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:

Widewaters Pine (42-006-26) / T49N, R06W, SEC. 7 , SENW,S1/2NE,N1/2SE.
T49N, R06W, SEC. 8 , S1/2NW,NWSW.
Chippewa County, Advertised Price $13,259.20, 61.9 Acres, Jack Pine, Spruce/Fir/ Tamarack.

SALE NOTE: Hauling on the Widewaters Road is restricted by the Chippewa County Road Commission. The restriction can be waived, but it must be approved by the Road Commission.

It is recommended, but not required, that hauling occur during late summer or fall because of the sandy nature of the access roads leading to the Sale Area.

The Widewaters Road is also a snowmobile trail in the winter months and is shown on the Timber Sale Map. See Sale Spec 5.2.41 for additional information.

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

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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	8	Cords	$ 4.40	/ Cord
Jack Pine	467	Cords	$ 10.95	/ Cord
Mixed Aspen	96	Cords	$ 12.55	/ Cord
Mixed Hardwood	105	Cords	$ 6.50	/ Cord
Mixed Spruce	132	Cords	$ 3.10	/ Cord
Red Pine	135	Cords	$ 38.25	/ Cord
White Pine	66	Cords	$ 9.85	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.66 percent. There are an estimated 1, 011 cords on this timber sale, plus or minus 168 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 $662.96 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	15.4%
02	22.3%
03	18.0%
04	24.7%
05	19.6%

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
79,844	1,011	16.66%	842	1,179

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
46	42,138	533	22.80%	412	655
48	31,148	394	28.41%	282	506
49	6,558	83	51.44%	40	126
TOTAL:	**79,844**	**1,011**		**734**	**1,287**

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
46	26.8	4	14.9
		5	11.9
48	28.8	1	13.4
		3	15.4
49	6.3	2	6.3
TOTAL:	**61.9**		**61.9**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	4	Cords	13.4	$2,035.80
	Jack Pine		47	Cords		
	Mixed Aspen		39	Cords		
	B. T. Aspen		*30*	*Cords*		
	Quaking Aspen		*9*	*Cords*		
	Mixed Hardwood		33	Cords		
	Paper Birch		*11*	*Cords*		
	Red Maple		*22*	*Cords*		
	Mixed Spruce		28	Cords		
	Black Spruce		*2*	*Cords*		
	White Spruce		*26*	*Cords*		
	Red Pine		14	Cords		
	White Pine		18	Cords		
2	Jack Pine	Pulpwood	3	Cords	6.3	$2,959.35
	Mixed Hardwood		3	Cords		
	Paper Birch		*1*	*Cords*		
	Red Maple		*2*	*Cords*		
	Red Pine		76	Cords		
3	Balsam Fir	Pulpwood	4	Cords	15.4	$2,381.40
	Jack Pine		55	Cords		
	Mixed Aspen		45	Cords		
	B. T. Aspen		*34*	*Cords*		
	Quaking Aspen		*11*	*Cords*		
	Mixed Hardwood		37	Cords		
	Paper Birch		*12*	*Cords*		
	Red Maple		*25*	*Cords*		
	Mixed Spruce		32	Cords		
	Black Spruce		*2*	*Cords*		
	White Spruce		*30*	*Cords*		
	Red Pine		17	Cords		
	White Pine		21	Cords		
4	Jack Pine	Pulpwood	201	Cords	14.9	$3,289.55
	Mixed Aspen		7	Cords		
	B. T. Aspen		*6*	*Cords*		
	Quaking Aspen		*1*	*Cords*		
	Mixed Hardwood		18	Cords		
	American Elm		*2*	*Cords*		
	Paper Birch		*8*	*Cords*		
	Red Maple		*8*	*Cords*		
	Mixed Spruce		40	Cords		
	Black Spruce		*40*	*Cords*		
	Red Pine		16	Cords		
	White Pine		15	Cords		
5	White Pine	Pulpwood	12	Cords		
	Jack Pine		161	Cords		
	Mixed Aspen		5	Cords		
	B. T. Aspen		*4*	*Cords*		
	Quaking Aspen		*1*	*Cords*		
	Mixed Hardwood		14	Cords		
	American Elm		*1*	*Cords*		
	Paper Birch		*7*	*Cords*		
	Red Maple		*6*	*Cords*		
	Mixed Spruce		32	Cords		
	Black Spruce		*32*	*Cords*		
	Red Pine		12	Cords		

TOTAL:	1,009	Cords

Sale Specific Conditions & Requirements

Sale Name: Widewaters Pine **Sale Number: 42-006-26 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 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 red paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. 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, 3, 4, 5, cut all trees that are two (2) inches or more at DBH.

Do not cut any trees ringed in green.
Do not cut any hemlock.
Do not cut any white pine larger than 24".

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)
Stump heights within Payment Unit(s) 1, 3 ,4, and 5 shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

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. Overgrown roads that are reopened shall be considered new roads. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)
Hauling on the Widewaters Road is restricted by the Chippewa County Road Commission. The restriction can be waived but it must be approved by the Road Commission.

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

5.2 - 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.

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Unit(s) 1, 3, 4 & 5 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

5.2.3.6 - 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.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)
It is recommended, but not required, that within Payment Unit(s) 1-5, cutting, skidding, and hauling occur during late summer or into the fall. The reason for the recommendation is because of the sandy nature of the access roads leading to the Sale Area. Fall weather tends to offer better conditions for trucking to occur.

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.

5.2.41 - Snowmobile Trail Protection (9/11)
The Widewaters Road is also a snowmobile trail in the winter months 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 road is to be used for hauling during the snowmobile season, then

a snow-covered base must be left on the trail.

5.3 - Stream Protection

5.3.1 - Operating Near Stream (1/25)
No tracked or wheeled vehicles shall be operated within 50 feet of creeks near the sale.

5.3.2 - Parking Equipment Near Water (10/23)
Within Payment Unit(s) 1-5, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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 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.

5.4.2 - 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.

5.4.4 - Slope Protection (9/19)
Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

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 N. Widewaters 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.

6.2.2 - Snowmobile Trail Posting (10/20)
The Purchaser is responsible for posting and maintaining caution signs on N. Widewaters Road prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 DNR will provide these 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
42-006-26	03/24/2026

Forest Management Unit	County	Mapped By: Matt Payment	Scale	Page	Of
Newberry Mgt Unit	Chippewa	Cruised By: DNR Staff	1:7,920	1	1

Township	Range	Section(s) and Subdivision(s)
49N	06W	Sec. 7 SENW,S1/2NE,N1/2SE; Sec. 8 S1/2NW,NWSW;

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	13.3
2	6.3
3	15.4
4	14.9
5	11.9

