardwood				7	Cords		
<i>Paper Birch</i>		1	<i>Cords</i>							
<i>Red Maple</i>		6	<i>Cords</i>							
Mixed Spruce		51	Cords							
<i>Black Spruce</i>		50	<i>Cords</i>							
<i>White Spruce</i>		1	<i>Cords</i>							
8	Red Maple	Sawtimber	0.3	MBF	15.1	\$6,498.00				
	Balsam Fir	Pulpwood	1	Cords						
	Mixed Hardwood		21	Cords						
	<i>Paper Birch</i>		1	<i>Cords</i>						
	<i>Red Maple</i>		20	<i>Cords</i>						
	Mixed Spruce		3	Cords						
	<i>Black Spruce</i>		3	<i>Cords</i>						
	N. White Cedar		1	Cords						
	Red Pine		39	Cords						
	White Pine		229	Cords						
9	Red Maple	Sawtimber	0.5	MBF	19.7	\$8,468.25				
	Balsam Fir	Pulpwood	1	Cords						
	Mixed Hardwood		28	Cords						
	<i>Paper Birch</i>		2	<i>Cords</i>						
	<i>Red Maple</i>		26	<i>Cords</i>						
	Mixed Spruce		3	Cords						
	<i>Black Spruce</i>		3	<i>Cords</i>						
	Red Pine		51	Cords						
	White Pine		298	Cords						
TOTAL:			22.3	MBF						
TOTAL:			2,192	Cords						

Sale Specific Conditions & Requirements

Sale Name: Five Point Island

Sale Number: 33-031-25 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 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) 1-7, cut all trees that are three (3) inches or more at DBH, except do not cut trees marked with green paint.

Within Payment Unit(s) 8 and 9, cut all trees that are four (4) inches or more at DBH, except do not cut hemlock or trees marked with green paint.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Units 8 and 9, this is to protect the advanced regeneration.

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 purchase and install a new 15-inch X 24-foot corrugated steel culvert. The culvert will be installed within Payment Unit 4, on the access road. The Purchaser must haul and spread a minimum of 60 cubic yards of gravel, with a minimum of 12 inches of gravel over the culvert. There are also a few other low areas that will require gravel on the access road through Payment Unit 2. Gravel is available from a state pit about 5 miles away on the Westman Dam Road. The road work must be completed prior to any hauling from Payment Units 4-7.

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

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1 and 4-9, cutting and skidding, occur during dry summer or frozen winter conditions. The reason for the recommendation is because of some low wet ground within each of the Payment Units. A large portion of each Payment Unit has dry ground, but within each Payment Unit there are lower and wetter areas. During a dry summer most of the Payment Units could be completed.

5.2.39 - ORV Trail/Route Protection (4/18)

The Forest Island ORV Trail is an ORV trail or route and is shown on the Timber Sale Map. Trees with yellow ORV markers shall be cut off above the markers and at least five (5) feet above ground. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline.

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 the Timber Sale Access Road/Forest Island ORV Trail prior to beginning operations. The road must be posted at the intersection of County Road 551 and the start of the Forest Island ORV Trail and north of Payment Unit 2, along the trail 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
33-031-25

Date
09/18/2025

Forest Management Unit
Escanaba Mgt Unit

County
Menominee

Mapped By: Beaudou
Cruised By: Salter, Beaudou

Scale
1:13,000

Page
1

Of
1

Township
36N

Range
25W

Section(s) and
Subdivision(s) Sec. 10 NENW,NE,SW; Sec. 11 W1/2NW; Sec. 15 NENW; Sec. 3 SESW,SESE;

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	6.8	6	18.9
2	9.8	7	4.1
3	8.4	8	15.1
4	14.3	9	19.7
5	11.9		

Five Point Island
Compartment 41
109.0 Acres

Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Retention Areas
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- County Gravel Road
- Private Gravel/Dirt
- Hiking
- Equestrian
- MIRIS Section Corner
- 10 Section Numbers
- State Land Boundary
- R Retention Patch
- PVT Private Property

