



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7728**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on October 23, 2025.**

LOCATION: **NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

CONTACT NAME: Keith Magnusson

PHONE NUMBER: (906) 291-0120

PROSPECTUS NOTE: All sales on this prospectus have been reduced due to "no bid" on previous advertisement.

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

Camp Six Lowlands (42-002-24) / T46N, R10W, SEC. 18, SWNW,SW,W1/2SE.

Luce County, Advertised Price \$4,203.00, 61.4 Acres, Hardwood, Spruce/Fir/Tamarack.

SALE NOTE: This sale has been reduced due to "no bid" on previous advertisement.

Road construction may be needed. See Sale Spec 4.2.3 and 4.2.4 for additional information.

Within Payment Unit(s) 1, 2, 3, 4, and 5, harvesting is limited to the period of December 31 to April 1. because of the low ground nature of the sale.

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. See Sale Spec 5.2.17 for details.

Access is off of Camp Six Road.

TIMBER SALE INFORMATION

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T46N, R10W, SEC. 18.

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Access is off of Camp Six Road.

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 Spruce	21.2 MBF	\$ 3.00 / MBF
N. White Cedar	9.3 MBF	\$ 6.00 / MBF
Paper Birch	24.3 MBF	\$ 8.00 / MBF
Red Maple	39.0 MBF	\$ 13.00 / MBF
Yellow Birch	11.0 MBF	\$ 34.00 / MBF
Pulpwood		
Balsam Fir	76 Cords	\$ 2.00 / Cord
Balsam Poplar	226 Cords	\$ 5.30 / Cord
Black Ash	21 Cords	\$ 2.50 / Cord
Black Cherry	2 Cords	\$ 2.50 / Cord
Black Spruce	44 Cords	\$ 1.25 / Cord
N. White Cedar	63 Cords	\$ 1.00 / Cord
Paper Birch	152 Cords	\$ 1.00 / Cord
Red Maple	463 Cords	\$ 2.50 / Cord
Tamarack	28 Cords	\$ 1.55 / Cord
White Spruce	30 Cords	\$ 1.25 / Cord
Yellow Birch	37 Cords	\$ 2.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 34.39 percent. There are an estimated 1,433 cords on this timber sale, plus or minus 493 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 \$210.15 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	4.7%
02	27.0%
03	33.8%
04	17.9%
05	16.6%

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
113,186	1,433	34.39%	940	1,925

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
14	27,004	342	30.02%	239	444
18	40,771	516	21.78%	404	629
27	22,664	287	31.11%	198	376
28	17,736	225	65.32%	78	371
46	5,010	63	95.89%	3	124
TOTAL:	113,186	1,433		921	1,944

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 Spruce	Sawtimber	1.5	MBF	3.2	\$197.70
	Paper Birch		1.7	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	<i>Balsam Fir</i>		3	<i>Cords</i>		
	Balsam Poplar		22	Cords		
	Black Spruce		2	Cords		
	Paper Birch		12	Cords		
	Red Maple		17	Cords		
2	Black Spruce	Sawtimber	6.1	MBF	13.4	\$1,133.35
	Paper Birch		2.9	MBF		
	Red Maple		5.2	MBF		
	Balsam Fir	Pulpwood	15	Cords		
	<i>Balsam Fir</i>		15	<i>Cords</i>		
	Balsam Poplar		125	Cords		
	Black Ash		2	Cords		
	Black Spruce		6	Cords		
	Paper Birch		43	Cords		
	Red Maple		104	Cords		
	White Spruce		13	Cords		
	<i>White Spruce</i>		13	<i>Cords</i>		
3	Black Spruce	Sawtimber	1.3	MBF	23.1	\$1,425.10
	Paper Birch		19.7	MBF		
	Red Maple		14.8	MBF		
	Yellow Birch		9.1	MBF		
	Balsam Fir	Pulpwood	27	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	2.2	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	23	<i>Cords</i>		
	Balsam Poplar		11	Cords		
	Black Ash		11	Cords		
	Black Cherry		2	Cords		
	Black Spruce		11	Cords		
	Paper Birch		92	Cords		
	Red Maple		162	Cords		
	White Spruce		17	Cords		
	<i>White Spruce</i>	<i>Sawtimber</i>	4.3	<i>MBF</i>		
	<i>White Spruce</i>	<i>Pulpwood</i>	8	<i>Cords</i>		
	Yellow Birch		34	Cords		
4	Black Spruce	Sawtimber	7.8	MBF	15.1	\$751.10
	Red Maple		16.1	MBF		
	Black Ash	Pulpwood	8	Cords		
	Black Spruce		18	Cords		
	Paper Birch		5	Cords		
	Red Maple		171	Cords		
	Tamarack		28	Cords		
	<i>Tamarack</i>	<i>Sawtimber</i>	1.7	<i>MBF</i>		
	<i>Tamarack</i>	<i>Pulpwood</i>	25	<i>Cords</i>		
5	Black Spruce	Sawtimber	4.5	MBF	6.6	\$695.75
	N. White Cedar		9.3	MBF		
	Red Maple		2.9	MBF		
	Yellow Birch		1.9	MBF		
	Balsam Fir	Pulpwood	31	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	0.8	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	29	<i>Cords</i>		
	Balsam Poplar		68	Cords		
	Black Spruce		7	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	N. White Cedar	Pulpwood	63	Cords		
	Red Maple		9	Cords		
	Yellow Birch		3	Cords		
TOTAL:			104.8	MBF		
TOTAL:			1,142	Cords		

Sale Specific Conditions & Requirements

Sale Name: Camp Six Lowlands

Sale Number: 42-002-24 Seq#: 4

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. 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

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

Within Payment Unit(s) 1-5, cut all trees which meet minimum piece specifications in 2.2 Utilization, except in Units 2-4, do not cut any Cedar. In Units 1-5 do not cut any Hemlock

Also, within Unit 5, do not cut any trees ringed with green paint.

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

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) #'s 1, 2, 3, 4, and 5, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 2 and 3 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.

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (4/14)

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 the Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay double stumpage 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

4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

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. 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 within 30 days of completion of hauling. Overgrown roads that are reopened shall be considered new roads. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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 may be needed if conditions of the road deteriorate: cleaning of drainage areas, grading, crowning, and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

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

5.2.2 - 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) #'s 1, 2, 3, 4, and 5, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 31 to April 1. This restriction is because of the low ground nature of the sale.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

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.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 1 the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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 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.

5.8 - 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 Camp Six Road 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.

7 - Other Conditions

7.2 - Extensions

7.2.5 - Weather-Related Extension (1/13)

If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.

TIMBER SALE MAP

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

Sale Number
42-002-24

Date
03/05/2024

Forest Management Unit		County	Mapped By: Matt Payment	Scale 1:15,840	Page 1	Of 1
Newberry Mgt Unit		Luce	Cruised By: River Valley Foresters LLC			
Township 46N	Range 10W	Section(s) and Subdivision(s) Sec. 18 SWNW,SW,W1/2SE;				

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 (1:200,000)

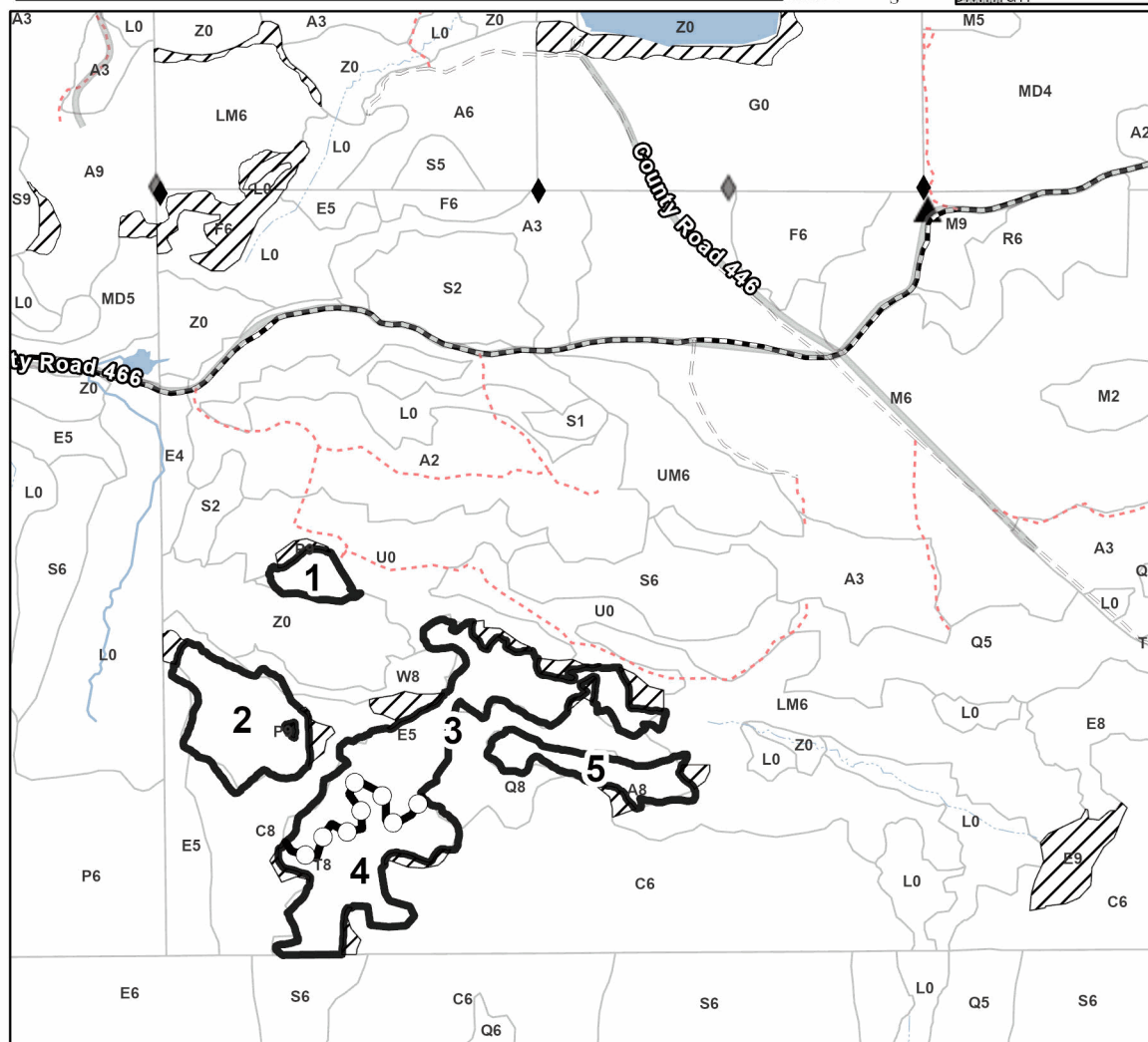
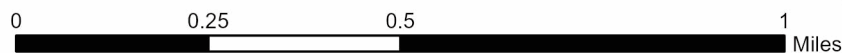


PU #	Acres
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1	3.2
2	13.4
3	23.1
4	15.1
5	6.6

Camp Six Lowlands

61.4 Acres



Legend

-  Against State (Red)
-  Payment Unit (Yellow)
-  Stand
-  Retention Areas
-  Primary Forest Road
-  Forest Access Route
-  Administrative Access Only
-  Field Grade Corner
-  Survey Grade Corner
-  Berm

Use QR Code to open Map in App

