



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7735**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on October 16, 2025.**

**LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI**

**CONTACT NAME: Mark Monroe**

**PHONE NUMBER: (989) 983-4101**

**PROSPECTUS NOTE: All sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.**

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Sparr Aspen (53-029-25) / T31N, R01W, SEC. 30, S1/2NW,SWNE,N1/2SW,SWSW,SWSE.  
Otsego County, Advertised Price \$4,782.70, 69.1 Acres, Aspen, Hardwood.

**SALE NOTE:** All units in this sale were damaged in the ice storm of March 2025. Damage is over 50% in most units, both through broken tops and blowdown.

Note that Unit #5 is an OPTIONAL harvesting unit and will be scaled if it is harvested. The volume estimates for this unit are only rough approximations and the true volume will likely be much lower.

Access may be through other public land.

## TIMBER SALE INFORMATION

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Access may be through other public land.

A timber sale contract for this mixed, 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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Maple	15.0 MBF	\$ 14.00 / MBF
Pulpwood		
Balsam Fir	14 Cords	\$ 5.35 / Cord
Mixed Aspen	808 Cords	\$ 4.60 / Cord
Mixed Hardwood	220 Cords	\$ 3.55 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 35.83 percent. There are an estimated 1,093 cords on this timber sale, plus or minus 392 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 \$478.27 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	12.1%
02	5.1%
03	52.6%
04	9.4%
05	20.8%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2027.

### **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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
86,316	1,093	35.83%	701	1,484

**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
52	8,338	106	55.13%	47	164
60	44,428	562	58.99%	231	894
61	23,144	293	75.34%	72	514
69	8,197	104	80.47%	20	187
70	2,208	28	95.51%	1	55
TOTAL:	86,316	1,093		372	1,813

**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	1.5	MBF	5.3	\$576.85
	Balsam Fir	Pulpwood	14	Cords		
	Balsam Fir	Sawtimber	3.3	MBF		
	Balsam Fir	Pulpwood	7	Cords		
	Mixed Aspen		76	Cords		
	B. T. Aspen	Sawtimber	0.5	MBF		
	Quaking Aspen		1.3	MBF		
	B. T. Aspen	Pulpwood	34	Cords		
	Quaking Aspen		38	Cords		
	Mixed Hardwood		37	Cords		
	Red Maple		37	Cords		
2	Red Maple	Sawtimber	2.2	MBF	4.7	\$243.35
	Mixed Aspen	Pulpwood	30	Cords		
	Quaking Aspen	Sawtimber	2.5	MBF		
	B. T. Aspen	Pulpwood	19	Cords		
	Quaking Aspen		6	Cords		
	Mixed Hardwood		21	Cords		
	Beech	Sawtimber	1.0	MBF		
	Beech	Pulpwood	1	Cords		
	Black Cherry		9	Cords		
	Red Maple		9	Cords		
	3	Mixed Aspen	Pulpwood	513		
B. T. Aspen		Sawtimber	11.6	MBF		
Quaking Aspen			4.0	MBF		
B. T. Aspen		Pulpwood	480	Cords		
Quaking Aspen			2	Cords		
Mixed Hardwood			44	Cords		
Beech			3	Cords		
Ironwood			9	Cords		
Red Maple			32	Cords		
4	Red Maple	Sawtimber	2.3	MBF	5.5	\$450.45
	Mixed Aspen	Pulpwood	67	Cords		
	B. T. Aspen	Sawtimber	6.6	MBF		
	B. T. Aspen	Pulpwood	50	Cords		
	Quaking Aspen		4	Cords		
	Mixed Hardwood		31	Cords		
	Sugar Maple	Sawtimber	2.8	MBF		
	Red Maple	Pulpwood	19	Cords		
	Sugar Maple		6	Cords		
5	Red Maple	Sawtimber	9.0	MBF	19.2	\$996.05
	Mixed Aspen	Pulpwood	122	Cords		
	Quaking Aspen	Sawtimber	10.4	MBF		
	B. T. Aspen	Pulpwood	78	Cords		
	Quaking Aspen		23	Cords		
	Mixed Hardwood		87	Cords		
	Beech	Sawtimber	4.1	MBF		
	Beech	Pulpwood	6	Cords		
	Black Cherry		35	Cords		
	Red Maple		38	Cords		
TOTAL:			15.0	MBF		
TOTAL:			1,042	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice Sparr Aspen**

**Sale Number: 53-029-25 Seq#: 2**

### **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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

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

Within Payment Unit(s) 1-3, cut all trees that are two (2) inches or more at DBH, except do not cut oak, red pine, white pine, elm, birch, sugar maple, cedar, spruce, basswood, or green marked trees. In addition, do not cut any ash over five (5) inches DBH. Note that all of the species listed above are rare in each unit and/or may not be present.

Within Payment Unit 4, cut all trees that are two (2) inches or more at DBH except for green marked trees.

Within Payment Unit 5, cut all aspen, red maple, beech, ironwood, and cherry trees that are two (2) inches or more at DBH. The Purchaser also has the option of cutting all blown over trees in this Payment Unit. Note that this is a scaled unit and is also an OPTIONAL cutting unit. Due to the prevalence of small diameter trees and severe damage from the ice storm, the Purchaser is not required to harvest this unit.

##### **2.1.11 - Description of Timber Note (2/04)**

Note that the Purchaser has the option of harvesting aspen blowdown in Payment Unit 3. These downed trees may not be harvested until all standing timber within the Payment Unit has been cut and skidded to the landing. All downed timber that is harvested must be piled separately and will be scaled by the Timber Sale Administrator. Blowdown may not be harvested in Payment Units 1-2 and 4.

#### **2.2 - Utilization**

##### **2.2.11 - Chipping Restriction (9/14)**

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. This applies to Payment Units 1-2 and 4.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 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**

##### **3.4.1 - Damaged Timber (12/24)**

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to sugar maple saplings.

### **4 - Transportation**

## 4.1 - Construction

### 4.1.3 - Slash and Earthen Piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale.

### 4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. 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.

### 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.

## 4.2 - Maintenance

### 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

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least three (3) days in advance to schedule the conference.

#### 5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 10 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Written permission is required before harvest operations begin and must be submitted to the Unit Manager. Gas wells are denoted by "G" on the timber sale map. Pipelines fall on all closed and open roads within the timber sale map.

### 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.

#### 5.2.32 - 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 25 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.

#### 5.4.3 - Erosion Control (12/08)

Skid trails or haul roads may require erosion control structures or berms per direction of the Unit Manager or his/her representative.

#### 5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage in Payment Unit 4 due to seasonally wet soils.

### 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 Equestrian Court/Road 317 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

#### 7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

#### 7.2.8 - Salvage Extension with Restrictions (6/25)

This is a salvage sale that should be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, operations on this contract must be completed by March 31, 2026. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

### 7.5 - Loss

#### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of late March 2025. 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  
**53-029-25**

Date  
**08/19/2025**

Forest Management Unit	County	Mapped By: Mittig
Pigeon River Country Mgt Unit	Otsego	Cruised By: Aksamit and Sanborn

Scale	Page	Of
1:13,000	1	1

Township	Range	Section(s) and Subdivision(s)
31N	01W	Sec. 30 S1/2NW,SWNE,N1/2SW,SWSW,SWSE;

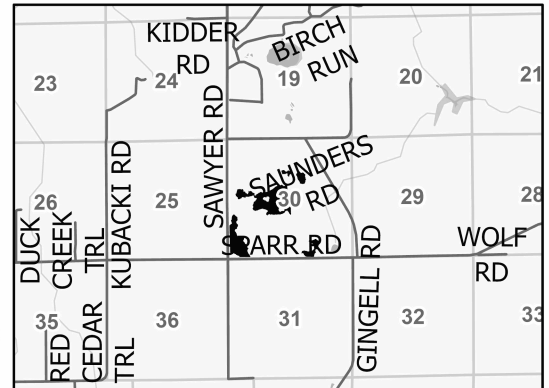
**Cover Type**

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

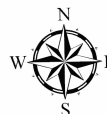
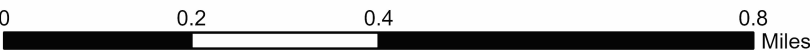
**Locator Map 1:100,000**



Payment Unit Number	Acres
1	5.3
2	4.7
3	34.4
4	5.5
5	19.2

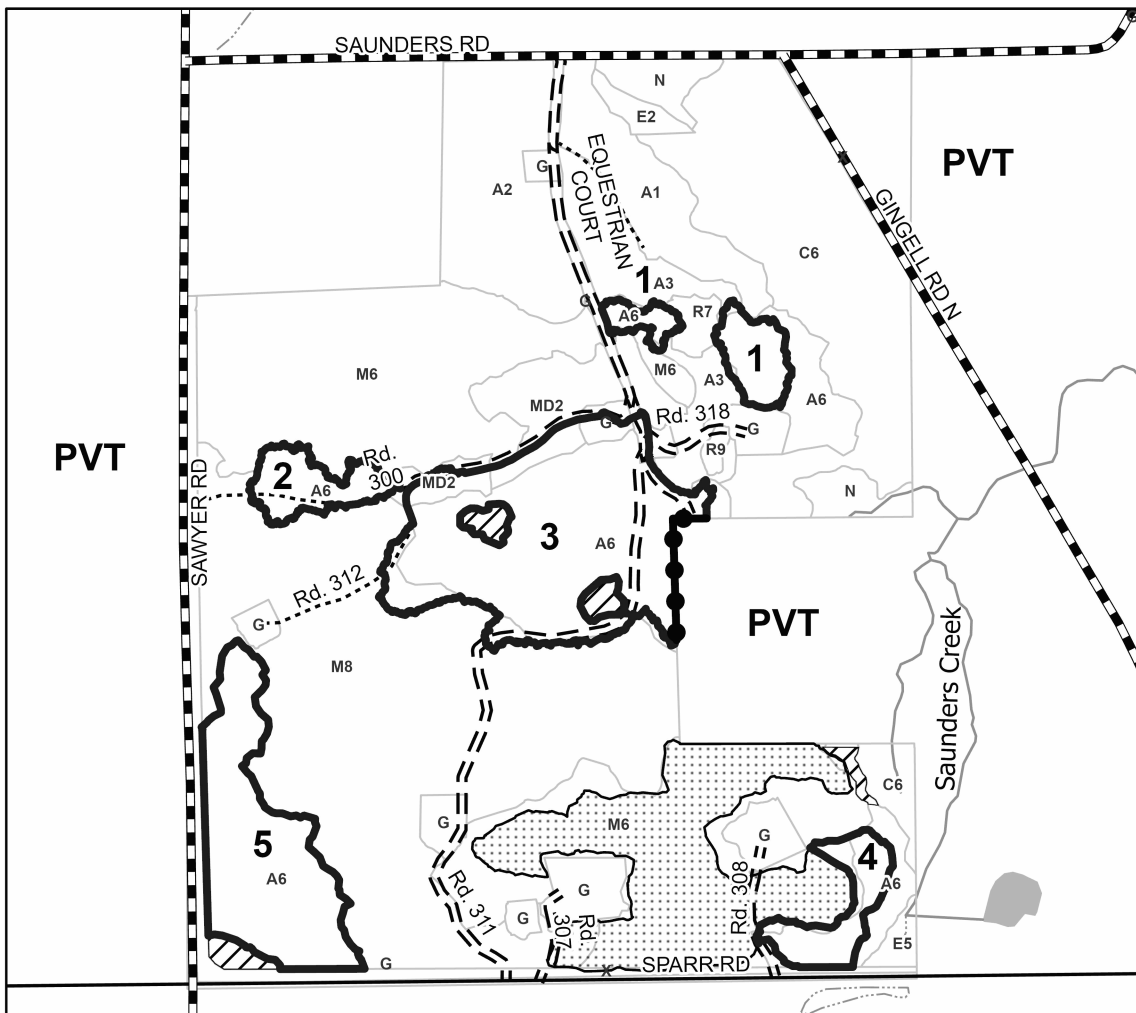
**Ice Sparr  
Aspen**

**69.1 Acres**



**Legend**

- Against State (Red)
- Private Line (Blue)
- Stand
- Retention Areas
- Nearby Timber Sale
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt



Use QR Code to  
open Map in App

