



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7803**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on March 9, 2026.**

LOCATION: **SE REGION-WILD, 3580 STATE PARK DRIVE, BAY CITY, MI 48706.**

CONTACT NAME: Don Bonnette

PHONE NUMBER: (989) 385-5616

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, CASS CITY FIELD OFFICE, for certain timber on the following described lands:

Ulfig Mix (55-151-25) / T16N, R14E, SEC. 28, NESW,W1/2SE.

Huron County, Advertised Price \$9,232.60, 37.3 Acres, Aspen, Hardwood.

SALE NOTE: Access may be through other public land.

TIMBER SALE INFORMATION

Ulfig Mix (55-151-25)

T16N, R14E, SEC. 28.

Huron County (Advertised Price \$9,232.60)

SALE NOTE: 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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
American Elm	10.4 MBF	\$ 26.00 / MBF
Basswood	3.5 MBF	\$ 23.00 / MBF
Mixed Aspen	131.5 MBF	\$ 29.00 / MBF
Paper Birch	23.2 MBF	\$ 26.00 / MBF
Silver Maple	15.5 MBF	\$ 26.00 / MBF
Pulpwood		
Mixed Aspen	96 Cords	\$ 11.25 / Cord
Mixed Hardwood	284 Cords	\$ 10.50 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 32.18 percent. There are an estimated 812 cords on this timber sale, plus or minus 261 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 \$461.63 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	85.2%
02	14.8%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/10/2028.

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
64,149	812	32.18%	551	1,073

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
297	54,529	690	36.15%	441	940
410	9,621	122	80.55%	24	220
TOTAL:	64,149	812		464	1,160

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	American Elm	Sawtimber	7.9	MBF	27.6	\$7,868.25
	Basswood		3.5	MBF		
	Mixed Aspen		124.1	MBF		
	<i>Cottonwood</i>		60.2	<i>MBF</i>		
	<i>Quaking Aspen</i>		63.9	<i>MBF</i>		
	Paper Birch		23.2	MBF		
	Mixed Aspen	Pulpwood	69	Cords		
	<i>Balsam Poplar</i>		6	<i>Cords</i>		
	<i>Cottonwood</i>		32	<i>Cords</i>		
	<i>Quaking Aspen</i>		31	<i>Cords</i>		
	Mixed Hardwood		248	Cords		
	<i>American Elm</i>		68	<i>Cords</i>		
	<i>Basswood</i>		3	<i>Cords</i>		
	<i>Green Ash</i>		50	<i>Cords</i>		
	<i>Paper Birch</i>		26	<i>Cords</i>		
	<i>Red Maple</i>		5	<i>Cords</i>		
<i>Silver Maple</i>	96	<i>Cords</i>				
2	American Elm	Sawtimber	2.5	MBF	9.7	\$1,364.35
	Mixed Aspen		7.4	MBF		
	<i>Cottonwood</i>		6.2	<i>MBF</i>		
	<i>Quaking Aspen</i>		1.2	<i>MBF</i>		
	Silver Maple	Pulpwood	15.5	MBF		
	Mixed Aspen		27	Cords		
	<i>Cottonwood</i>		3	<i>Cords</i>		
	<i>Quaking Aspen</i>		24	<i>Cords</i>		
	Mixed Hardwood		36	Cords		
	<i>American Elm</i>		8	<i>Cords</i>		
	<i>Black Cherry</i>		8	<i>Cords</i>		
	<i>Green Ash</i>		10	<i>Cords</i>		
	<i>Silver Maple</i>		10	<i>Cords</i>		
TOTAL:			184.1	MBF		
TOTAL:			380	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ulfig Mix

Sale Number: 55-151-25 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 blue and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. 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) 1 and 2, cut all trees that are two (2) inches or more at DBH, except do not cut apple, white pine, cedar or trees marked with green paint.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees.

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops is not permissible.

3 - Payments

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are apple, cedar, white pine and green marked trees. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$250 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. Only skid trails will be allowed.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, skid trails must be graded. In general, this will require a road grader or bulldozer to shape up the skid trails 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

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations, to determine landing and road locations. The Sale Administrator or his/her representative must be contacted at least 10 days in advance to schedule the conference.

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.

5.2.1.10 - No Slash in Openings (5/10)

No slash, brush or logging debris is to be left in any farmed field or opening which is indicated by G99 or U99 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 and windrows of slash within the cutting area shall be broken up and scattered to the point that exposed ground is easily visible amongst slash. 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. All standing dead trees (snags) shall be protected and left standing unless they are a safety hazard.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 and 2, cutting, skidding, and hauling are not permitted from March 10 to July 20 and November 10 to November 30 and is limited to dry or frozen ground conditions at any other time. The Sale Administrator will determine what constitutes dry or frozen ground conditions. This restriction is required due to poorly drained soils throughout the Sale Area and due to heavy public use during firearm deer season.

5.2.3.12 - Hunting Operating Restriction (1/18)

No Payment Unit may be started during the period of September 25 to December 31 without permission of the Unit Manager or his/her representative.

5.2.31 - Landing Locations (9/13)

Landing locations will be determined in the pre-sale conference. Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative. In general, landings are limited to a "T" turnaround which will accommodate a truck with a 50-foot trailer. The size of landings must be kept to the minimum size necessary to accommodate harvesting operations.

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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within any designated parking area. No equipment storage is allowed in any designated parking area.

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 the Sale Area, 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.

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to poorly drained soils throughout the Sale Area.

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.

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
55-151-25

Date
06/04/2025

Forest Management Unit
Cass City Field Office

County
Huron

Mapped By: **Bonnette**
Cruised By: **Bonnette**

Scale
1:7,920

Page **1** Of **1**

Township **16N** Range **14E** Section(s) and Subdivision(s) **Sec. 28 NESW,W1/2SE;**

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

Payment Unit Number	Acres
1	27.6
2	9.7

Ulfig Mix 37.3 Acres

Legend

- Against State (Red)
- Private Line (Blue)
- Recreational Trails

