



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7785**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on February 18, 2026.**

LOCATION: **SW REGION-WILD, 621 NORTH 10TH STREET, PLAINWELL, MI 49080.**

CONTACT NAME: Cynthia McQueer

PHONE NUMBER: (269) 762-1762

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 Game Area Manager , ALLEGAN SGA, for certain timber on the following described lands:

Sand Pine (19-001-25) / T02N, R14W, SEC. 26, S1/2NW,SWNE,NWSE.

T02N, R14W, SEC. 27, E1/2NW,W1/2NE.

Allegan County, Advertised Price \$11,352.40, 90.9 Acres, Jack Pine, Red Pine.

SALE NOTE: 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. Access may be through other public land.

# TIMBER SALE INFORMATION

Sand Pine (19-001-25)

T02N, R14W, SEC. 26; T02N, R14W, SEC. 27.

Allegan County (Advertised Price \$11,352.40)

**SALE NOTE:** 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. Access may be through other public land.

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		
B. T. Aspen	4.3 MBF	\$ 23.00 / MBF
Black Cherry	2.0 MBF	\$ 25.00 / MBF
Black Walnut	1.9 MBF	\$ 53.00 / MBF
Black/Red (Hybrid) Oak	19.7 MBF	\$ 25.00 / MBF
Jack Pine	165.5 MBF	\$ 11.00 / MBF
Red Maple	1.2 MBF	\$ 25.00 / MBF
Red Pine	160.8 MBF	\$ 28.00 / MBF
Pulpwood		
B. T. Aspen	15 Cords	\$ 5.40 / Cord
Jack Pine	443 Cords	\$ 3.50 / Cord
Mixed Hardwood	174 Cords	\$ 4.35 / Cord
Red Pine	178 Cords	\$ 10.50 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 15.34 percent. There are an estimated 1,640 cords on this timber sale, plus or minus 252 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 \$567.62 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	18.0%
02	82.0%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 04/14/2028.

## **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
129,549	1,640	15.34%	1,388	1,891

**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
5	5,059	64	59.54%	26	102
6	14,333	181	53.53%	84	279
7	17,671	224	35.37%	145	303
21	33,534	424	27.98%	306	543
22	12,319	156	71.32%	45	267
25	13,611	172	53.23%	81	264
36	9,873	125	78.90%	26	224
37	9,256	117	67.52%	38	196
38	7,128	90	67.50%	29	151
39	6,767	86	58.24%	36	136
TOTAL:	129,549	1,640		815	2,464

**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	B. T. Aspen	Sawtimber	4.3	MBF	37.0	\$2,043.40
	Black Walnut		1.9	MBF		
	Black/Red (Hybrid		11.1	MBF		
	Jack Pine		56.1	MBF		
	B. T. Aspen	Pulpwood	15	Cords		
	Jack Pine		171	Cords		
	Mixed Hardwood		62	Cords		
	<i>Black Cherry</i>		21	<i>Cords</i>		
	<i>Black Walnut</i>		2	<i>Cords</i>		
	<i>/Red (Hybrid) Oak</i>		37	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
2	Black Cherry	Sawtimber	2.0	MBF	53.9	\$9,309.00
	Black/Red (Hybrid		8.6	MBF		
	Jack Pine		109.4	MBF		
	Red Maple		1.2	MBF		
	Red Pine	Pulpwood	160.8	MBF		
	Jack Pine		272	Cords		
	Mixed Hardwood		112	Cords		
	<i>Black Cherry</i>		27	<i>Cords</i>		
	<i>/Red (Hybrid) Oak</i>		78	<i>Cords</i>		
	<i>Red Maple</i>		7	<i>Cords</i>		
	Red Pine		178	Cords		
	TOTAL:			355.4		
TOTAL:			810	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Sand Pine**

**Sale Number: 19-001-25   Seq#: 2**

### **1 - Sale Area**

#### 1.2 - Boundaries

##### 1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by pink paint. Retention patches are marked with green paint; no harvesting activities may occur within these areas.

### **2 - Timber Specifications**

#### 2.1 - Included Timber

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

Within Payment Unit(s) 1 & 2, cut all trees that are four (4) inches or more at DBH, except do not cut trees more than 18 inches at DBH or white pine.

#### 2.2 - Utilization

##### 2.2.3 - Stump Heights (12/24)

Stump heights within Payment Units 1 & 2 shall not exceed ten (10) inches for all trees. This is in order to facilitate future operations.

### **3 - Payments**

#### 3.6 - Payment Unit Cutting Schedule

##### 3.6.2 - One Active Unit (1/25)

Each Payment Unit must be completed to the satisfaction of the Unit Manager or his/her representative before the next Payment Unit may be opened. The Purchaser must give a one week notice before finishing a Payment Unit to allow for inspection.

### **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.

##### 4.1.7 - Road Closure (10/11)

All skid trails and new roads must be built within the sale boundary and 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 berms of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. Contact the Sale Administrator for specific details of design and placement.

#### 4.3 - Public Right-of-Way

##### 4.3.2 - County R-O-W (12/06)

The County must be contacted prior to crossing or harvesting in the County Road R-O-W.

#### 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**

## 5.1 - Notification

### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site 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.

### 5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 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.

### 5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the natural gas right-of-way (R.O.W.) for operations.

## 5.2 - Conduct of Operations

### 5.2.1 - Slash

#### 5.2.1.1 - Slash Within Sale Area (9/16)

No trees are to be felled outside the Sale Area, and all slash is to be kept at least 10 feet back from the pink paint line. If sale boundary lines are along a public road or highway, then slash must be removed 50' from these lines per General Condition & Requirement 5.2.1.

#### 5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G99 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

#### 5.2.1.12 - Slash for Prescribed Burning (1/05)

To facilitate prescribed burning, slash shall be moved at least 10 feet inside the sale boundary. Slash cannot be piled or placed near residual trees.

### 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 Unit(s) 1 & 2, 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.

### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hazelnut, serviceberry, or dogwood. These woody-shrub plants are highly beneficial to various wildlife species.

### 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.

### 5.2.40 - Pathway Protection (10/10)

There are horse/hiking trails within and near the Sale Area and are shown on the Timber Sale Map. Do not cut or damage posts with pathway markers. If any portion of the trail is used for timber sale activity, it must be returned to equal or better

condition to the satisfaction of the Unit Manager or his/her representative. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. No decking or forest products will be permitted along the horse/hiking trails unless approved by the Unit Manager.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

115th Ave is used as a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. The snowmobile trail may not be used for any timber sale operations when snow has accumulated to one inch. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail.

#### 5.2.43 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with the letter "G99". Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

### 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.

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

### 5.6 - Debris and Waste Material

#### 5.6.3 - Equipment Cleaning (9/24)

For purposes of this provision, "Off-Road Equipment" includes all logging and construction machinery, except for log trucks, chip vans, service vehicles, water trucks, pickup trucks, cars, and similar vehicles. Off-Road Equipment brought on site must be clean and free from plant material and soil prior to arrival on any Payment Unit. Off-Road Equipment shall be cleaned of plant material and dirt prior to being moved to a new stand within the sale. Plant material includes leaves, stems, roots and seeds. Equipment shall be considered clean when a visual inspection does not disclose seeds, soil, vegetative matter, and other debris that could contain or hold seeds. This is to prevent the spread of invasive plant species.

### 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 nearby roads 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 horse/hiking and snowmobile trails 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**

### **7.10 - Certified Timber**

#### **7.10.1 - Non-Certified Timber (2/16)**

The area encompassed by this timber sale is not certified to the standards of the Forest Stewardship Council (FSC) or the Sustainable Forestry Initiative (SFI). Forest products from this sale may not be delivered to the mill as "FSC and / or SFI certified". The lands within this sale are managed as a State Game Area.





# TIMBER SALE MAP

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

Sale Number  
**19-001-25**

Date  
**09/15/2025**

Forest Management Unit

County

Mapped By: JBramer

Scale

Page

Of

Allegan Sga

Allegan

Cruised By: FBaziari,DPoppe,JBramer

1:15,840

1

1

Township

Range

Section(s) and

Subdivision(s) Sec. 26 S1/2NW,SWNE,NWSE; Sec. 27 E1/2NW,W1/2NE;

## 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 Acres

1	37
2	53.9

**Sand Pine**

**90.9 Acres**

## Legend

- Timber Sale Boundary (pink paint)
- State Game Area
- Recreational Trails
- Federal, State, Local Govt., Private, Other Road
- Closed Forest Road/Access Route
- Forest Access Route

Use QR Code to  
open Tree List  
in Camera App



Use QR Code to  
open Map in App

