



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7853**

SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on September 14, 2026.

LOCATION: GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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

Gumbo Mudder Maple (32-022-26) / T44N, R23W, SEC. 19, N1/2NW, SENW, W1/2NE, NESW, SWSE.

T44N, R24W, SEC. 13, S1/2SE.

T44N, R24W, SEC. 24, E1/2NW, N1/2NE, SENE, NESW, SE.

Marquette County, Advertised Price \$31,045.65, 100.9 Acres, Hardwood, Sugar Maple.

SALE NOTE: Access into the sale for Payment Units 4, 7, and 8 is through private. Contact the Unit Manager or his/her representative for Private Landowner contact information. For Payment Unit 1, alternative access may exist on Private Land. It is the purchaser's responsibility to obtain access across private land.

Within Payment Unit(s) 1, 2, 4, 5, 7, and 10 cutting, skidding, and hauling are limited to the period of 12/15 to 03/15. See spec 5.2.3.1.

Cutting and skidding are not permitted between 04/15 to 07/15 in Payment Units 3, 4, and 6 - 10 due to bark slippage. See spec 5.2.3.3.

It is recommended, but not required, that within Payment Unit(s) 3, 6, 8, and 9, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. See spec 5.2.22.1.

Access may be through private land.

TIMBER SALE INFORMATION

Gumbo Mudder Maple (32-022-26)

T44N, R23W, SEC. 19; T44N, R24W, SEC. 13; T44N, R24W, SEC. 24.

Marquette County (Advertised Price \$31,045.65)

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It is recommended, but not required, that within Payment Unit(s) 3, 6, 8, and 9, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. See spec 5.2.22.1.

Access may be through private 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		
Red Maple	54.5 MBF	\$ 137.00 / MBF
Sugar Maple	20.7 MBF	\$ 229.00 / MBF
Pulpwood		
B. T. Aspen	34 Cords	\$ 19.65 / Cord
Balsam Fir	87 Cords	\$ 10.90 / Cord
Balsam Poplar	6 Cords	\$ 19.65 / Cord
Quaking Aspen	44 Cords	\$ 19.65 / Cord
Red Maple	967 Cords	\$ 13.35 / Cord
Sugar Maple	243 Cords	\$ 13.35 / Cord
White Spruce	7 Cords	\$ 12.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.88 percent. There are an estimated 1,565 cords on this timber sale, plus or minus 217 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 \$3,104.57 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	11.7%
02	20.4%
03	23.1%
04	3.7%
05	9.5%
06	2.8%
07	7.8%
08	6.3%
09	5.9%
10	8.8%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2031.

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
123,597	1,565	13.88%	1,347	1,782

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
53	26,862	340	38.85%	208	472
59	16,794	213	40.65%	126	299
61	9,279	117	33.33%	78	157
72	11,834	150	43.74%	84	215
73	5,394	68	40.82%	40	96
74	3,504	44	38.29%	27	61
75	7,877	100	45.98%	54	146
80	23,033	292	38.59%	179	404
90	10,322	131	37.73%	81	180
96	8,698	110	41.22%	65	155
TOTAL:	123,597	1,565		943	2,186

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	4.3	MBF	13.0	\$3,622.85
	B. T. Aspen	Pulpwood	13	Cords		
	Balsam Fir		9	Cords		
	Balsam Poplar		6	Cords		
	Quaking Aspen		38	Cords		
	Red Maple		136	Cords		
2	Red Maple	Sawtimber	16.2	MBF	14.1	\$6,347.75
	B. T. Aspen	Pulpwood	21	Cords		
	Balsam Fir		20	Cords		
	Red Maple		262	Cords		
3	Red Maple	Sawtimber	10.8	MBF	14.2	\$7,173.80
	Sugar Maple		10.9	MBF		
	Balsam Fir	Pulpwood	5	Cords		
	Red Maple		122	Cords		
	Sugar Maple		107	Cords		
	White Spruce		7	Cords		
4	Red Maple	Sawtimber	2.7	MBF	5.4	\$1,159.75
	Balsam Fir	Pulpwood	10	Cords		
	Red Maple		51	Cords		
5	Red Maple	Sawtimber	6.9	MBF	8.2	\$2,946.05
	Sugar Maple		1.1	MBF		
	Red Maple	Pulpwood	105	Cords		
	Sugar Maple		26	Cords		
6	Red Maple	Sawtimber	1.5	MBF	3.4	\$876.90
	Sugar Maple		0.6	MBF		
	Red Maple	Pulpwood	31	Cords		
	Sugar Maple		9	Cords		
7	Red Maple	Sawtimber	6.4	MBF	7.3	\$2,408.25
	Balsam Fir	Pulpwood	7	Cords		
	Red Maple		109	Cords		
8	Red Maple	Sawtimber	2.6	MBF	10.3	\$1,949.10
	Sugar Maple		1.1	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Red Maple		55	Cords		
	Sugar Maple		43	Cords		
9	Red Maple	Sawtimber	1.8	MBF	12.9	\$1,834.85
	Sugar Maple		0.7	MBF		
	Balsam Fir	Pulpwood	22	Cords		
	Red Maple		67	Cords		
	Sugar Maple		22	Cords		
10	Red Maple	Sawtimber	1.3	MBF	12.1	\$2,726.35
	Sugar Maple		6.3	MBF		
	Balsam Fir	Pulpwood	11	Cords		
	Quaking Aspen		6	Cords		
	Red Maple		29	Cords		
	Sugar Maple		36	Cords		
TOTAL:			75.2	MBF		
TOTAL:			1,388	Cords		

Sale Specific Conditions & Requirements

Sale Name: Gumbo Mudder Maple

Sale Number: 32-022-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundaries are marked and identified by blue and red paint, or are unmarked and identified by a road. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the eastern boundary of Payment Units 6 and 10; boundaries along County Road RA are unpainted and designated by County Road RA. 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

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

Within Payment Unit(s) 9-10, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all balsam fir meeting minimum piece specifications in 2.2 utilization.

2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 1, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut black cherry greater than 10 inches at DBH and trees marked with green paint above and below stump height.

In addition, cut all balsam fir that are two (2) inches or more at DBH.

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

Within Payment Unit(s) 2-8, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut hemlock, cedar, white pine, and trees marked with green paint above and below stump height.

Additionally, within Payment Unit(s) 2-4, do not cut cherry and yellow birch.

In addition, within Payment Unit(s) 2, 5, and 6, cut all balsam fir that are two (2) inches or more at DBH.

3 - Payments

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

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

Within PU 1, if more than 25% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$300 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesigned live merchantable trees. Within the Sale Area, if more than 5% of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

4 - Transportation

4.1 - Construction

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. 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 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. Contact the Sale Administrator for specific details of design and placement.

An existing road will also need to be closed; see the Timber Sale Map for location.

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 wet weather conditions.

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to be maintained and graded. This includes 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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private land-owner may be required by the DNR. Contact the DNR for private landowner contact information.

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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 2, 4, 5, 7, and 10 cutting, skidding, and hauling are limited to the period of 12/15 to 03/15, 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 areas of low wet ground within Payment Units 1, 2, 5, and 10 and wet access roads in Payment Units 4 and 7.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 3, 4 and 6 - 10, 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.

5.2.17 - 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 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.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 3, 6, 8 and 9, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of low wet ground within Payment Units 3 and 6 and wet access roads for Payment Units 8 and 9.

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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within 50 feet of County Road RA, County Road RN, or Badder Road without permission of the County and the Unit Manager or his/her representative.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

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 M-35, Badder Road (County Road RA), and County Road RN 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.

**TIMBER SALE MAP**

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

Sale Number
32-022-26Date
05/08/2026

Forest Management Unit	County	Mapped By: Baker
Gwynn Mgt Unit	Marquette	Cruised By: Fischer, Gould, Siler, Yeo

Scale
1:16,820Page
1Of
1

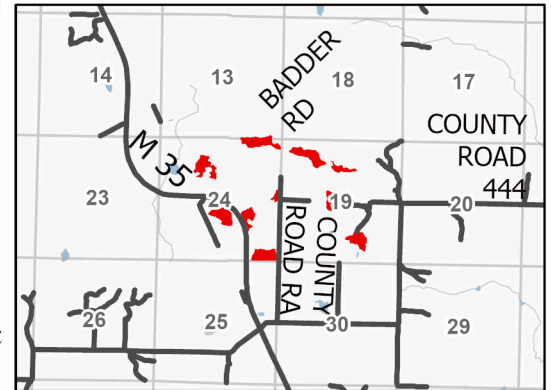
Township	Range	Section(s) and Subdivision(s)
44N	23W / 24W	E1/2NW, N1/2NE, SENE, NESW, SE; Sec. 13 S1/2SE; Sec. 19 N1/2NW, SENW, W1/2NE, NESW, SWSE; Sec. 24

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

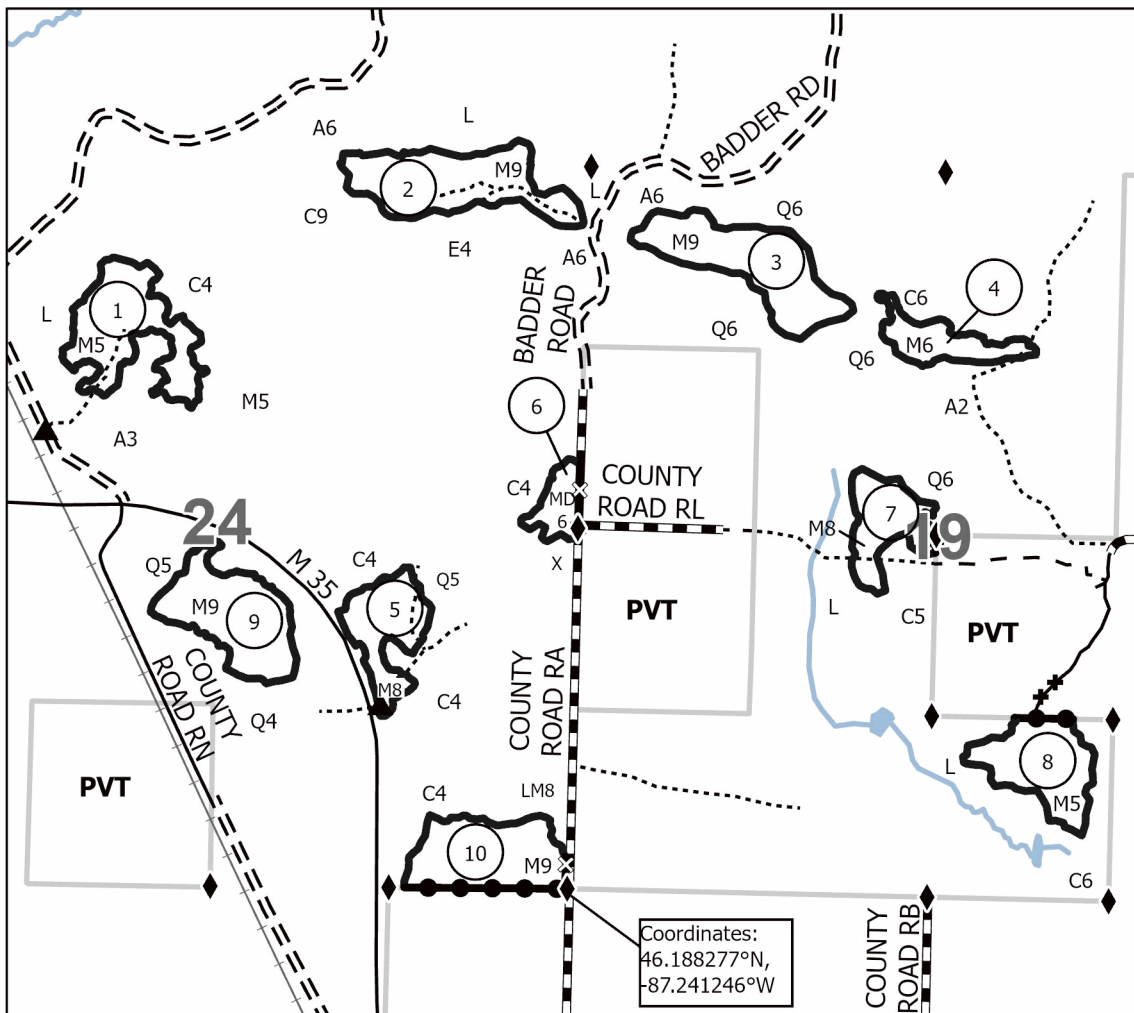
Payment Unit Number	Acres	Payment Unit Number	Acres
1	13	6	3.4
2	14.1	7	7.3
3	14.2	8	10.3
4	5.4	9	12.9
5	8.2	10	12.1

GUMBO MUDDER MAPLE

Compartment 32027
100.9 Acres



0 0.25 0.5 1 Miles

**Legend**

- Payment Unit
- Lakes and Rivers
- Against State (Red)
- Stand Boundary (Unpainted)
- Private Line (Blue)
- Streams
- State Boundary
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Railroads
- Survey Corners
- Berm
- Wet Crossing Device Recommended

Use QR Code to
open Map in AppCoordinates:
46.188277°N,
-87.241246°W