



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7908**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on August 25, 2026.

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:

Ridgetop Aspen 2 (53-002-24) / T31N, R01W, SEC. 10, SWNW,NWSW.

T31N, R01W, SEC. 4 , SWSE.

T31N, R01W, SEC. 9 , NWNE,S1/2NE,N1/2SE.

Otsego County, Advertised Price \$13,798.95, 42.0 Acres, Aspen, Red Oak.

SALE NOTE: This timber sale only received minor amounts of damage from the ice storm of March 2025. There is scattered ice storm damage in the upper elevations of Payment Unit #'s 2 and 4, however the majority of the timber in the Sale Area did not sustain ice storm damage. Tree list available upon request to the unit manager or forester.

TIMBER SALE INFORMATION

Ridgetop Aspen 2 (53-002-24)

T31N, R01W, SEC. 10; T31N, R01W, SEC. 4; T31N, R01W, SEC. 9.

Otsego County (Advertised Price \$13,798.95)

SALE NOTE: This timber sale only received minor amounts of damage from the ice storm of March 2025. There is scattered ice storm damage in the upper elevations of Payment Unit #'s 2 and 4, however the majority of the timber in the Sale Area did not sustain ice storm damage. Tree list available upon request to the unit manager or forester.

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 Oak	51.5 MBF	\$ 137.00 / MBF
Pulpwood		
Mixed Aspen	523 Cords	\$ 6.90 / Cord
Mixed Hardwood	210 Cords	\$ 7.45 / Cord
Red Oak	111 Cords	\$ 8.65 / Cord
Red Pine	11 Cords	\$ 29.90 / Cord
White Pine	38 Cords	\$ 7.40 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.68 percent. There are an estimated 1,041 cords on this timber sale, plus or minus 184 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 \$1,379.90 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	11.8%
02	42.8%
03	6.2%
04	39.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

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
82,245	1,041	17.68%	857	1,225

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
20	15,509	196	42.79%	112	280
33	9,862	125	59.40%	51	199
35	39,325	498	26.84%	364	631
39	17,549	222	32.22%	151	294
TOTAL:	82,245	1,041		678	1,404

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	Pulpwood	157	Cords	10.2	\$1,634.10
	B. T. Aspen	Sawtimber	13.8	MBF		
	B. T. Aspen	Pulpwood	129	Cords		
	Mixed Hardwood		34	Cords		
	Red Maple	Sawtimber	0.9	MBF		
	Red Maple	Pulpwood	32	Cords		
	Red Pine		5	Cords		
	Red Pine	Sawtimber	1.7	MBF		
	Red Pine	Pulpwood	2	Cords		
	White Pine		20	Cords		
	White Pine	Sawtimber	1.9	MBF		
	White Pine	Pulpwood	16	Cords		
2	Red Oak	Sawtimber	20.2	MBF	18.0	\$5,909.80
	Mixed Aspen	Pulpwood	275	Cords		
	B. T. Aspen	Sawtimber	38.4	MBF		
	B. T. Aspen	Pulpwood	198	Cords		
	Mixed Hardwood		120	Cords		
	Red Maple	Sawtimber	2.9	MBF		
	Sugar Maple		3.7	MBF		
	Red Maple	Pulpwood	84	Cords		
	Sugar Maple		23	Cords		
	Red Oak		38	Cords		
	White Pine		3	Cords		
	White Pine		3	Cords		
3	Mixed Aspen	Pulpwood	75	Cords	4.6	\$852.15
	B. T. Aspen	Sawtimber	8.2	MBF		
	B. T. Aspen	Pulpwood	59	Cords		
	Mixed Hardwood		33	Cords		
	Red Maple	Sawtimber	0.5	MBF		
	Red Maple	Pulpwood	21	Cords		
	Sugar Maple		11	Cords		
	White Pine		12	Cords		
	White Pine	Sawtimber	2.7	MBF		
	White Pine	Pulpwood	7	Cords		
4	Red Oak	Sawtimber	31.3	MBF	9.2	\$5,402.90
	Mixed Aspen	Pulpwood	16	Cords		
	B. T. Aspen	Sawtimber	5.1	MBF		
	B. T. Aspen	Pulpwood	6	Cords		
	Mixed Hardwood		23	Cords		
	Red Maple		23	Cords		
	Red Oak		73	Cords		
	Red Pine		6	Cords		
	Red Pine	Sawtimber	1.5	MBF		
	Red Pine	Pulpwood	3	Cords		
	White Pine		3	Cords		
	White Pine	Sawtimber	0.8	MBF		
	White Pine	Pulpwood	1	Cords		
TOTAL:			51.5	MBF		
TOTAL:			893	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ridgetop Aspen 2

Sale Number: 53-002-24 Seq#: 2

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. Red painted boundary line trees are not Included Timber and are to be protected. Yellow 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 and 3, cut all trees that are two (2) inches or more at DBH, except do not cut birch, spruce, oak, or trees marked with green paint. In addition, do not cut any pine that are 16 inches or more at DBH.

Within Payment Unit 2, cut all trees that are two (2) inches or more at DBH, except do not cut any red pine, birch, basswood, or trees marked with green paint. In addition, do not cut any white pine that are 10 inches or more at DBH.

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

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

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

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

3 - Payments

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 place to alleviate the effects of browse 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.

4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened 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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

5 - Operations

5.1 - Notification

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

The Purchaser is responsible for contacting the gas or pipeline company 10 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Written permission is required before harvest operations begin and must be submitted to the Unit Manager.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.2 - Slash Removal

5.2.1.2.1 - Slash Removal, Right-of-Way (9/16)

All slash must be removed at least 10 feet from the cleared right-of-way of the pipeline.

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 Unit(s) 1-4, 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

5.2.4.1 - Dead and Down Creation, Marked Trees (10/13)

All trees marked with an orange "X" must be felled and left on site for wildlife. These trees have been taken off the timber tally.

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. Exception: All dead trees within 10 feet of the pipeline right of way will be cut and left on the ground.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, juneberry (serviceberry). 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.

5.4.2 - 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.

5.8 - 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 Lost Cabin Trail 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.

**TIMBER SALE MAP**

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

Sale Number

53-002-24

Date

07/26/2024

Forest Management Unit

County

Mapped By: Barnes

Scale

Page

Of

Pigeon River Country Mgt Unit

Otsego

Cruised By: Barnes

1:10,000**1****1**

Township

Range

Section(s) and

31N

01W

Subdivision(s) Sec. 10 SWNW,NWSW; Sec. 4 SWSE; Sec. 9 NWNE,S1/2NE,N1/2SE;

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

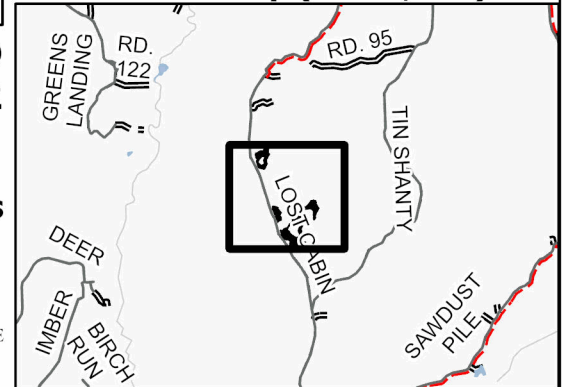
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU # Acres

1	10.2
2	18
3	4.6
4	9.2

**Ridgetop
Aspen 2****42.0 Acres**

0 0.15 0.3 0.6 Miles

Locator Map (1:200,000)**Legend**

- Against State - Red
- Stand
- Retention (Red X)
- Payment Unit (Yellow)
- Pipeline
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Section Corners

GPS Location:
84.4343995°W
45.0891962°N

Use QR Code to open Map in App

