



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7793

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on February 12, 2026.

LOCATION: ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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

Rummaging Ruminant Aspen (54-001-26) / T31N, R01E, SEC. 10, NENW,NWNE.

T31N, R01E, SEC. 15, E1/2NW,NESW.

T31N, R01E, SEC. 16, SENW,NENE,SWNE,N1/2SW,NWSE.

T31N, R01E, SEC. 9 , SESE.

Montmorency County, Advertised Price \$44,697.55, 133.7 Acres, Aspen, Hardwood.

SALE NOTE: All stands contain some damage from the March 2025 Ice Storm. Stands were cruised accordingly and represent the current volume as is.

Oak Wilt Spec with no exceptions on Payment Unit 1 due to the confirmed presence of Oak Wilt within the unit. Because of this, Payment Unit 1 MUST be harvested first before any other units can be opened outside the Oak Wilt restriction period (April 15th - July 15th).

Overall good access and operating terrain. There will be NO extensions for this contract due to the multi management unit elk browse study.

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 private or other public land.

TIMBER SALE INFORMATION

Rummaging Ruminant Aspen (54-001-26)

T31N, R01E, SEC. 10; T31N, R01E, SEC. 15; T31N, R01E, SEC. 16; T31N, R01E, SEC. 9.
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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:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	8.1 MBF	\$ 28.00 / MBF
Red Maple	6.5 MBF	\$ 28.00 / MBF
Red Oak	103.6 MBF	\$ 100.00 / MBF
Red Pine	21.5 MBF	\$ 53.00 / MBF
Sugar Maple	20.4 MBF	\$ 118.00 / MBF
White Pine	4.6 MBF	\$ 36.00 / MBF
Pulpwood		
Balsam Fir	3 Cords	\$ 9.80 / Cord
Basswood	71 Cords	\$ 11.20 / Cord
Mixed Aspen	2,660 Cords	\$ 8.10 / Cord
Mixed Hardwood	447 Cords	\$ 10.20 / Cord
Paper Birch	7 Cords	\$ 7.40 / Cord
Red Oak	167 Cords	\$ 17.05 / Cord
Red Pine	12 Cords	\$ 26.60 / Cord
White Pine	6 Cords	\$ 11.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.67 percent. There are an estimated 3,760 cords on this timber sale, plus or minus 514 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 \$2,234.88 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	12.4%
02	19.2%
03	19.2%
04	7.6%
05	8.4%
06	9.9%
07	23.3%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
297,044	3,760	13.67%	3,246	4,274

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
5	12,398	157	71.77%	44	270
22	21,740	275	44.94%	152	399
23	142,044	1,798	21.62%	1,409	2,187
71	27,012	342	38.47%	210	473
80	13,176	167	44.81%	92	242
83	27,717	351	51.08%	172	530
103	18,690	237	43.37%	134	339
108	34,266	434	44.14%	242	625
TOTAL:	297,044	3,760		2,455	5,065

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	Red Oak Red Oak	Sawtimber Pulpwood	47.8 45	MBF Cords	5.6	\$5,547.25
2	Red Oak Red Pine White Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Oak Red Pine	Sawtimber Pulpwood	11.3 10.3 2.2 718 605 113 73 67 6 9 5	MBF MBF MBF Cords Cords Cords Cords Cords Cords Cords	29.8	\$8,601.95
3	Red Oak Red Pine White Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Oak Red Pine	Sawtimber Pulpwood	11.2 10.3 2.2 716 603 113 72 66 6 9 6	MBF MBF MBF Cords Cords Cords Cords Cords Cords Cords	29.7	\$8,592.15
4	Red Maple Red Oak Red Pine White Pine Balsam Fir Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Oak Red Pine	Sawtimber Pulpwood	6.5 4.4 0.9 0.2 3 293 168 125 27 26 1 2 1	MBF MBF MBF MBF Cords Cords Cords Cords Cords Cords Cords Cords	18.7	\$3,415.70
5	Red Oak Sugar Maple Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Oak	Sawtimber Pulpwood	8.9 5.5 115 115 29 14 15 58	MBF MBF Cords Cords Cords Cords Cords Cords	6.3	\$3,755.20
6	Red Oak Basswood Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Ironwood</i> <i>Sugar Maple</i> <i>White Ash</i> Paper Birch	Sawtimber Pulpwood	6.9 19 281 239 42 98 4 88 6 7	MBF Cords Cords Cords Cords Cords Cords Cords Cords Cords	11.4	\$4,434.90

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	Red Oak	Pulpwood	12	Cords		
7	Basswood	Sawtimber	8.1	MBF	32.2	\$10,350.40
	Red Oak		13.1	MBF		
	Sugar Maple		14.9	MBF		
	Basswood		52	Cords		
	Mixed Aspen		537	Cords		
	<i>B. T. Aspen</i>		286	<i>Cords</i>		
	<i>Quaking Aspen</i>		251	<i>Cords</i>		
	Mixed Hardwood		148	Cords		
	<i>Black Cherry</i>		11	<i>Cords</i>		
	<i>Ironwood</i>		19	<i>Cords</i>		
	<i>Sugar Maple</i>		118	<i>Cords</i>		
	Red Oak		32	Cords		
	White Pine		6	Cords		
TOTAL:			164.7	MBF		
TOTAL:			3,373	Cords		

Sale Specific Conditions & Requirements

Sale Name: Rummaging Ruminant Aspen

Sale Number: 54-001-26 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, purple, red and yellow paint or are unmarked and identified by a road. Exterior sale boundary lines against private property are marked with blue paint.

Within Payment Unit 1, exterior sale boundary lines against state are marked with purple paint. Within Payment Units 2-7, exterior sale boundary lines against state are marked with red paint. The east boundary of Payment Unit 7 is unpainted and designated as Camp 30 Rd.

Interior Payment Unit boundaries are marked with yellow paint. The Payment Unit lines between units 2 & 3, and 3 & 4 are unpainted and designated as the forest roads. Retention patches are marked with red paint; no harvesting activities may occur within these areas.

The painted boundary line trees are not Included Timber with the exception:

- Within Payment Unit 1, any painted oak boundary trees are to be cut
- Within Payment Unit 7, any painted aspen boundary trees are to be cut.

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) 2-7, cut all trees that are two (2) inches or more at DBH, except do not cut any trees marked with green paint. In addition, within Payment Unit 4, do not cut any red or white pine.

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 1, all oak are designated for cutting regardless of merchantability. This will include harvesting of dead oak trees (no live crown, peeling/missing bark). Contact the Sale Administrator if other trees need to be harvested for operability purposes.

2.1.14 - Dead Oak (12/24)

Dead oak (defined as loose bark and no live branches) may be cut throughout the Sale Area. If cut, it must be skid and piled separately on the landing. The Sale Administrator will measure the dead oak, and the wood cannot be hauled prior to scaling. The Purchaser will be invoiced at \$5.00 per cord. The Purchaser has 30 days from the date of the invoice to pay. This will only apply to Payment Unit 1.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) with a value of \$25,000 or greater 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.

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within Payment Units 2, 3 & 5, if more than 50% of the tree seedlings or saplings (1/4" to 2" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5% of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

3.6 - Payment Unit Cutting Schedule

3.6.1 - Order of Cutting (1/09)

Payment Unit 1 must be harvested first before any other unit is opened outside of the oak wilt restriction period (April 15 to July 15). No exceptions. Also, all wood on the landing for Payment Unit 1 must be hauled within 30 days of harvesting.

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, chipped, utilized or otherwise removed from the sale.

4.1.6 - Road Construction (4/24)

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 chipped, utilized or otherwise removed from the sale. 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.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

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. Only skid trails and landings will be allowed.

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. Note: Elkview Trl is not a county road and is designated as a forest road. Fill/gravel may be required for hauling if deemed necessary by Sale Administrator.

4.4 - Access

4.4.3 - Access gate (12/08)

Access into Payment Unit 1 is through a locked gate through private property. This gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

If harvesting occurs between October 1 & December 31, the gate may be required to be locked at all times.

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 14 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. It is not required but recommended to contact MISS DIG for the location and depth of buried utility lines.

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.

5.2 - 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 brush or logging debris is to be left in the maintained wildlife opening which is indicated by G or U on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative. These areas may be used for landings but will be required to be restored at the Sale Administrator's discretion.

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 1, 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

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 2-7, leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as oak or maple or if no hardwoods are present, a pine species (white or red). These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

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)

The High Country Pathway is a non-motorized trail that runs through Payment Units 2, 3 & 5. It is shown on the Timber Sale Map. Do not cut or damage posts with blue pathway markers. Any trees with the blue pathway markers can be cut above the blue mark. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. Skidding across the trail within Payment Units 2 & 3 will be limited to 2-3 crossings per unit. Skidding across the trail within Payment Unit 5 will be limited to 1 crossing. If any damage to the trail occurs from harvesting operations, the Purchaser will be required to clear, fix, repair and/or re-establish the trail as needed.

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 Elkview Trl 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 the High Country Pathway 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

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract due to this sale being a part of a large scale Elk management/forest regeneration project.



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
54-001-26 Date
10/22/2025

Forest Management Unit		County	Mapped By: Kubitskey	Scale 1:10,000	Page 1	Of 2
Atlanta Mgt Unit		Montmorency	Cruised By: Kubitskey			
Township 31N	Range 01E	Section(s) and Subdivision(s)	SESE; Sec. 10 NENW,NWNE; Sec. 15 E1/2NW,NESW; Sec. 16 SENW,NENE,SWNE,N1/2SW,NWSE; Sec. 9			

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

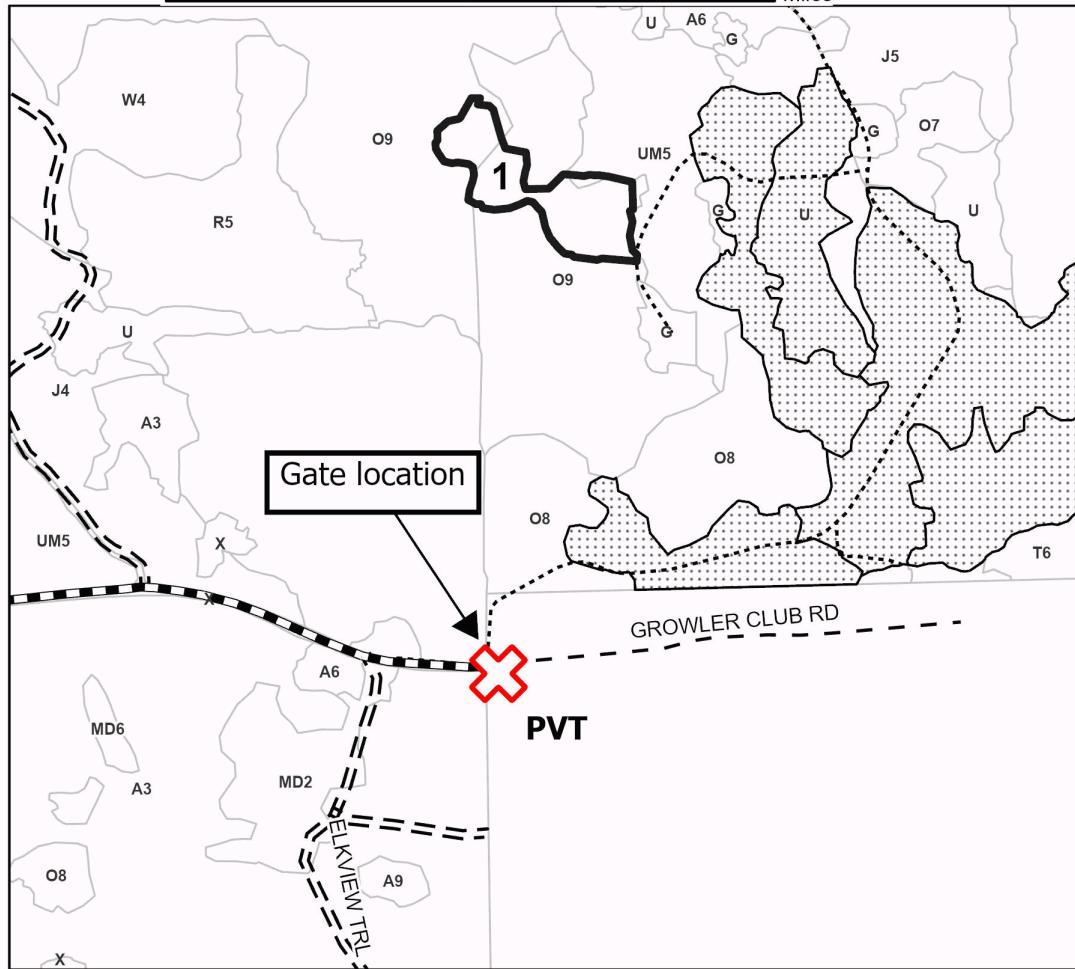
Payment Unit Number	Acres	Payment Unit Number	Acres
1	5.6	5	6.3
2	29.8	6	11.4
3	29.7	7	32.2
4	18.7		



0 0.13 0.25 0.5 Miles

Rummaging Ruminant Aspen**133.7 Acres**

Access to this unit is through a locked gate on Private Property at the end of Growler Club. The DNR does have a management easement through the property so access is already acquired.

LAT/LONG for Unit 1: 84.2965200°W
45.0969606°N**Legend**

- Against State (Purple)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- Nearby Timber Sale
- Retention Areas

Scan here for cruise
data & Avenza map



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
54-001-26	10/22/2025

Forest Management Unit		County	Mapped By: Kubitskey	Scale	Page	Of
Atlanta Mgt Unit		Montmorency	Cruised By: Kubitskey / Neff	1:15,840	2	2
Township	Range	Section(s) and Subdivision(s)	SESE; Sec. 10 NENW,NWNE; Sec. 15 E1/2NW,NESW; Sec. 16 SENW,NENE,SWNE,N1/2SW,NWSE; Sec. 9	31N	01E	

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Locator Map 1:100,000



Payment Unit Number	Acres	Payment Unit Number	Acres
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4	18.7		

Rummaging Ruminant Aspen

133.7 Acres

