



**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:

Ring of Fire Aspine (53-012-23) / T31N, R01W, SEC. 13, NW, S1/2NE, N1/2SW, NWSE.

Otsego County, Advertised Price \$21,198.05, 66.9 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: This sale received very minimal amounts of damage from the ice storm of March 2025.

TIMBER SALE INFORMATION

Ring of Fire Aspene (53-012-23)

T31N, R01W, SEC. 13.

Otsego County (Advertised Price \$21,198.05)

SALE NOTE: This sale received very minimal amounts of damage from the ice storm of March 2025.

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	10.7 MBF	\$ 22.00 / MBF
Red Pine	73.1 MBF	\$ 84.00 / MBF
White Pine	39.6 MBF	\$ 41.00 / MBF
Pulpwood		
Balsam Fir	286 Cords	\$ 10.30 / Cord
Mixed Aspen	1,038 Cords	\$ 7.35 / Cord
Red Maple	118 Cords	\$ 6.20 / Cord
Red Pine	58 Cords	\$ 10.90 / Cord
White Pine	117 Cords	\$ 10.70 / Cord
White Spruce	1 Cords	\$ 7.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.69 percent. There are an estimated 1,844 cords on this timber sale, plus or minus 253 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 \$2,119.81 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	10.7%
02	11.7%
03	27.8%
04	28.0%
05	17.6%
06	4.2%

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
145,712	1,844	13.69%	1,592	2,097

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
96	17,503	222	36.41%	141	302
102	38,603	489	28.47%	350	628
105	44,316	561	25.18%	420	702
106	18,688	237	23.75%	180	293
168	20,900	265	35.07%	172	357
170	5,702	72	51.99%	35	110
TOTAL:	145,712	1,844		1,297	2,392

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	1.5	MBF	7.5	\$2,258.95
	White Pine		12.1	MBF		
	Balsam Fir	Pulpwood	41	Cords		
	Mixed Aspen		129	Cords		
	Quaking Aspen		129	Cords		
	Red Maple		20	Cords		
	White Pine		22	Cords		
	2	Red Maple	Sawtimber	6.2		
White Pine			9.2	MBF		
Balsam Fir		Pulpwood	50	Cords		
Mixed Aspen			126	Cords		
B. T. Aspen			20	Cords		
Quaking Aspen			106	Cords		
Red Maple			41	Cords		
Red Pine			3	Cords		
White Pine			23	Cords		
3		Red Pine	Sawtimber	56.4	MBF	7.9
	White Pine		4.5	MBF		
	Balsam Fir	Pulpwood	18	Cords		
	Red Maple		18	Cords		
	Red Pine		39	Cords		
	White Pine		23	Cords		
4	Red Maple	Sawtimber	3.0	MBF	20.3	\$5,935.10
	Red Pine		16.7	MBF		
	White Pine		13.8	MBF		
	Balsam Fir	Pulpwood	22	Cords		
	Mixed Aspen		386	Cords		
	B. T. Aspen		67	Cords		
	Quaking Aspen		319	Cords		
	Red Maple		24	Cords		
	Red Pine		16	Cords		
	White Pine		48	Cords		
5	Balsam Fir	Pulpwood	119	Cords	12.7	\$3,738.00
	Mixed Aspen		330	Cords		
	B. T. Aspen		5	Cords		
	Quaking Aspen		325	Cords		
	Red Maple		14	Cords		
6	Balsam Fir	Pulpwood	36	Cords	7.3	\$888.00
	Mixed Aspen		67	Cords		
	B. T. Aspen		1	Cords		
	Quaking Aspen		66	Cords		
	Red Maple		1	Cords		
	White Pine		1	Cords		
	White Spruce		1	Cords		
TOTAL:			123.4	MBF		
TOTAL:			1,618	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ring of Fire Aspine

Sale Number: 53-012-23 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. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with a red "X"; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 2 and 4-6, cut all trees that are one (1) inch or more at DBH, with the following exceptions:

- Within Payment Unit 2, do not cut any white pine over 18 inches at DBH, white spruce over 10 inches at DBH, black cherry over five (5) inches at DBH, or any oak, paper birch, or trees marked with green paint.
- Within Payment Unit 4, do not cut any red or white pine over 18 inches at DBH, white spruce over 12 inches at DBH, black cherry over five (5) inches at DBH, or any oak, paper birch, or trees marked with green paint.
- Within Payment Units 5 and 6, do not cut any red pine, elm, oak, paper birch, or trees marked with green paint.

Note: Some red and white pine (DBH 18"+) have been marked with green paint, denoting their DBH in inches. These trees are confidence markers to help determine whether nearby pine are above or below the DBH threshold.

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

Within Payment Unit(s) 1 & 3, cut all trees that are two (2) inches or more at DBH, except do not cut any black cherry over 5 inches at DBH, or any oak, paper birch, or trees marked with green paint. In addition, within Payment Unit 3, do not cut any white spruce.

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 spruce, red pine, and white pine seedlings and saplings in Payment Unit 3, along with oak and birch saplings in Payment Units 5 and 6. Some of these trees have been marked with green paint to aid in identification.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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.

3.6 - Payment Unit Cutting Schedule

3.6.8 - Operating Period (5/16)

Once cutting begins, operations must continue until all Payment Units are completed.

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 (1/09)

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. Disturbed soil shall be feathered into the woods and not left in berms or windrows.

4.2 - Maintenance

4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Fill material may not be sourced from adjacent State-owned lands.

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the Sale Administrator, closed 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.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife openings which are indicated by "G0" on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

5.2.1.11 - 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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1 & 3, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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 an 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.

5.2.22 - 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 seasonally wet ground within the Payment Unit.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract. This sale is part of a large scale elk area regeneration project.

8 - Performance and Settlement

8.3 - Uncompleted or Terminated Contracts

8.3.1 - Completion of Contract, Chipping (1/16)

In addition to cutting, all chipping must be completed by the contract expiration date. If chipping has not been completed, an extension fee or damages may be charged per General Condition & Requirement 7.2 and 8.3.

**TIMBER SALE MAP**

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

Sale Number	Year
53 - 012	23

Forest Management Unit Pigeon River Country		County Otsego	Mapped By Rekowski	Date 07/23/2023	Page 1	of 1
Township 31N	Range 01W	Section(s) and Subdivision(s) 13: NW1/4, S1/2NE, N1/2SW, NWSE		Scale 1:15,840		

Cover Type				Density	
A = Aspen	H = Hemlock	N = Marsh	U = Upland Brush	0 = Non Stocked	5 = Pole Timber Medium
B = Paper Birch	J = Jack Pine	O = Oak	UM = Upland Mixed	1 = Seedling Sapling Poor	6 = Pole Timber Well
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh	2 = Seedling Sapling Medium	7 = Saw Timber Poor
D = Treed Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seedling Sapling Well	8 = Saw Timber Medium
E = Swamp Hdwoods	M = Mpl, Bch, Brch	R = Red Pine	X = Non Stocked	4 = Pole Timber Poor	9 = Saw Timber Well
F = Spruce Fir	MC = Mixed Conifer	S = Black Spruce	Z = Water		
G = Grass	MD = Mixed Deciduous	T = Tamarack			

PU	Acres	PU	Acres
1	7.5	4	20.3
2	11.2	5	12.7
3	7.9	6	7.3

Ring of Fire AspineCompartment 049
66.9 Acres