



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7746**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on March 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:

MM Line Hardwoods (33-007-25) / T41N, R25W, SEC. 6 , N1/2NW.

T41N, R25W, SEC. 8 , SW.

T41N, R26W, SEC. 2 , NENW,N1/2NE.

T42N, R26W, SEC. 36, N1/2NW,NE.

Menominee County, Advertised Price \$69,165.95, 125.5 Acres, Hardwood, Red Pine.

SALE NOTE: Miscellaneous species 2 is dead/dying ash.

Alternative access through private property is the responsibility of the purchaser for Payment unit(s) 1,2,3, and 4.

Payment Unit(s) 2,5,6,7, and 8 cutting and skidding is not permitted during April 15th to July 15th.

Payment Unit(s) 1,2,3, and 4 are limited to 12/1 to 3/31 or frozen ground conditions due to access road through Lyme land.

Contact: George Wilson (906)-203-8079

Access may be through private or other public land.

TIMBER SALE INFORMATION

MM Line Hardwoods (33-007-25)

T41N, R25W, SEC. 6; T41N, R25W, SEC. 8; T41N, R26W, SEC. 2; T42N, R26W, SEC. 36.

Menominee County (Advertised Price \$69,165.95)

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Access may be through private or other public land.

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	5.6 MBF	\$ 78.00 / MBF
Red Maple	24.4 MBF	\$ 100.00 / MBF
Sugar Maple	86.2 MBF	\$ 229.00 / MBF
Yellow Birch	1.5 MBF	\$ 40.00 / MBF
Pulpwood		
Balsam Fir	22 Cords	\$ 8.75 / Cord
Black Spruce	218 Cords	\$ 11.25 / Cord
Misc. Species 2	8 Cords	\$ 3.75 / Cord
Mixed Aspen	54 Cords	\$ 23.55 / Cord
Mixed Hardwood	1,041 Cords	\$ 16.95 / Cord
Red Pine	365 Cords	\$ 51.35 / Cord
Tamarack	32 Cords	\$ 9.85 / Cord
White Pine	329 Cords	\$ 17.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.02 percent. There are an estimated 2,348 cords on this timber sale, plus or minus 376 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 \$6,916.60 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	38.8%
02	21.1%
03	2.5%
04	4.9%
05	10.6%
06	2.1%
07	2.3%
08	17.7%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
185,455	2,348	16.02%	1,971	2,724

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
21	33,245	421	27.96%	303	538
25	3,677	47	51.89%	22	71
79	14,566	184	38.42%	114	255
111	3,803	48	49.09%	25	72
125	71,530	905	34.85%	590	1,221
127	34,557	437	24.83%	329	546
130	15,149	192	63.40%	70	313
132	8,929	113	72.51%	31	195
TOTAL:	185,455	2,348		1,484	3,212

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	Paper Birch	Sawtimber	1.0	MBF	27.7	\$26,817.40
	Black Spruce	Pulpwood	191	Cords		
	Mixed Hardwood		51	Cords		
	<i>Balsam Poplar</i>		12	Cords		
	<i>Paper Birch</i>		7	Cords		
	<i>Red Maple</i>		32	Cords		
	Red Pine		365	Cords		
	Tamarack		32	Cords		
	White Pine		263	Cords		
	2	Red Maple	Sawtimber	6.4		
Sugar Maple			34.2	MBF		
Yellow Birch			0.6	MBF		
Mixed Aspen		Pulpwood	54	Cords		
<i>B. T. Aspen</i>			5	Cords		
<i>Quaking Aspen</i>			49	Cords		
Mixed Hardwood			286	Cords		
<i>Ironwood</i>			16	Cords		
<i>Red Maple</i>			38	Cords		
<i>Sugar Maple</i>			230	Cords		
<i>Yellow Birch</i>			2	Cords		
3	Black Spruce	Pulpwood	27	Cords	8.0	\$1,761.45
	Mixed Hardwood		86	Cords		
	<i>Paper Birch</i>		31	Cords		
	<i>Red Maple</i>		55	Cords		
4	Paper Birch	Sawtimber	2.3	MBF	7.7	\$3,372.90
	Red Maple		1.1	MBF		
	Yellow Birch		0.9	MBF		
	Balsam Fir	Pulpwood	11	Cords		
	Mixed Hardwood		105	Cords		
	<i>Paper Birch</i>		19	Cords		
	<i>Red Maple</i>		82	Cords		
	<i>Yellow Birch</i>		4	Cords		
	White Pine		66	Cords		
	5	Red Maple	Sawtimber	1.1		
Sugar Maple			22.8	MBF		
Balsam Fir		Pulpwood	10	Cords		
Misc. Species 2			8	Cords		
Mixed Hardwood			110	Cords		
<i>Paper Birch</i>			3	Cords		
<i>Red Maple</i>			11	Cords		
<i>Sugar Maple</i>			96	Cords		
6	Paper Birch	Sawtimber	1.2	MBF	5.6	\$1,418.90
	Red Maple		0.4	MBF		
	Sugar Maple		2.8	MBF		
	Mixed Hardwood	Pulpwood	38	Cords		
	<i>Paper Birch</i>		1	Cords		
	<i>Red Maple</i>		2	Cords		
<i>Sugar Maple</i>		35	Cords			
7	Red Maple	Sawtimber	1.3	MBF	2.7	\$1,622.30
	Sugar Maple		4.0	MBF		
	Mixed Hardwood	Pulpwood	34	Cords		
	<i>Red Maple</i>		5	Cords		
	<i>Sugar Maple</i>		29	Cords		
8	Paper Birch	Sawtimber	1.1	MBF	23.4	\$12,244.60
	Red Maple		14.1	MBF		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
8 con't	Sugar Maple	Sawtimber	22.4	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Hardwood		331	Cords		
	<i>Basswood</i>		4	<i>Cords</i>		
	<i>Paper Birch</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		134	<i>Cords</i>		
	<i>Sugar Maple</i>		189	<i>Cords</i>		
TOTAL:			117.7	MBF		
TOTAL:			2,069	Cords		

Sale Specific Conditions & Requirements

Sale Name: MM Line Hardwoods

Sale Number: 33-007-25 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 3 and 4, cut all trees that are three (3) inches or more at DBH, except:

- Within Payment Unit 3, do not cut cedar, hemlock or pine.

- Within Payment Unit 4, do not cut cedar, hemlock, trees marked with green paint, or trees marked with red paint labeled "X".

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

Within Payment Unit(s) 2, 5, 6, 7 and 8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, the following specifications apply:

- Within Payment Unit 5, cut all trees marked with orange paint above and below stump height. Additionally, cut all aspen, balm, balsam, ironwood, and spruce greater than three (3) inches DBH.

- Within Payment Unit 7, cut all trees marked with orange paint above and below stump height. Additionally, cut all balsam, spruce, and ironwood which meet minimum piece specifications in 2.2 Utilization.

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

Within Payment Unit(s) 1, cut all trees that are three (3) inches or more at DBH, except do not cut cedar, hemlock, or trees marked with green paint above and below stump height.

2.1.9 - Harvest Exception (12/24)

Do not cut any hemlock trees within Payment Unit(s) 6 and cedar within Payment Unit(s) 1, 3 and 4 other than those that are necessary to remove in order to operate within the Sale Area. Every effort must be made to preserve the existing hemlock and cedar and to leave an intact stand upon sale completion. All cut hemlock and cedar shall be piled separately by product and scaled in the woods, unless other scaling arrangements are agreed to by the Unit Manager or his/her representative. Stumpage price for hemlock and cedar shall be \$20.00 per cord.

2.1.11 - Description of Timber Note (2/04)

Note that Miscellaneous Species 2 is dead/dying mixed ash species.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible, unless approved by the Unit Manager or his/her representative.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) with a value greater than \$18,000 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

4.1.7 - 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 a four (4') foot high berm of stumps and logs covered with earth. 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

4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land has been obtained by the DNR.

4.4.2 - Alternate route on private property (2/04)

It is the Purchaser's responsibility to obtain access across private land for any routes other than the route shown on the Timber Sale Map.

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

5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 2, 3 and 4, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 1 to March 31. This restriction is because of the private road going to state land on wet and low soil.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2, 5, 6, 7 and 8, 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.

5.2.32 - 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.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

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 10.1 Lane and County Road SD 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

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from Spruce Budworm and Emerald Ash Borer. 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.

Sale Number
33-007-25

Date
09/30/2025

Forest Management Unit
Escanaba Mgt Unit

County
Menominee

Mapped By: George Wilson

Cruised By: G.Wilson, J.Baker

Scale
1:15,840

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Of
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Township | Range | Section(s) and Subdivision(s)
41N / 42N | 25W / | Sec. 2 NENW,N1/2NE; Sec. 36 N1/2NW,NE; Sec. 6 N1/2NW; Sec. 8 SW;

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	27.7	5	12.4
2	38	6	5.6
3	8	7	2.7
4	7.7	8	23.4

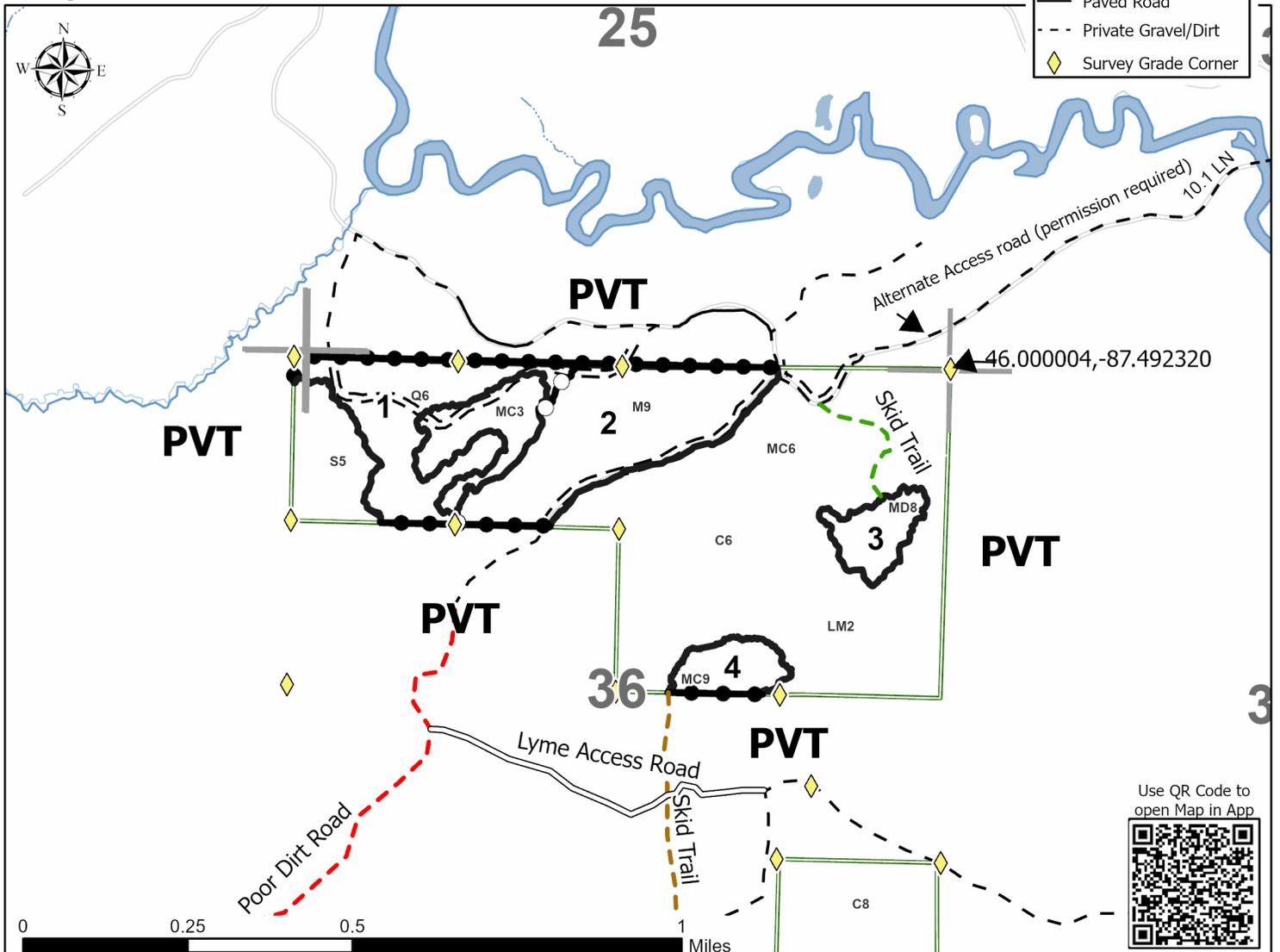
MM Line Hardwoods

125.5 Acres

Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Poor Dirt Road
- Skid Trail
- Possible Skid Trail
- Lyme Access Road
- Recreational Trails
- Forest Access Route
- Paved Road
- Private Gravel/Dirt
- Survey Grade Corner

Compartment 65 & 66



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 33-007-25	Date 09/30/2025	
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Forest Management Unit Escanaba Mgt Unit	County Menominee	Mapped By: George Wilson Cruised By: G.Wilson, J.Baker
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Township 41N / 42N	Range 25W /	Section(s) and Subdivision(s) Sec. 2 NENW,N1/2NE; Sec. 36 N1/2NW,NE; Sec. 6 N1/2NW; Sec. 8 SW;
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Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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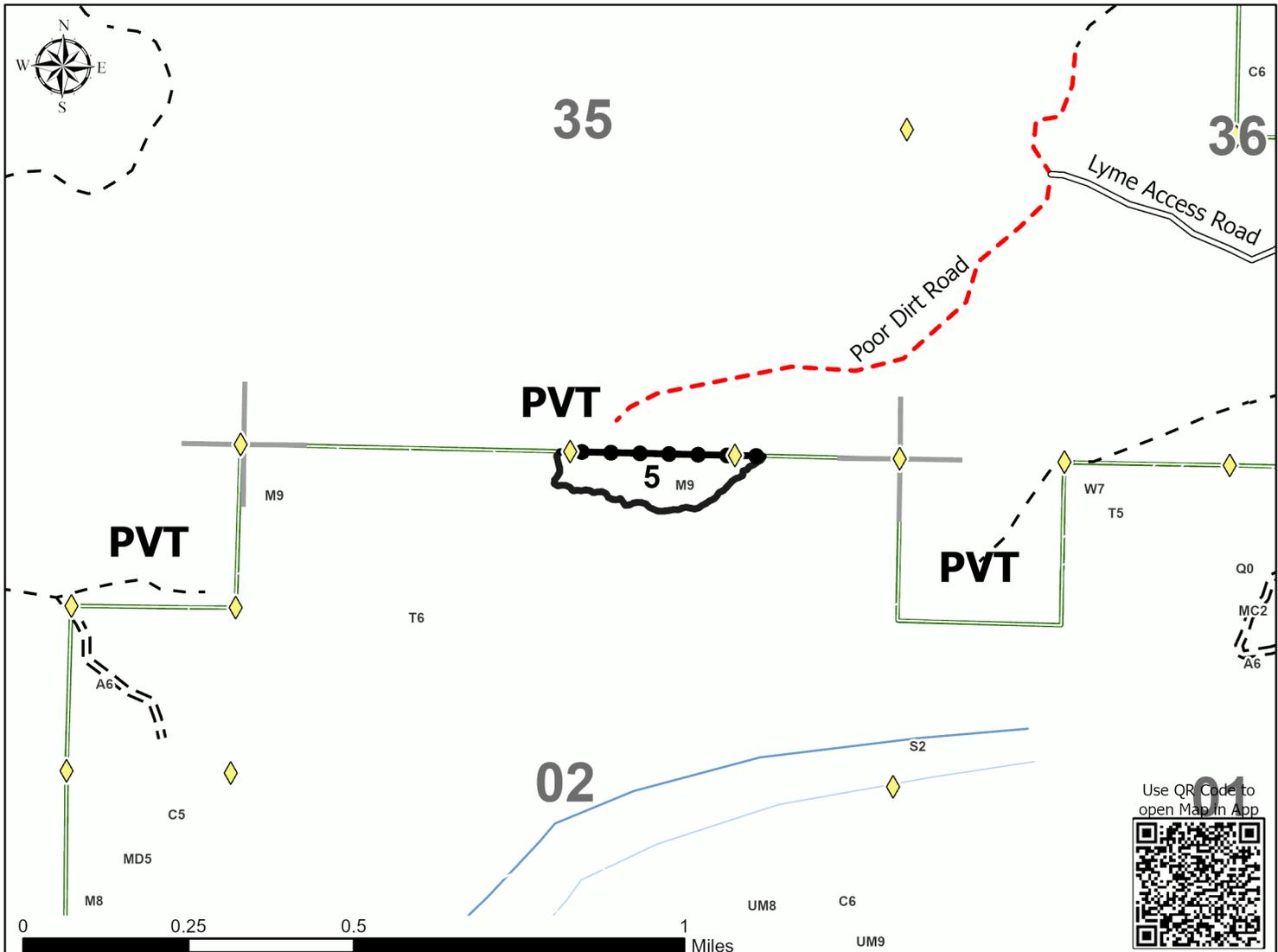
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MM Line Hardwoods

125.5 Acres

Legend	
	Against State (Red)
	Private Line (Blue)
	Poor Dirt Road
	Lyme Access Road
	Recreational Trails
	Forest Access Route
	Private Gravel/Dirt
	Survey Grade Corner

Compartment 65 & 66





TIMBER SALE MAP

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

Sale Number 33-007-25	Date 09/30/2025	
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Forest Management Unit Escanaba Mgt Unit	County Menominee	Mapped By: George Wilson Cruised By: G.Wilson, J.Baker
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Township 41N / 42N	Range 25W /	Section(s) and Subdivision(s) Sec. 2 NENW,N1/2NE; Sec. 36 N1/2NW,NE; Sec. 6 N1/2NW; Sec. 8 SW;
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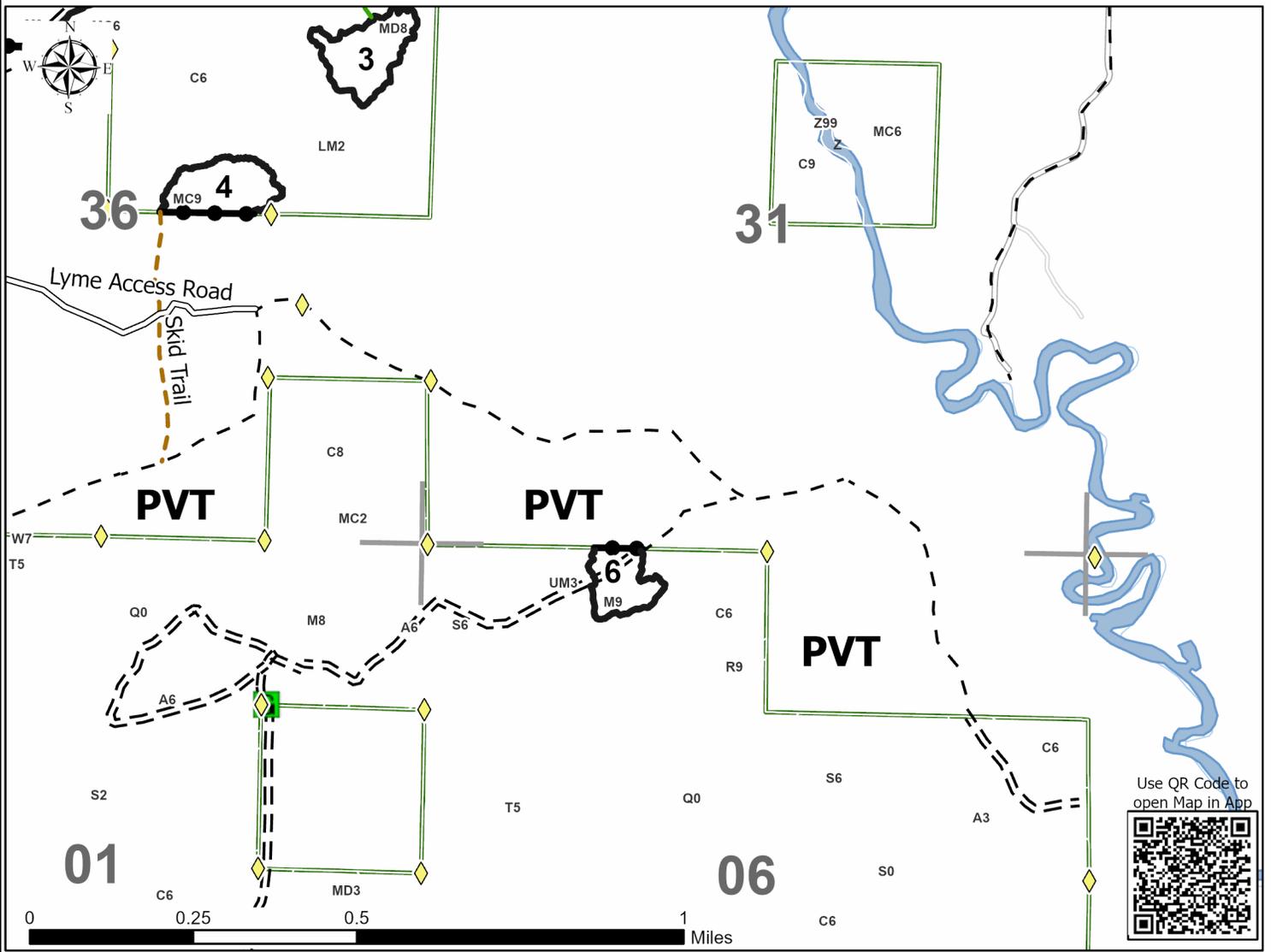
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2	38	6	5.6
3	8	7	2.7
4	7.7	8	23.4

MM Line Hardwoods

125.5 Acres

Legend	
	Against State (Red)
	Private Line (Blue)
	Skid Trail
	Possible Skid Trail
	Lyme Access Road
	Recreational Trails
	Forest Access Route
	Private Gravel/Dirt
	Survey Grade Corner
	Gate

Compartment 65 & 66





TIMBER SALE MAP

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

Sale Number	Date	
33-007-25	09/30/2025	
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Forest Management Unit	County	Mapped By: George Wilson
Escanaba Mgt Unit	Menominee	Cruised By: G.Wilson, J.Baker

Township	Range	Section(s) and Subdivision(s)
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MM Line Hardwoods

125.5 Acres

Legend	
	Against State (Red)
	Private Line (Blue)
	Recreational Trails
	Forest Access Route
	Private Gravel/Dirt
	Survey Grade Corner

Compartment 65 & 66

