



DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
**TIMBER SALE PROSPECTUS #7760**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on February 24, 2026.

LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.

CONTACT NAME: Josh Brinks

PHONE NUMBER: (906) 203-0210

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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

Cabin Fever Mix (45-103-26) / T44N, R08W, SEC. 11, NESW,S1/2SW,W1/2SE.

T44N, R08W, SEC. 13, NWNW,S1/2NW.

T44N, R08W, SEC. 14, NW,E1/2NE.

T44N, R08W, SEC. 15, SENE.

Mackinac County, Advertised Price \$23,257.10, 72.8 Acres, Hardwood, Spruce/Fir/Tamarack.

SALE NOTE: This timber sale offers Class A access via Giddings Truck Trail to Borgstrom Rd.

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

### Cabin Fever Mix (45-103-26)

T44N, R08W, SEC. 11; T44N, R08W, SEC. 13; T44N, R08W, SEC. 14; T44N, R08W, SEC. 15.  
Mackinac County (Advertised Price \$23,257.10)

SALE NOTE: This timber sale offers Class A access via Giddings Truck Trail to Borgstrom Rd.

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.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>	
Sawtimber			
Red Maple	12.2	MBF	\$ 94.00 / MBF
Pulpwood			
Balsam Fir	173	Cords	\$ 8.70 / Cord
Mixed Aspen	381	Cords	\$ 18.30 / Cord
Mixed Hardwood	457	Cords	\$ 16.80 / Cord
Mixed Spruce	451	Cords	\$ 9.45 / Cord
N. White Cedar	31	Cords	\$ 3.35 / Cord
Paper Birch	190	Cords	\$ 4.40 / Cord
Tamarack	24	Cords	\$ 1.95 / Cord
White Pine	74	Cords	\$ 9.55 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 14.03 percent. There are an estimated 1,808 cords on this timber sale, plus or minus 254 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 \$2,325.71 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	2.3%
02	18.4%
03	12.3%
04	28.7%
05	14.3%
06	20.9%
07	3.1%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

### **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
142,855	1,808	14.03%	1,554	2,062

## 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
27	13,945	177	28.24%	127	226
39	4,415	56	50.86%	27	84
45	15,422	195	27.50%	142	249
50	44,111	558	26.03%	413	704
51	6,812	86	43.37%	49	124
82	20,455	259	42.19%	150	368
83	31,171	395	39.80%	238	552
182	6,524	83	46.34%	44	121
<b>TOTAL:</b>	<b>142,855</b>	<b>1,808</b>		<b>1,189</b>	<b>2,428</b>

## 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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Mixed Spruce <i>Black Spruce</i> N. White Cedar Paper Birch	Pulpwood	20 7 3 4 5 5 7 7 3 14	Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	2.0	\$523.90
2	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Mixed Spruce <i>Black Spruce</i> <i>White Spruce</i> N. White Cedar Paper Birch	Pulpwood	77 106 6 100 60 56 4 51 4 47 28 20	Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	14.3	\$4,281.45
3	Red Maple Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Ironwood</i> <i>Red Maple</i> <i>Sugar Maple</i> Mixed Spruce <i>White Spruce</i> Paper Birch	Sawtimber Pulpwood	5.3 24 4 4 117 3 2 104 8 6 6 13	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	13.7	\$2,859.70
4	Red Maple Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Beech</i> <i>Black Cherry</i> <i>Red Maple</i> <i>Sugar Maple</i> Mixed Spruce <i>White Spruce</i> Paper Birch	Sawtimber Pulpwood	2.0 18 260 260 84 4 9 65 6 9 9 19	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	11.8	\$6,682.45
5	Red Maple Balsam Fir Mixed Hardwood <i>Red Maple</i> Paper Birch	Sawtimber Pulpwood	4.9 21 159 159 4	MBF Cords Cords Cords Cords	8.1	\$3,332.10
6	Balsam Fir Mixed Hardwood <i>Red Maple</i> Mixed Spruce	Pulpwood	11 24 24 376	Cords Cords Cords Cords	18.7	\$4,850.50

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	<i>Black Spruce</i> Paper Birch Tamarack White Pine	Pulpwood	376 84 24 40	Cords Cords Cords Cords		
7	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> Mixed Spruce <i>Black Spruce</i> Paper Birch White Pine	Pulpwood	2 4 4 8 8 2 2 36 34	Cords Cords Cords Cords Cords Cords Cords Cords	4.2	\$727.00
TOTAL: 12.2 MBF						
TOTAL: 1,781 Cords						

## **Sale Specific Conditions & Requirements**

**Sale Name: Cabin Fever Mix**

**Sale Number: 45-103-26 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 and purple paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with purple paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Purple 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**

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

Within Payment Unit(s) 1, 2 and 6, cut all deciduous trees that are two (2) inches or more at DBH and all conifers that are four (4) inches or more at DBH. Within Payment 6, do not cut any white pine over twenty (20) inches at DBH.

Within Payment Unit 5, cut all trees that are two (2) inches or more at DBH. Do not cut any hemlock except those marked with orange paint. Also, do not cut any white pine over twenty (20) inches at DBH.

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

Within Payment Unit(s) 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all aspen and fir which meet minimum piece specifications unless marked with green paint.

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

Within Payment Unit(s) 7, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except trees marked with green paint above and below stump height and white pine over twenty (20) inches at DBH.

Within Payment Unit 4, all deciduous and conifer trees over four (4) inches at DBH are designated for cutting, except trees marked with green paint above and below stump height.

#### **2.2 - Utilization**

##### **2.2.9 - No Chipping Permitted (12/08)**

Within Payment Unit(s) 3, 4 & 7, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

### **3 - Payments**

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

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

Payment Unit(s) 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.

#### **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 the Payment Unit(s) 3 & 4, if more than 10% 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 \$75 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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.

## **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.

#### **4.1.6 - 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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

### **4.2 - Maintenance**

#### **4.2.3 - Road maintenance (8/13)**

The following road maintenance is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must 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.

#### **4.2.5 - 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**

### **5.2 - Conduct of Operations**

#### **5.2.1 - Slash**

##### **5.2.1.11 - Slash for Reforestation (3/21)**

To facilitate reforestation, Payment Units 3 & 4 shall be left with slash evenly distributed. Slash should be left at a minimum of 4 to 6 feet high to discourage deer browse. Stumps shall be cut low to the ground.

#### **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**

#### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 3, unless changed by written agreement, cutting and skidding are not permitted during the period of May 1 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) 6, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet and sensitive soils.

#### 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.

#### 5.2.39 - ORV Trail/Route Protection (4/18)

The motorcycle trail (Giddings Truck Trail) is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline.

### 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 Giddings Truck Trail and Borgstrom Road 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.

##### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the motorcycle trail (Giddings Truck 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.



Michigan Department of Natural Resources - Forest Resources Division

**TIMBER SALE MAP**

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

Sale Number

**45-103-26**

Date

12/18/2025

Forest Management Unit	County	Mapped By: Plato	Scale	Page	Of
Sault Ste Marie Mgt Unit	Mackinac	Cruised By: Naubinway FO Staff	1:20,000	1	1
Township 44N	Range 08W	Section(s) and Subdivision(s)	Sec. 11 NESW,S1/2SW,W1/2SE; Sec. 13 NWNW,S1/2NW; Sec. 14 NW,E1/2NE; Sec. 15 SENE;		

**Cover Type**

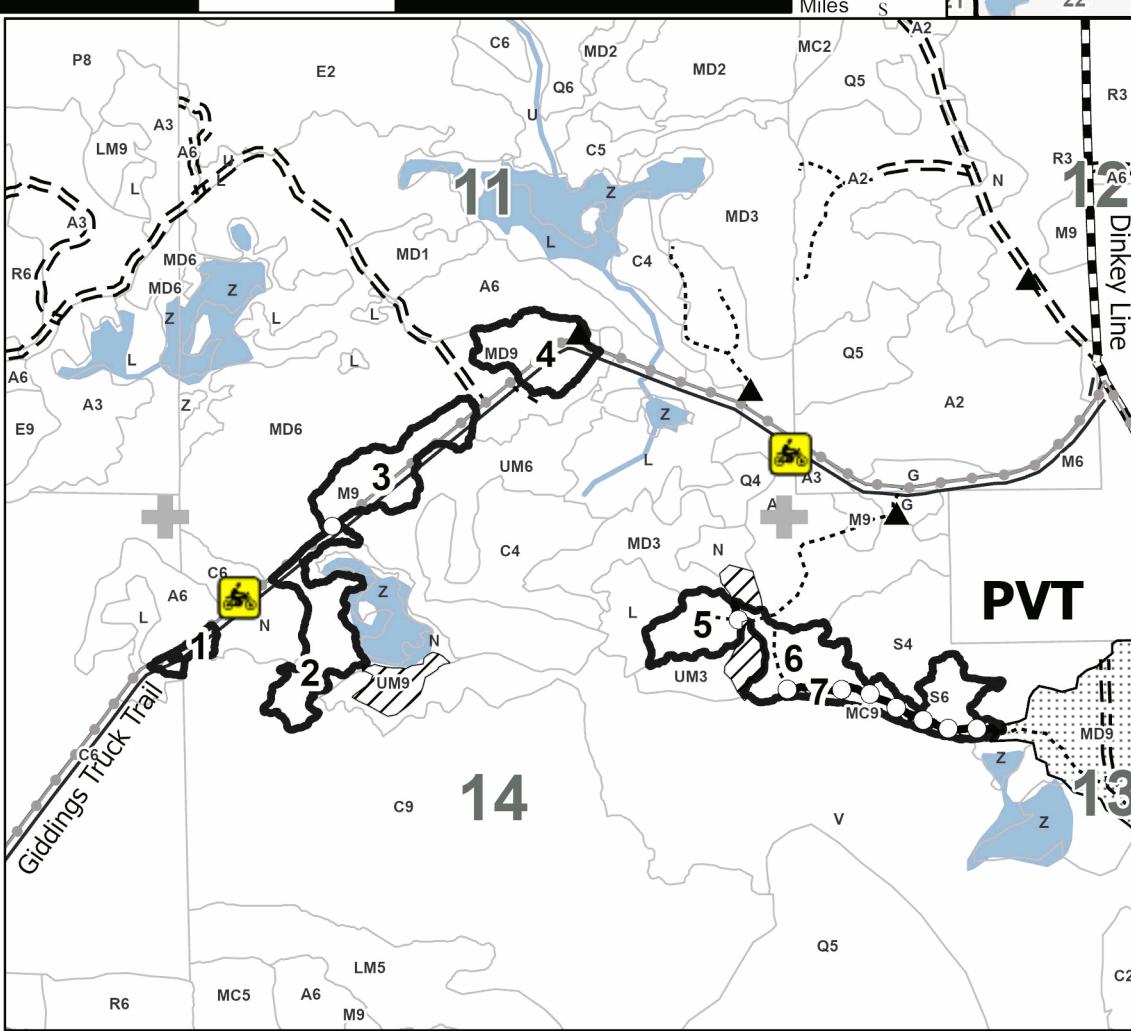
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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	2	5	8.1
2	14.3	6	18.7
3	13.7	7	4.2
4	11.8		

**Cabin Fever Mix****72.8 Acres****Legend**

- Against State (Red)
- Payment Unit (Purple)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Berm
- Future 2026 Timber Sale
- Retention Areas
- DNR Trails
- Section Corners

Use QR Code to open Map in App

