



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7764**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on May 19, 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:

Between the Streams Mix (45-104-26) / T44N, R10W, SEC. 5 , S1/2SW,SWSE.

T44N, R10W, SEC. 8 , N1/2NW,NE,N1/2SE.

T44N, R10W, SEC. 9 , S1/2NW,NWSW.

Mackinac County, Advertised Price \$62,909.00, 152.8 Acres, Hardwood, Spruce/Fir/Tamarack.

TIMBER SALE INFORMATION

Between the Streams Mix (45-104-26)
T44N, R10W, SEC. 5; T44N, R10W, SEC. 8; T44N, R10W, SEC. 9.
Mackinac County (Advertised Price \$62,909.00)

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		
Black Cherry	1.8 MBF	\$ 76.00 / MBF
Red Maple	46.9 MBF	\$ 100.00 / MBF
Sugar Maple	32.1 MBF	\$ 293.00 / MBF
Yellow Birch	1.9 MBF	\$ 51.00 / MBF
Pulpwood		
Balsam Fir	436 Cords	\$ 8.75 / Cord
Balsam Poplar	137 Cords	\$ 17.70 / Cord
Hemlock	70 Cords	\$ 3.95 / Cord
Mixed Hardwood	1,978 Cords	\$ 16.70 / Cord
Mixed Spruce	70 Cords	\$ 9.70 / Cord
Paper Birch	54 Cords	\$ 5.20 / Cord
Quaking Aspen	456 Cords	\$ 17.70 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.11 percent. There are an estimated 3,398 cords on this timber sale, plus or minus 344 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 \$3,145.45 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	18.4%
02	24.3%
03	14.1%
04	24.8%
05	4.2%
06	4.4%
07	9.8%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
268,428	3,398	10.11%	3,054	3,741

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
1	32,759	415	20.29%	331	499
3	76,885	973	26.27%	718	1,229
9	24,864	315	24.37%	238	391
26	11,520	146	37.79%	91	201
27	73,556	931	16.68%	776	1,086
70	16,460	208	40.27%	124	292
72	12,017	152	31.47%	104	200
75	20,368	258	30.39%	179	336
TOTAL:	268,428	3,398		2,561	4,235

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	Black Cherry	Sawtimber	0.6	MBF	33.9	\$11,590.50
	Red Maple		10.0	MBF		
	Sugar Maple		17.4	MBF		
	Balsam Fir	Pulpwood	48	Cords		
	Mixed Hardwood		301	Cords		
	<i>Beech</i>		7	<i>Cords</i>		
	<i>Black Cherry</i>		14	<i>Cords</i>		
	<i>Red Maple</i>		169	<i>Cords</i>		
	<i>Sugar Maple</i>		111	<i>Cords</i>		
2	Black Cherry	Sawtimber	1.2	MBF	27.8	\$15,313.30
	Yellow Birch		1.9	MBF		
	Balsam Fir	Pulpwood	144	Cords		
	Balsam Poplar		137	Cords		
	Mixed Hardwood		198	Cords		
	<i>Beech</i>		1	<i>Cords</i>		
	<i>Black Ash</i>		3	<i>Cords</i>		
	<i>Black Cherry</i>		7	<i>Cords</i>		
	<i>Red Maple</i>		108	<i>Cords</i>		
	<i>Sugar Maple</i>		25	<i>Cords</i>		
	<i>Yellow Birch</i>		54	<i>Cords</i>		
	Mixed Spruce		7	Cords		
	<i>White Spruce</i>		7	<i>Cords</i>		
	Paper Birch		33	Cords		
Quaking Aspen		446	Cords			
3	Red Maple	Sawtimber	5.7	MBF	22.9	\$8,864.10
	Sugar Maple		14.0	MBF		
	Balsam Fir	Pulpwood	36	Cords		
	Mixed Hardwood		231	Cords		
	<i>Red Maple</i>		133	<i>Cords</i>		
	<i>Sugar Maple</i>		98	<i>Cords</i>		
	Mixed Spruce		2	Cords		
	<i>White Spruce</i>		2	<i>Cords</i>		
4	Red Maple	Sawtimber	22.8	MBF	40.8	\$15,519.90
	Balsam Fir	Pulpwood	95	Cords		
	Hemlock		29	Cords		
	Mixed Hardwood		706	Cords		
	<i>Beech</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		686	<i>Cords</i>		
	<i>Sugar Maple</i>		15	<i>Cords</i>		
	Mixed Spruce		41	Cords		
	<i>Black Spruce</i>		14	<i>Cords</i>		
	<i>White Spruce</i>		27	<i>Cords</i>		
	Quaking Aspen		6	Cords		
5	Red Maple	Sawtimber	4.3	MBF	10.8	\$2,646.35
	Sugar Maple		0.7	MBF		
	Balsam Fir	Pulpwood	29	Cords		
	Mixed Hardwood		101	Cords		
	<i>Beech</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		82	<i>Cords</i>		
	<i>Sugar Maple</i>		17	<i>Cords</i>		
	Quaking Aspen		4	Cords		
6	Balsam Fir	Pulpwood	23	Cords	5.2	\$2,778.50
	Hemlock		13	Cords		
	Mixed Hardwood		136	Cords		
	<i>Beech</i>		5	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	<i>Red Maple</i>	<i>Pulpwood</i>	131	<i>Cords</i>		
	Mixed Spruce		15	Cords		
	<i>White Spruce</i>		15	<i>Cords</i>		
	Paper Birch		21	Cords		
7	Red Maple	Sawtimber	4.1	MBF	11.4	\$6,196.35
	Balsam Fir	Pulpwood	61	Cords		
	Hemlock		28	Cords		
	Mixed Hardwood		305	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		231	<i>Cords</i>		
	<i>Sugar Maple</i>		11	<i>Cords</i>		
	<i>Yellow Birch</i>		59	<i>Cords</i>		
	Mixed Spruce		5	Cords		
	<i>White Spruce</i>		5	<i>Cords</i>		
	TOTAL:			82.7		
TOTAL:			3,201	Cords		

Sale Specific Conditions & Requirements

Sale Name: Between the Streams Mix

Sale Number: 45-104-26 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. 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. Purple painted trees designating an interior Payment Unit boundary are only to be cut if marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 2, cut all deciduous trees that are two (2) inches or more at DBH and all conifer trees that are four (4) inches or more at DBH, except cedar and hemlock. Also do not cut any trees marked with green paint above and below stump height.

Within Payment Unit(s) 6 & 7, cut all trees that are four (4) inches or more at DBH, except do not cut any trees marked with green paint above and below stump height.

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

Within Payment Unit(s) 1, 3 & 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. All balsam fir trees four (4) inches or more at DBH are designated for cutting unless marked with green paint above and below stump height.

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

Within Payment Unit(s) 4, cut all trees that are four (4) inches or more at DBH, 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) 1-7, 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) 1-7 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 tree seedlings and saplings.

Within the Sale Area, if more than 20% 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 \$250 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.

4.2.5 - 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, within Payment Units 1, 3, 4, & 5 slash shall be left unevenly distributed. Tops shall not be crushed or ran over unless in main skid trails. Preferably, unbroken tops shall be left whole and intact, and placed within gaps created during harvesting 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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 3, & 5, 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) 2, 4, 6 & 7, cutting, skidding, and hauling occur during

frozen winter conditions or very dry summer conditions. The reason for the recommendation is because of wet, 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.

5.8 - 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 the two-track woods roads used for skidding and hauling prior to beginning operations. The road must be posted at the entrance of woods road off of M-117 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. It is also recommended, but not required, to have "trucks entering highway" signs posted on M-117.



TIMBER SALE MAP

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

Sale Number
45-104-26

Date
12/15/2025

Forest Management Unit
Sault Ste Marie Mgt Unit

County
Mackinac

Mapped By: C . Flatt

Cruised By: Naubinway DNR Staff

Scale
1:15,840

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Of
1

Township 44N Range 10W Section(s) and Subdivision(s) Sec. 5 S1/2SW,SWSE; Sec. 8 N1/2NW,NE,N1/2SE; Sec. 9 S1/2NW,NWSW;

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

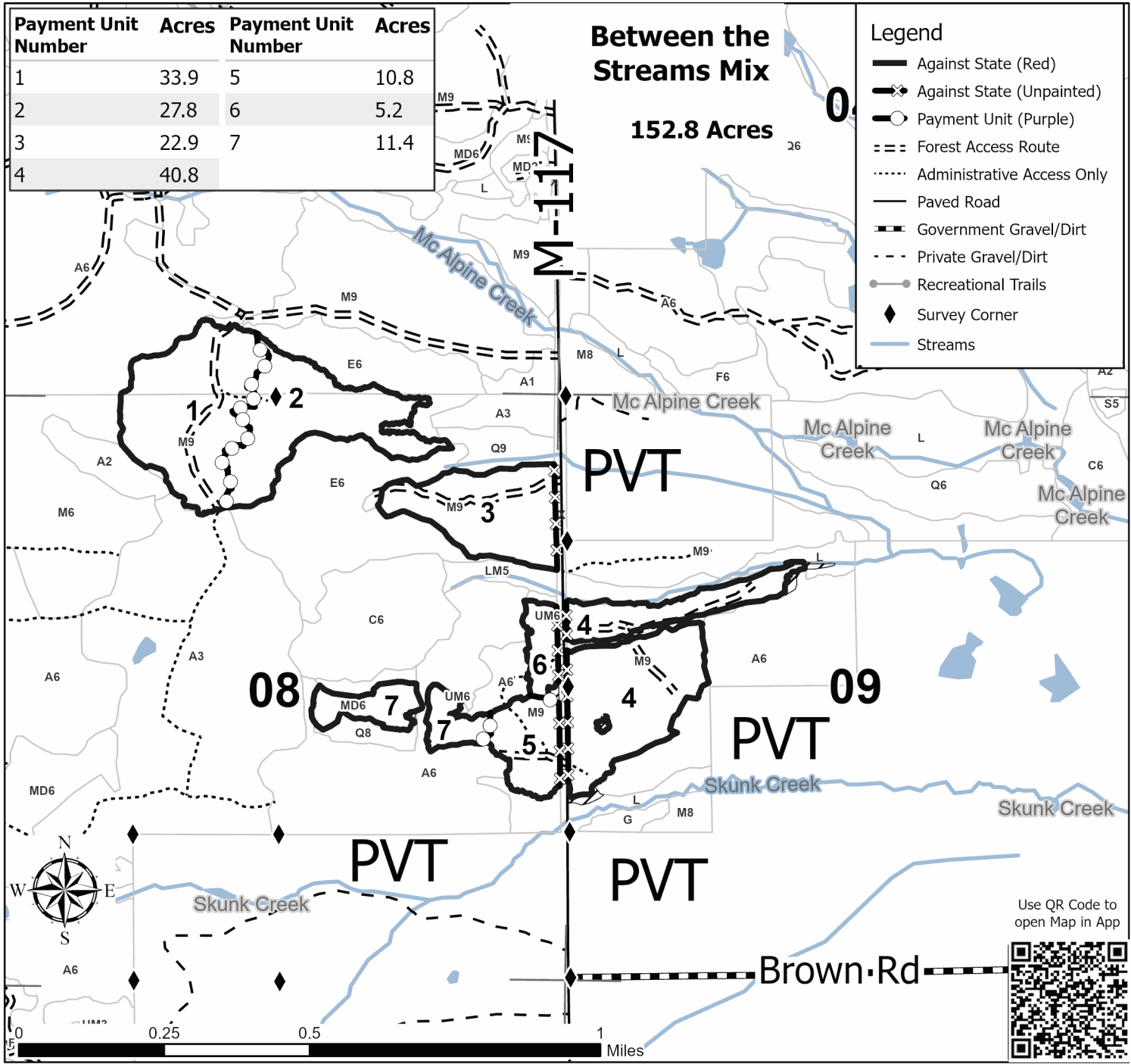
Payment Unit Number	Acres	Payment Unit Number	Acres
1	33.9	5	10.8
2	27.8	6	5.2
3	22.9	7	11.4
4	40.8		

Between the Streams Mix

152.8 Acres

Legend

- Against State (Red)
- Against State (Unpainted)
- Payment Unit (Purple)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- Survey Corner
- Streams



Use QR Code to open Map in App

