



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7863**

SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on October 12, 2026.

LOCATION: GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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

Bonanza Extravaganza (32-013-26) / T45N, R27W, SEC. 22, NE, NESW, N1/2SE.
T45N, R27W, SEC. 27, SESW, W1/2SE.

Marquette County, Advertised Price \$61,989.40, 101.4 Acres, Aspen, Hardwood.

SALE NOTE: This sale has Operating Caution spec 5.2.22.1 for units 1-4. Dry summer or frozen winter recommended for harvesting due to wet soils. Timber mats will be needed.

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

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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>
Pulpwood		
Balsam Fir	51 Cords	\$ 11.00 / Cord
Jack Pine	80 Cords	\$ 41.60 / Cord
Mixed Aspen	2,278 Cords	\$ 19.95 / Cord
Mixed Spruce	34 Cords	\$ 12.80 / Cord
Paper Birch	15 Cords	\$ 12.20 / Cord
Red Maple	243 Cords	\$ 13.50 / Cord
Red Pine	210 Cords	\$ 35.70 / Cord
Tamarack	7 Cords	\$ 15.50 / Cord
White Pine	106 Cords	\$ 10.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.54 percent. There are an estimated 3,021 cords on this timber sale, plus or minus 470 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 \$6,198.94 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	25.5%
02	29.6%
03	26.2%
04	11.4%
05	2.8%
06	4.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
238,696	3,021	15.54%	2,552	3,491

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
19	27,755	351	49.17%	179	524
40	3,915	50	54.81%	22	77
47	6,243	79	48.85%	40	118
53	200,782	2,542	17.28%	2,102	2,981
TOTAL:	238,696	3,021		2,344	3,699

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
19	11.2	4	11.2
40	6.8	5	6.8
47	7.0	6	7.0
53	76.4	1	23.9
		2	27.9
		3	24.6
TOTAL:	101.4		101.4

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir Jack Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Spruce <i>Black Spruce</i> <i>White Spruce</i> Red Maple Red Pine White Pine	Pulpwood	14 14 617 30 587 11 3 8 73 36 32	Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	23.9	\$15,804.25
2	Balsam Fir Jack Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Spruce <i>Black Spruce</i> <i>White Spruce</i> Red Maple Red Pine White Pine	Pulpwood	17 16 718 34 684 12 2 10 84 42 37	Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	27.9	\$18,365.15
3	Balsam Fir Jack Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Spruce <i>Black Spruce</i> <i>White Spruce</i> Red Maple Red Pine White Pine	Pulpwood	14 14 635 31 604 11 3 8 75 37 33	Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords Cords	24.6	\$16,236.90
4	Balsam Fir Jack Pine Mixed Aspen <i>Quaking Aspen</i> Paper Birch Red Maple Tamarack	Pulpwood	3 12 308 308 11 11 7	Cords Cords Cords Cords Cords Cords Cords	11.2	\$7,068.00
5	Balsam Fir Jack Pine Red Pine	Pulpwood	3 2 45	Cords Cords Cords	6.8	\$1,722.70
6	Jack Pine Paper Birch Red Pine White Pine	Pulpwood	22 4 50 4	Cords Cords Cords Cords	7.0	\$2,792.40
TOTAL:			3,024	Cords		

Sale Specific Conditions & Requirements

Sale Name: Bonanza Extravaganza

Sale Number: 32-013-26 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 blue, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. 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) 1-4, cut all trees that are two (2) inches or more at DBH. Except, do not cut oak, cedar, hemlock, and yellow birch. Also, do not cut white pine and red pine that are greater than or equal to 26" at DBH.

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 5 and 6, red pine are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. All other species may be cut except, do not cut oak.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit (s) 5 and 6 shall not exceed 12 inches for trees greater than 10 inches at DBH and six (6) inches for trees smaller than 10 inches at DBH. This is in order to facilitate planting operations.

3 - Payments

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.

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.

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, and 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. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days.

Contact the sale administrator for specific details of design and placement.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or wet weather conditions.

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to be maintained and graded. This includes cleaning of drainage areas, grading, crowning, and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private land-owner may be required by the DNR.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.2 - Conduct of Operations

5.2.1 - Slash

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.

5.2.4 - 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) 1-4 leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every five (5) acres. These logs will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1-4, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is due to wet soils in some areas. The access road to Payment Unit(s) 1-4 will require timbers mats and/or frozen conditions in the wet area designated on the map. No fill material may be added to cross this area.

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.

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 Charlie Lakes Road and Bear Lake Lodge 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Bass Lake Motorcycle Trail 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.



TIMBER SALE MAP

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

Sale Number
32-013-26

Date
06/18/2026

Forest Management Unit	County	Mapped By: Siler
Gwynn Mgt Unit	Marquette	Cruised By: Siler and Gould

Scale	Page	Of
1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
45N	27W	Sec. 22 NE,NESW,N1/2SE; Sec. 27 SESW,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

Bonanza Extravaganza

Payment Unit Number	Acres	Payment Unit Number	Acres
1	23.9	4	11.2
2	27.9	5	6.8
3	24.6	6	7

101.4 Acres

Compartment 32263

