



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7777**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on January 8, 2026.

LOCATION: ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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

Ellsworth Damaged RP (54-002-26) / T29N, R01E, SEC. 4 , SE.

Montmorency County, Advertised Price \$13,825.80, 45.6 Acres, Jack Pine, Red Pine.

SALE NOTE: All Payment Units contain some damage from the March 2025 Ice Storm.

Payment Units were cruised and represent the current volume as is.

5.1.3 - Well heads and natural gas pipelines.

3.4.3 - Special Protection Areas.

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

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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 Pine	16.7 MBF	\$ 60.00 / MBF
Pulpwood		
Jack Pine	2 Cords	\$ 3.50 / Cord
Red Pine	433 Cords	\$ 29.60 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.88 percent. There are an estimated 1,189 cords on this timber sale, plus or minus 201 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 \$1,500.00 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	25.8%
02	74.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
93,937	1,189	16.88%	988	1,390

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
26	9,718	123	38.36%	76	170
27	84,220	1,066	18.47%	869	1,263
TOTAL:	93,937	1,189		945	1,433

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 Pine	Sawtimber	7.2	MBF	20.4	\$3,569.60	
	Red Pine	Pulpwood	106	Cords			
2	Red Pine	Sawtimber	9.5	MBF	25.2	\$10,256.20	
	Jack Pine	Pulpwood	2	Cords			
	Red Pine		327	Cords			
TOTAL:			16.7	MBF			
TOTAL:			435	Cords			

Sale Specific Conditions & Requirements

Sale Name: Ellsworth Damaged RP

Sale Number: 54-002-26 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 red, blue, and yellow paint, along with state forest roads and Ellsworth Rd. Exterior sale boundary lines against state are marked with red paint and designated unpainted Ellsworth Rd as shown on the Timber Sale Map. Interior Payment Unit boundaries are marked with yellow paint or unpainted state forest roads. The painted boundary line trees are not Included Timber and are to be protected. 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

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

Within Payment Unit(s) 1, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition to orange painted trees, any Red Pine that is lying on the ground or standing and dead are designated for harvest.

2.1.8 - Designated Plantation Row Unit(s) (12/24)

Within Payment Unit(s) 2, all trees which meet minimum piece specifications in 2.2 Utilization, within designated plantation rows, are designated for cutting. Designated plantation rows begin with the third row in from the outside of the plantation, then continue every third row. Because of the variability of row direction, it shall be the responsibility of the Purchaser to maintain the third-row sequence. Outside of designated rows, any red pine that is lying on the ground or standing and dead are designated for harvest. Also, all red pine marked with orange paint are designated for harvesting to allow equipment to access into designated cut rows. Equipment must turn around before the rows end and cut orange marked trees to enter new designated rows.

2.1.11 - Description of Timber Note (2/04)

Note that this sale contains damaged and dead trees from the Michigan ice storm. This sale was cruised, and timber volumes were estimated using standard methods used by the Michigan DNR. The minor amount of timber volume lying on the ground or standing and completely dead was not cruised.

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 undesignated live merchantable trees which are cut or injured. No damage is acceptable to undesignated 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.

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are marked with a red boundary line. The Purchaser shall not enter the interior special protection area designated by "G" on the timber sale map. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated timber.

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 chipped, utilized or otherwise removed from the sale.

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, and 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. Improved roads and constructed roads must not be unreasonably widened beyond 15 feet. Narrow access into some Payment Units will require widening and blading on lengths of state forest roads.

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

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 (10/25)

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 10 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 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required five (5) days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

All equipment and vehicles must not enter the interior opening shown on the sale map with "G" to get to other rows. No brush or logging debris is to be left in openings shown on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by 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.

5.2.40 - Pathway Protection (10/10)

The Buttles Road Pathway is a biking, hiking, and skiing trail shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Do not run equipment down the pathway.

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 is 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

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Buttles Road Pathway 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

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the Michigan Ice Storm. All Payment Units contain some dead and dying red pine and other deciduous tree species. 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.

Forest Management Unit			County	Mapped By: D. Coy	Scale 1:7,920	Page	Of
Atlanta Mgt Unit			Montmorency	Cruised By: D. Coy		1	1
Township 29N	Range 01E	Section(s) and Subdivision(s) Sec. 4 SE;					

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		

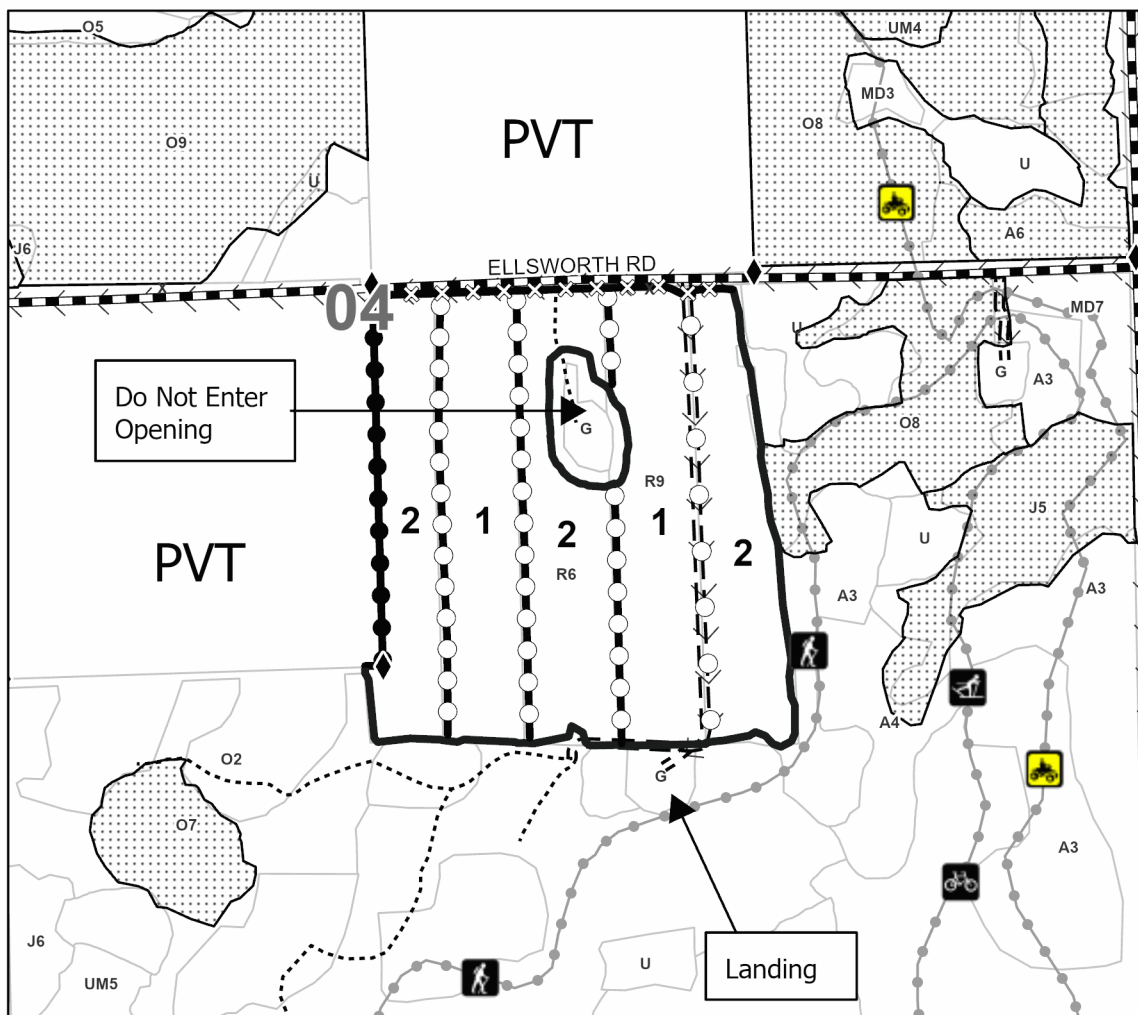
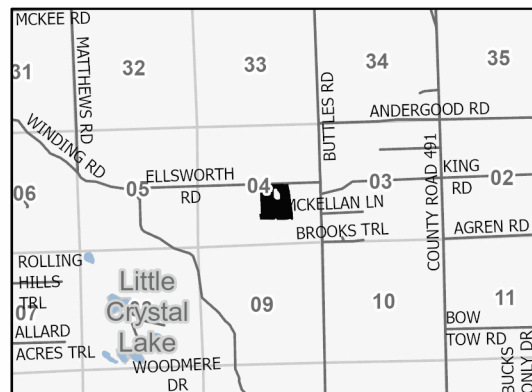
Density

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
1	20.4
2	25.2

Ellsworth Damaged RP

45.6 Acres



Legend

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Payment Unit (Road)
- Stand
- Nearby Timber Sale
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Pipelines
- Survey Corner

Use QR Code to open Map in App

