



**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:

North of Fox (33-033-25) / T36N, R25W, SEC. 10, SESW,S1/2SE.

T36N, R25W, SEC. 11, SWSW.

T36N, R25W, SEC. 14, NWNW.

T36N, R25W, SEC. 15, NW,NE,W1/2SW,SE.

T36N, R25W, SEC. 16, NESE.

Menominee County, Advertised Price \$43,228.80, 124.3 Acres, Hardwood, Red Pine.

SALE NOTE: Payment Units 1, 6, and 7 are restricted to December 1st to March 31st, due to low wet ground. Payment Unit 4 is not permitted between April 15th to July 15th, due to bark slippage. The sale can all be accessed through state land, but the best access into Payment Units 6 - 8, is through private land. See spec 4.4.1 for more details.

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

North of Fox (33-033-25)

T36N, R25W, SEC. 10; T36N, R25W, SEC. 11; T36N, R25W, SEC. 14; T36N, R25W, SEC. 15; T36N, R25W, SEC. 16.
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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	10.0	MBF	\$ 100.00 / MBF
Pulpwood			
Balsam Fir	107	Cords	\$ 8.55 / Cord
Jack Pine	32	Cords	\$ 42.95 / Cord
Mixed Aspen	55	Cords	\$ 23.35 / Cord
Mixed Hardwood	410	Cords	\$ 16.70 / Cord
Mixed Spruce	244	Cords	\$ 11.25 / Cord
N. White Cedar	24	Cords	\$ 7.60 / Cord
Red Pine	450	Cords	\$ 51.35 / Cord
Tamarack	53	Cords	\$ 9.80 / Cord
White Pine	296	Cords	\$ 17.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.17 percent. There are an estimated 1,696 cords on this timber sale, plus or minus 223 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 \$2,161.44 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	8.8%
02	9.0%
03	3.8%
04	2.7%
05	11.3%
06	16.4%
07	23.5%
08	24.5%

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
133,948	1,696	13.17%	1,472	1,919

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
19	17,537	222	30.94%	153	291
20	14,623	185	40.41%	110	260
24	7,804	99	45.03%	54	143
30	5,372	68	72.79%	19	118
31	24,548	311	30.58%	216	406
38	42,938	544	23.38%	416	671
41	21,125	267	42.38%	154	381
TOTAL:	133,948	1,696		1,123	2,268

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 Maple	Sawtimber	7.2	MBF	22.7	\$3,784.50
	Balsam Fir	Pulpwood	19	Cords		
	Mixed Hardwood		152	Cords		
	<i>Black Ash</i>		36	Cords		
	<i>Paper Birch</i>		8	Cords		
	<i>Red Maple</i>		108	Cords		
	Mixed Spruce		21	Cords		
	<i>Black Spruce</i>		14	Cords		
	<i>White Spruce</i>		7	Cords		
	Tamarack		13	Cords		
2	Red Maple	Sawtimber	0.7	MBF	15.0	\$3,900.45
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Aspen		23	Cords		
	<i>B. T. Aspen</i>		23	Cords		
	Mixed Hardwood		62	Cords		
	<i>Paper Birch</i>		3	Cords		
	<i>Red Maple</i>		59	Cords		
	Mixed Spruce		30	Cords		
	<i>Black Spruce</i>		27	Cords		
	<i>White Spruce</i>		3	Cords		
	Red Pine		21	Cords		
	White Pine		46	Cords		
3	Mixed Hardwood	Pulpwood	15	Cords	6.9	\$1,653.30
	<i>Paper Birch</i>		4	Cords		
	<i>Red Maple</i>		11	Cords		
	Mixed Spruce		15	Cords		
	<i>Black Spruce</i>		15	Cords		
	N. White Cedar		24	Cords		
	Red Pine		8	Cords		
	Tamarack		2	Cords		
	White Pine		35	Cords		
4	Mixed Hardwood	Pulpwood	6	Cords	6.3	\$1,187.70
	<i>Red Maple</i>		6	Cords		
	Mixed Spruce		2	Cords		
	<i>Black Spruce</i>		2	Cords		
	White Pine		60	Cords		
5	Red Maple	Sawtimber	1.6	MBF	15.2	\$4,872.15
	Balsam Fir	Pulpwood	85	Cords		
	Mixed Aspen		32	Cords		
	<i>B. T. Aspen</i>		19	Cords		
	<i>Quaking Aspen</i>		13	Cords		
	Mixed Hardwood		111	Cords		
	<i>Green Ash</i>		6	Cords		
	<i>Red Maple</i>		105	Cords		
	White Pine		78	Cords		
6	Jack Pine	Pulpwood	10	Cords	16.9	\$7,110.10
	Mixed Hardwood		8	Cords		
	<i>Red Maple</i>		8	Cords		
	Mixed Spruce		63	Cords		
	<i>Black Spruce</i>		63	Cords		
	Red Pine		102	Cords		
	Tamarack		16	Cords		
	White Pine		25	Cords		
7	Jack Pine	Pulpwood	15	Cords	24.2	\$10,174.40
	Mixed Hardwood		11	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	<i>Red Maple</i>	<i>Pulpwood</i>	11	<i>Cords</i>		
	Mixed Spruce		90	Cords		
	<i>Black Spruce</i>		90	<i>Cords</i>		
	Red Pine		146	Cords		
	Tamarack		22	Cords		
	White Pine		35	Cords		
8	Red Maple	Sawtimber	0.5	MBF	17.1	\$10,546.20
	Jack Pine	Pulpwood	7	Cords		
	Mixed Hardwood		45	Cords		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		43	<i>Cords</i>		
	Mixed Spruce		23	Cords		
	<i>Black Spruce</i>		23	<i>Cords</i>		
	Red Pine		173	Cords		
	White Pine		17	Cords		
TOTAL:			10.0	MBF		
TOTAL:			1,671	Cords		

Sale Specific Conditions & Requirements

Sale Name: North of Fox

Sale Number: 33-033-25 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. There is no paint line along County Road 551 on the southwest edge of Payment Unit 5. The road is the boundary. 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, 2, 3, 5, 6, and 7, cut all trees that are three (3) inches or more at DBH, with the following exceptions.

Within Payment Unit 1, do not cut white pine, cedar, and yellow birch. Also, do not cut spruce/fir less than six (6) inches at DBH.

Within Payment Units 2, 3, 6, and 7, do not cut trees marked with green paint.

Within Payment Unit 5, do not cut hemlock or trees marked with green paint.

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

Within Payment Unit(s) 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

In addition, cut all merchantable aspen, spruce, and balsam fir.

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 8, all trees greater than five (5) inches at DBH are designated for cutting, except do not cut 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 4 and 8.

This is to protect the residual trees in Payment Unit 4 and to protect the advanced regeneration in Payment Unit 8.

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

4.2 - 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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land to access Payment Units 6 - 8, is the responsibility of the Purchaser. Payment Units 6 - 8 can be accessed through state land but there is an access road through private land back onto state land that would improve access.

Contact Dustin 906-399-1828 or Dan 906-399-0879 to obtain the landowners contact information. The landowner has indicated that he would allow access.

5 - Operations

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 6, and 7, cutting and skidding are limited to the period of December 1st to March 31st, unless there is an extended dry or frozen period and the sale administrator allows harvesting during that period of time. This restriction is because of low wet ground within portions of the Payment Units.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 4, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 2, 3, 5, and 8, cutting and skidding, occur during dry summer or frozen winter conditions. The reason for the recommendation is because of pockets of low wet ground within each payment Unit.

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. Do not cut trees or damage posts with yellow ORV markers. 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.

5.2.40 - Pathway Protection (10/10)

The Cedar River Pathway is a [bike, hiking, horse, ski] trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Skidding across the trail may only occur in locations approved by the Sale Administrator.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Cedar River Pathway and the Forest Island ORV 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

7.2.5 - 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.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the 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
33-033-25

Date
09/26/2025

Forest Management Unit
Escanaba Mgt Unit

County
Menominee

Mapped By: Beaudou
Cruised By: Salter, Beaudou

Scale
1:14,000

Page
1

Of
1

Township 36N Range 25W Section(s) and Subdivision(s) Sec. 10 SESW,S1/2SE; Sec. 11 SWSW; Sec. 14 NWNW; Sec. 15 NW,NE,W1/2SW,SE; Sec. 16 NESE;

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

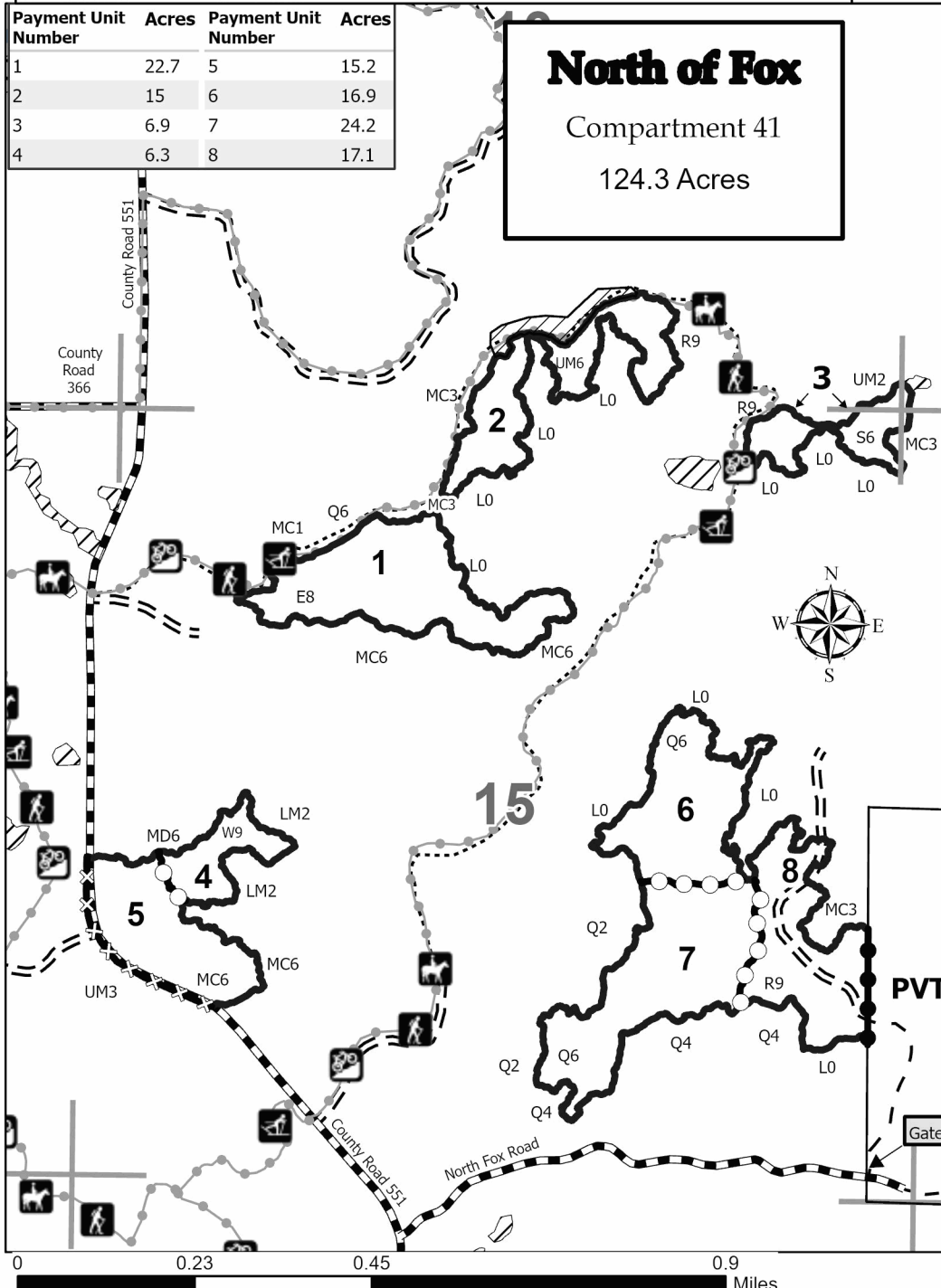
Payment Unit Number	Acres	Payment Unit Number	Acres
1	22.7	5	15.2
2	15	6	16.9
3	6.9	7	24.2
4	6.3	8	17.1

North of Fox

Compartment 41
124.3 Acres

Legend

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



Use QR Code to
open Map and
Cruise Data

