



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7778**

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

Mo Money Mo Popples (53-002-25) / T32N, R02W, SEC. 1 , SESE.

T32N, R02W, SEC. 12, E1/2SW,NWSE.

T32N, R02W, SEC. 12, NENW,S1/2NW,N1/2NE,SWNE.

Otsego County, Advertised Price \$26,941.55, 97.3 Acres, Aspen, Hardwood.

SALE NOTE: Aspen in Payment Units 5-7 sustained moderate levels of damage from the ice storm.

Most damage is in the form of broken limbs with a few broken tops as well.

Payment Units 1-4 only sustained minor amounts of damage.

TIMBER SALE INFORMATION

Mo Money Mo Popples (53-002-25)

T32N, R02W, SEC. 1; T32N, R02W, SEC. 12.

Otsego County (Advertised Price \$26,941.55)

SALE NOTE: Aspen in Payment Units 5-7 sustained moderate levels of damage from the ice storm. Most damage is in the form of broken limbs with a few broken tops as well.

Payment Units 1-4 only sustained minor amounts of damage.

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		
Mixed Aspen	149.0 MBF	\$ 24.00 / MBF
Red Maple	24.4 MBF	\$ 22.00 / MBF
White Pine	10.8 MBF	\$ 41.00 / MBF
Pulpwood		
Balsam Fir	394 Cords	\$ 10.30 / Cord
Mixed Aspen	1,882 Cords	\$ 7.35 / Cord
Mixed Hardwood	686 Cords	\$ 6.20 / Cord
White Pine	16 Cords	\$ 10.70 / Cord
White Spruce	9 Cords	\$ 7.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.63 percent. There are an estimated 3,418 cords on this timber sale, plus or minus 603 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 \$2,694.16 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	15.2%
02	27.1%
03	23.0%
04	10.3%
05	7.6%
06	10.4%
07	6.4%

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
270,001	3,418	17.63%	2,815	4,020

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
51	160,205	2,028	27.88%	1,463	2,593
54	15,547	197	53.35%	92	302
57	26,836	340	30.52%	236	443
68	61,296	776	23.30%	595	957
147	6,116	77	74.39%	20	135
TOTAL:	270,001	3,418		2,405	4,430

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	Mixed Aspen	Sawtimber	10.8	MBF	13.0	\$4,083.40
	<i>B. T. Aspen</i>		9.8	<i>MBF</i>		
	<i>Quaking Aspen</i>		1.0	<i>MBF</i>		
	Red Maple	Pulpwood	0.4	MBF		
	White Pine		0.5	MBF		
	Balsam Fir		99	Cords		
	Mixed Aspen		293	Cords		
	<i>B. T. Aspen</i>		92	<i>Cords</i>		
	<i>Quaking Aspen</i>		201	<i>Cords</i>		
	Mixed Hardwood		99	Cords		
	<i>Red Maple</i>		94	<i>Cords</i>		
	<i>Sugar Maple</i>		5	<i>Cords</i>		
	White Spruce		1	Cords		
2	Mixed Aspen	Sawtimber	31.0	MBF	22.5	\$7,307.20
	<i>B. T. Aspen</i>		28.0	<i>MBF</i>		
	<i>Quaking Aspen</i>		3.0	<i>MBF</i>		
	Red Maple	Pulpwood	1.3	MBF		
	White Pine		1.4	MBF		
	Balsam Fir		156	Cords		
	Mixed Aspen		531	Cords		
	<i>B. T. Aspen</i>		262	<i>Cords</i>		
	<i>Quaking Aspen</i>		269	<i>Cords</i>		
	Mixed Hardwood		148	Cords		
	<i>Red Maple</i>		134	<i>Cords</i>		
	<i>Sugar Maple</i>		14	<i>Cords</i>		
	White Pine		1	Cords		
	White Spruce		5	Cords		
3	Mixed Aspen	Sawtimber	26.3	MBF	19.1	\$6,197.75
	<i>B. T. Aspen</i>		23.8	<i>MBF</i>		
	<i>Quaking Aspen</i>		2.5	<i>MBF</i>		
	Red Maple	Pulpwood	1.1	MBF		
	White Pine		1.1	MBF		
	Balsam Fir		132	Cords		
	Mixed Aspen		452	Cords		
	<i>B. T. Aspen</i>		222	<i>Cords</i>		
	<i>Quaking Aspen</i>		230	<i>Cords</i>		
	Mixed Hardwood		126	Cords		
	<i>Red Maple</i>		114	<i>Cords</i>		
	<i>Sugar Maple</i>		12	<i>Cords</i>		
	White Pine		1	Cords		
	White Spruce		3	Cords		
4	Mixed Aspen	Sawtimber	20.2	MBF	10.9	\$2,786.40
	<i>B. T. Aspen</i>		20.2	<i>MBF</i>		
	Red Maple		7.3	MBF		
	White Pine	Pulpwood	7.8	MBF		
	Balsam Fir		7	Cords		
	Mixed Aspen		132	Cords		
	<i>B. T. Aspen</i>		124	<i>Cords</i>		
	<i>Quaking Aspen</i>		8	<i>Cords</i>		
	Mixed Hardwood		117	Cords		
	<i>Beech</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		108	<i>Cords</i>		
	<i>Sugar Maple</i>		3	<i>Cords</i>		
	White Pine		5	Cords		
5	Mixed Aspen	Sawtimber	20.6	MBF	9.2	\$2,044.55

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>B. T. Aspen</i>	<i>Sawtimber</i>	20.6	<i>MBF</i>		
	Red Maple	Pulpwood	3.9	MBF		
	Mixed Aspen		151	Cords		
	<i>B. T. Aspen</i>		151	<i>Cords</i>		
	Mixed Hardwood		52	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Sugar Maple</i>	<i>Pulpwood</i>	0.3	<i>MBF</i>		
	<i>Beech</i>		11	<i>Cords</i>		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		22	<i>Cords</i>		
	<i>Sugar Maple</i>		14	<i>Cords</i>		
	White Pine		3	Cords		
6	Mixed Aspen	Sawtimber	24.9	MBF	13.8	\$2,793.45
	<i>B. T. Aspen</i>	Pulpwood	24.9	<i>MBF</i>		
	Red Maple		6.3	MBF		
	Mixed Aspen		199	Cords		
	<i>B. T. Aspen</i>		199	<i>Cords</i>		
	Mixed Hardwood	<i>Sawtimber</i>	89	Cords		
	<i>Paper Birch</i>		0.3	<i>MBF</i>		
	<i>Sugar Maple</i>	<i>Pulpwood</i>	0.4	<i>MBF</i>		
	<i>Beech</i>		24	<i>Cords</i>		
	<i>Paper Birch</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		37	<i>Cords</i>		
	<i>Sugar Maple</i>		22	<i>Cords</i>		
	White Pine		4	Cords		
	7	Mixed Aspen	Sawtimber	15.2		
<i>B. T. Aspen</i>		Pulpwood	15.2	<i>MBF</i>		
Red Maple			4.1	MBF		
Mixed Aspen			124	Cords		
<i>B. T. Aspen</i>			124	<i>Cords</i>		
Mixed Hardwood		<i>Sawtimber</i>	55	Cords		
<i>Paper Birch</i>			0.2	<i>MBF</i>		
<i>Sugar Maple</i>		<i>Pulpwood</i>	0.2	<i>MBF</i>		
<i>Beech</i>			16	<i>Cords</i>		
<i>Paper Birch</i>			2	<i>Cords</i>		
<i>Red Maple</i>			24	<i>Cords</i>		
<i>Sugar Maple</i>			13	<i>Cords</i>		
White Pine			2	Cords		
TOTAL:			184.2	MBF		
TOTAL:			2,987	Cords		

Sale Specific Conditions & Requirements

Sale Name: Mo Money Mo Popples

Sale Number: 53-002-25 Seq#: 3

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 yellow paint, along with unpainted roads. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint, with the exception of the boundaries between Payment Units 1 and 2 and 5 and 6, which are unpainted and identified by Road 68. Red painted boundary line trees are not Included Timber and are to be protected. The painted boundary line trees are not Included Timber and are to be protected, with the exception of yellow painted aspen or red maple trees designating an interior Payment Unit boundary, which 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) 1-7, cut all trees that are two (2) inches or more at DBH, with the following exceptions:

- Within Payment Units 1 and 4, do not cut oak, birch, hemlock, or trees marked with green paint. In addition, do not cut any red or white pine trees that are 18 inches or more at DBH. Also, do not cut any black cherry that are five (5) inches or more at DBH.
- Within Payment Units 2 and 3, do not cut oak, birch, or trees marked with green paint. In addition, do not cut any red or white pine that are 12 inches or more at DBH. Also, do not cut any black cherry that are five (5) inches or more at DBH.
- Within Payment Units 5-7, do not cut oak or trees marked with green paint. In addition, do not cut any red or white pine that are 12 inches or more at DBH. Also, do not cut any black cherry that are five (5) inches or more at DBH.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 1-7. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

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

3.4 - Damaged Timber

3.4.1 - Damaged timber (7/16)

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 oak saplings and poletimber, which are abundant in Payment Units 5-7. Many, but not all, of these sapling and poletimber stems have been marked with green paint to aid in identification. Within the Sale Area, if more than 25% of the oak saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

3.6 - Payment Unit Cutting Schedule

3.6.8 - Operating Period (5/16)

Once cutting begins, operations must continue until all Payment Units are completed. This requirement is in order to reduce

browse pressure throughout the Sale Area.

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.

4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract. Specifically, Road 68 will have to be widened in several areas to permit access for hauling. Trees marked with orange paint along the roadside may be cut in order to allow for access. The volume of these trees have been tallied and will be added as an amendment to the timber sale.

4.1.6 - Road Construction (4/24)

Improvements of existing roads or construction of new 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. Disturbed soil shall be feathered into the woods and not left in berms or windrows.

4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened and new roads 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. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

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. 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

5.1 - Notification

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

The Purchaser is responsible for contacting the Enbridge prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Units 1-7, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.4 - Dead and Down Creation

5.2.4.3 - Dead and Down Creation, Dead Trees (6/07)

Except as provided for in General Condition and Requirement 5.2.2, no dead trees, standing or down, are to be cut, skidded, or processed.

5.2.4.7 - Dead and Down Creation: Hare, Grouse, Deer and Other Species (5/15)

To improve horizontal cover habitat for snowshoe hare, grouse, deer, and other species, the Purchaser is to push over all trees marked with a pink or orange X. These trees should be tipped over with the root ball still attached so the base of the tree is suspended off the ground. The crown of the fallen tree should be at or near ground level after it is pushed over.

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 is 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.

5.8 - Protection of Endangered Species

5.8.3 - Red Shoulder Hawk or Goshawk (1) (2/16)

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

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 Ford Lake 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.

7 - Other Conditions

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

53-002-25

Date

10/07/2025

Forest Management Unit

County

Mapped By: Rekowski

Scale

Page

Of

Pigeon River Country Mgt Unit

Otsego

Cruised By: Rekowski

1:15,840**1****1**

Township

Range

Section(s) and

32N

02W

Subdivision(s)

Sec. 1 SESE; Sec. 12 E1/2SW,NWSE; Sec. 12 NENW,S1/2NW,N1/2NE,SWNE;

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		

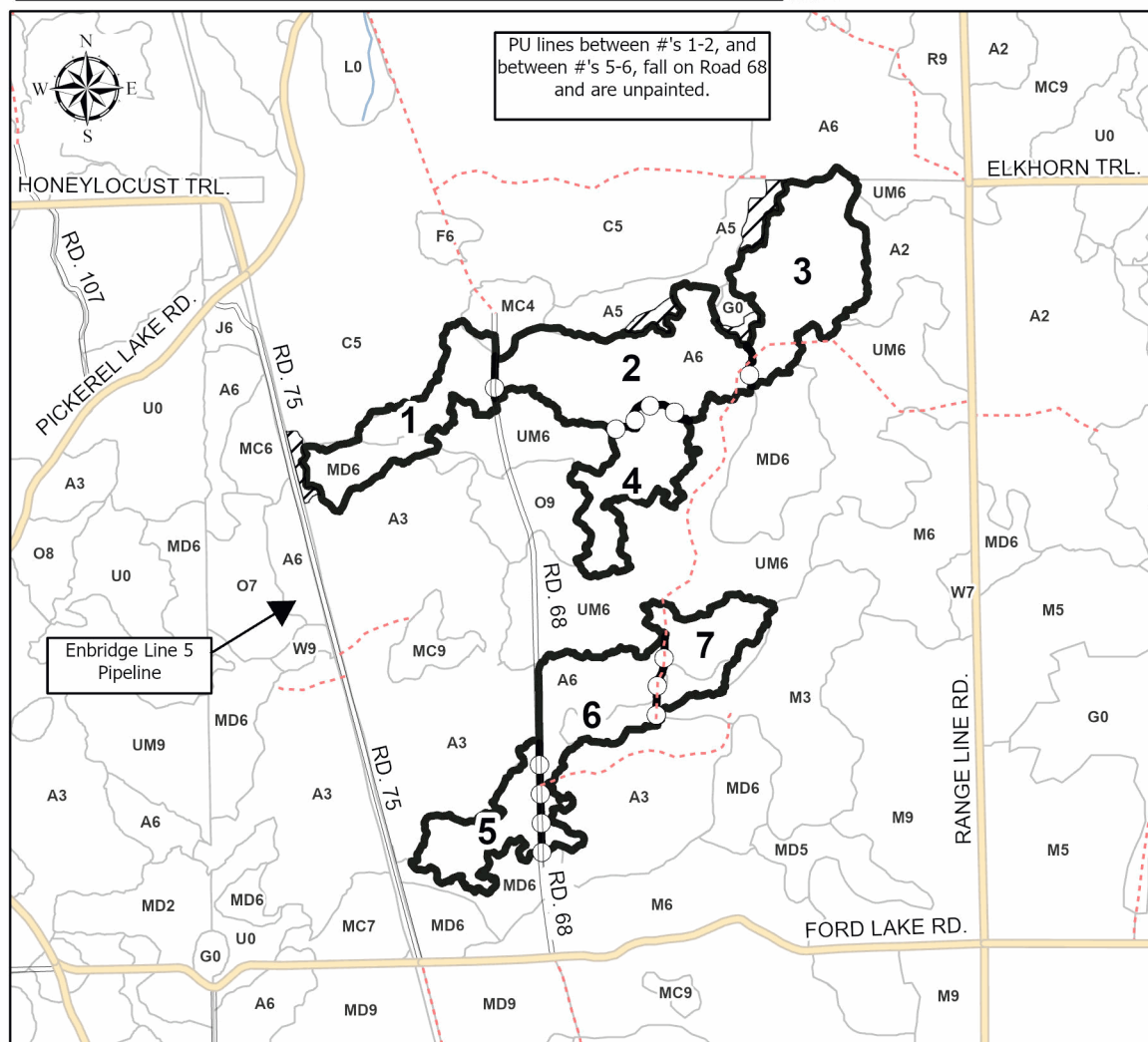
Density

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

PU #	Acres	PU #	Acres
1	13	5	9.2
2	22.5	6	13.9
3	19.1	7	8.8
4	10.9		

**Mo Money Mo
Popples****97.3 Acres**

0 0.25 0.5 1 Miles

**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Retention Areas
- Stand Boundary
- Secondary Forest Road
- Administrative Access Only
- Non-DNR Road

Use QR Code to open Map in App

