DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7927

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on December 10, 2026.**
LOCATION: **NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868**.

CONTACT NAME: Keith Magnusson
PHONE NUMBER: (906) 291-0120

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, NEWBERRY MANAGEMENT UNIT, for certain timber on the following described lands:

Panama Pine (42-002-26) / T49N, R11W, SEC. 17, W1/2NW.
T49N, R11W, SEC. 18, NENW,N1/2NE,SENE.
T49N, R11W, SEC. 7 , SESW,SWSE.
Luce County, Advertised Price $17,994.80, 79.4 Acres, Red Pine, White Pine.
SALE NOTE: The ORV trail or route is shown on the Timber Sale Map. See Sale Spec 5.2.39 for restrictions.

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.

TIMBER SALE INFORMATION

Panama Pine (42-002-26)
T49N, R11W, SEC. 17; T49N, R11W, SEC. 18; T49N, R11W, SEC. 7.
Luce County (Advertised Price $17,994.80)

SALE NOTE: The ORV trail or route is shown on the Timber Sale Map. See Sale Spec 5.2.39 for restrictions.

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.

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE	
Pulpwood				
Balsam Fir	29	Cords	$ 4.40	/ Cord
Beech	27	Cords	$ 6.50	/ Cord
Black Spruce	31	Cords	$ 3.10	/ Cord
Jack Pine	162	Cords	$ 10.95	/ Cord
Mixed Aspen	141	Cords	$ 12.55	/ Cord
Paper Birch	81	Cords	$ 1.20	/ Cord
Red Maple	39	Cords	$ 6.50	/ Cord
Red Pine	274	Cords	$ 38.25	/ Cord
White Pine	327	Cords	$ 9.85	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.86 percent. There are an estimated 1,152 cords on this timber sale, plus or minus 183 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 $899.74 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	34.8%
02	26.4%
03	18.4%
04	20.4%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2030.

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
90,983	1,152	15.86%	969	1,334

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
28	24,777	314	31.14%	216	411
43	31,842	403	28.50%	288	518
61	34,365	435	24.65%	328	542
TOTAL:	**90,983**	**1,152**		**832**	**1,471**

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
28	27.3	1	27.3
43	26.5	2	15.6
		3	10.9
61	25.6	4	25.6
TOTAL:	**79.4**		**79.4**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	11	Cords	27.3	$6,251.35
	Black Spruce		2	Cords		
	Jack Pine		46	Cords		
	Mixed Aspen		89	Cords		
	B. T. Aspen		*37*	*Cords*		
	Quaking Aspen		*52*	*Cords*		
	Paper Birch		13	Cords		
	Red Maple		24	Cords		
	Red Pine		110	Cords		
	White Pine		20	Cords		
2	Jack Pine	Pulpwood	50	Cords	15.6	$4,754.50
	Mixed Aspen		31	Cords		
	B. T. Aspen		*2*	*Cords*		
	Quaking Aspen		*29*	*Cords*		
	Red Pine		89	Cords		
	White Pine		42	Cords		
3	Jack Pine	Pulpwood	35	Cords	10.9	$3,313.80
	Mixed Aspen		21	Cords		
	B. T. Aspen		*1*	*Cords*		
	Quaking Aspen		*20*	*Cords*		
	Red Pine		62	Cords		
	White Pine		30	Cords		
4	Balsam Fir	Pulpwood	18	Cords	25.6	$3,675.15
	Beech		27	Cords		
	Black Spruce		29	Cords		
	Jack Pine		31	Cords		
	Paper Birch		68	Cords		
	Red Maple		15	Cords		
	Red Pine		13	Cords		
	White Pine		235	Cords		
		TOTAL:	1,111	Cords		

Sale Specific Conditions & Requirements

Sale Name: Panama Pine **Sale Number: 42-002-26 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 paint or unmarked roads. Exterior sale boundary lines against state are marked with red paint or unmarked road as shown on the Timber Sale Map. Interior Payment Unit boundary between Payment Units 2 and 3 is an ORV trail and is unmarked. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 1, 2, and 3, all Red & White Pine are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all aspen, jack pine, balsam fir, hardwoods, and spruce, except do not cut those trees marked with green paint. Do not cut any hemlock.

Within Payment Units 2 and 3, do not cut any paper birch.

2.1.7 - Leave Tree Marked Unit(s) (6/14)
Within Payment Unit(s) 4, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except trees marked with green paint above and below stump height. Do not cut any Hemlock.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)
Payment Unit(s) 1 and 2 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.

4 - Transportation

4.1 - Construction

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.

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. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

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. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

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. 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.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)
No slash or tree tops may exceed 24 inches in height.

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

5.2.3.6 - Bark Beetle Restriction (1/25)
In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two (2) inches in diameter are removed from the Sale Area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within 15 days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

5.2.38 - No Decking Against Live Trees (2/04)
Cut products may not be decked against unmarked or designated leave trees.

5.2.39 - ORV Trail/Route Protection (4/18)
The ORV trail or route is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

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 which are 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.

5.8 - 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

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on ORV trail shown on the map 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 or check with sale Administrator for any available signs.

Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
42-002-26	02/18/2026

Forest Management Unit	County	Mapped By: Matt Payment	Scale	Page	Of
Newberry Mgt Unit	Luce	Cruised By: DNR Staff	1:12,000	1	1

Township	Range	Section(s) and Subdivision(s)
49N	11W	Sec. 17 W1/2NW; Sec. 18 NENW,N1/2NE,SENE; Sec. 7 SESW,SWSE;

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
1	27.3
2	15.6
3	10.9
4	25.6

