



**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:

Elf Control (32-014-26) / T45N, R28W, SEC. 7 , E1/2NW,NE,NWSE.

T45N, R29W, SEC. 1 , NWNW,S1/2NE,E1/2SW,SE.

T45N, R29W, SEC. 2 , SESE.

Marquette County, Advertised Price \$55,864.10, 178.2 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: Access to a portion of this sale will be through private property. Contact the Sale Administrator for more details on best access and easement. This sale also has operating restrictions. Please review specs 4.4 and 5.2.3

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

Elf Control (32-014-26)

T45N, R28W, SEC. 7; T45N, R29W, SEC. 1; T45N, R29W, SEC. 2.

Marquette County (Advertised Price \$55,864.10)

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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.

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		
Paper Birch	4.3 MBF	\$ 70.00 / MBF
Red Maple	0.9 MBF	\$ 135.00 / MBF
Pulpwood		
Balsam Fir	47 Cords	\$ 11.00 / Cord
Balsam Poplar	16 Cords	\$ 19.95 / Cord
Black Spruce	563 Cords	\$ 12.80 / Cord
Jack Pine	165 Cords	\$ 41.60 / Cord
Mixed Aspen	1,457 Cords	\$ 19.95 / Cord
Paper Birch	174 Cords	\$ 12.20 / Cord
Red Maple	130 Cords	\$ 13.50 / Cord
Red Pine	211 Cords	\$ 35.70 / Cord
Tamarack	3 Cords	\$ 15.50 / Cord
White Pine	1 Cords	\$ 10.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.54 percent. There are an estimated 2,778 cords on this timber sale, plus or minus 404 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 \$5,586.41 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	5.8%
02	11.4%
03	2.1%
04	17.3%
05	14.7%
06	15.1%
07	3.6%
08	8.5%
09	5.4%
10	16.1%

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
219,474	2,778	14.54%	2,374	3,182

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
33	22,373	283	45.83%	153	413
35	46,207	585	30.01%	409	760
36	7,179	91	76.20%	22	160
38	18,358	232	45.12%	128	337
49	14,921	189	52.78%	89	289
50	65,165	825	30.05%	577	1,073
51	2,802	35	63.85%	13	58
55	37,526	475	37.31%	298	652
99	4,944	63	153.58%	0	159
TOTAL:	219,474	2,778		1,689	3,901

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
33	10.8	8	10.8
35	21.9	10	21.9
36	9.7	1	9.7
38	9.4	9	9.4
49	37.1	2	37.1
50	46.9	5	23.2
		6	23.7
51	19.0	3	19.0
55	19.6	4	19.6
99	3.8	7	3.8
TOTAL:	178.2		178.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	91	Cords	9.7	\$3,248.70
2	Jack Pine	Pulpwood	78	Cords	37.1	\$6,388.50
	Mixed Aspen		52	Cords		
	<i>B. T. Aspen</i>		27	<i>Cords</i>		
	<i>Quaking Aspen</i>		25	<i>Cords</i>		
	Red Pine		59	Cords		
3	Jack Pine	Pulpwood	19	Cords	19.0	\$1,151.95
	Mixed Aspen		14	Cords		
	<i>Quaking Aspen</i>		14	<i>Cords</i>		
	Red Pine		2	Cords		
	White Pine		1	Cords		
4	Jack Pine	Pulpwood	11	Cords	19.6	\$9,624.10
	Mixed Aspen		450	Cords		
	<i>B. T. Aspen</i>		338	<i>Cords</i>		
	<i>Quaking Aspen</i>		112	<i>Cords</i>		
	Red Maple		14	Cords		
5	Jack Pine	Pulpwood	8	Cords	23.2	\$8,215.45
	Mixed Aspen		387	Cords		
	<i>B. T. Aspen</i>		7	<i>Cords</i>		
	<i>Quaking Aspen</i>		380	<i>Cords</i>		
	Red Maple		12	Cords		
6	Jack Pine	Pulpwood	9	Cords	23.7	\$8,450.10
	Mixed Aspen		396	Cords		
	<i>B. T. Aspen</i>		7	<i>Cords</i>		
	<i>Quaking Aspen</i>		389	<i>Cords</i>		
	Red Maple		13	Cords		
7	Jack Pine	Pulpwood	36	Cords	3.8	\$2,036.25
	Mixed Aspen		27	Cords		
	<i>Quaking Aspen</i>		27	<i>Cords</i>		
8	Paper Birch	Sawtimber	2.2	MBF	10.8	\$4,775.05
	Red Maple		0.9	MBF		
	Balsam Fir	Pulpwood	39	Cords		
	Black Spruce		10	Cords		
	Jack Pine		4	Cords		
	Mixed Aspen		131	Cords		
	<i>B. T. Aspen</i>		126	<i>Cords</i>		
	<i>Quaking Aspen</i>		5	<i>Cords</i>		
	Paper Birch		61	Cords		
	Red Maple		31	Cords		
9	Black Spruce	Pulpwood	193	Cords	9.4	\$2,993.00
	Paper Birch		3	Cords		
	Red Maple		36	Cords		
10	Paper Birch	Sawtimber	2.1	MBF	21.9	\$8,981.00
	Balsam Fir	Pulpwood	8	Cords		
	Balsam Poplar		16	Cords		
	Black Spruce		360	Cords		
	Paper Birch		110	Cords		
	Red Maple		24	Cords		
	Red Pine		59	Cords		
	Tamarack		3	Cords		
TOTAL:			5.2	MBF		
TOTAL:			2,767	Cords		

Sale Specific Conditions & Requirements

Sale Name: Elf Control

Sale Number: 32-014-26 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. Retention patches, within the sale area, 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) 2, 3, and 7-10, cut all trees that are two (2) inches or more at DBH. In addition, the following exceptions apply:

- Do not cut oak in Payment Unit(s) 2 and 3.
- Do not cut red pine, white pine, or oak in Payment Unit(s) 7.
- Do not cut white pine, red pine, cedar, hemlock, oak or trees marked with green paint in Payment Unit(s) 8 and 9.
- Do not cut white pine, cedar, hemlock, or oak in Payment Unit(s) 10.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 4-6, cut all trees which meet minimum piece specifications in 2.2 Utilization except do not cut red pine, white pine, white spruce, or oak.

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

Within Payment Unit(s) 1, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.11 - Description of Timber Note (2/04)

Note that Payment Unit(s) 10 is an optional Payment Unit. Removing this Payment Unit from the sale is a contract modification which requires a Timber Sale Contract Amendment.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 1-3, shall not exceed six (6) inches for all trees. 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

4.1.3 - 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.

4.1.4 - 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. 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.

4.2.3 - Road maintenance (8/13)

The following road maintenance is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must 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 landowner may be required by the DNR. If required, written permission will need to be provided within 30 days after bid open and before starting operations.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference 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

5.2.1.8 - 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, 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.

5.2.2 - 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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 8, 9, and 10, unless changed by written agreement, cutting and skidding are limited to frozen ground conditions, as determined by the Sale Administrator. Frozen ground conditions are generally from December 1 to April 1. This restriction is due to wet soils.

5.2.3.15 - Oak Wilt Restriction, Access Roads (11/23)

Brushing of access roads to Payment Unit(s) 1-10 must be completed prior to April 15. Brushing will need to occur in order to use these roads for hauling timber or moving machinery between April 15 and July 15. This is necessary to reduce the spread of oak wilt.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and Down Creation, Hare and Grouse (1/25)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave 1 log on the ground for every 5-6 acres in Payment Unit(s) 4-7. Logs need to be 9 inches to 15 inches in diameter and at least 8 feet long. Roughly 14 to 15 logs will be left in total.

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 the ROW of County Rd FMM and CMM without permission of the Marquette County Road Commission.

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)

Snowmobile Trail #5 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. The road maintenance/restoration must be done prior to December 1. If the trail is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. Hauling on the snowmobile trail will be restricted to Monday-Thursday during daylight hours when snow is present during the snowmobile season (December 1st through March 31st). The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

5.4 - Soil Protection

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.

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 County Road FFN, FMM, and CMM 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 Snowmobile Trail #5 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 Purchaser will provide these signs.

8 - Performance and Settlement

8.3 - Uncompleted or Terminated Contracts

8.3.2 - Completion of Contract, Other (11/16)

Areas of this sale may be difficult to log. Per General Condition & Requirement 3.5 - Adjustment of Quantity, there will be no adjustment to contract volume, but unharvested timber may not be considered a violation of General Condition & Requirement 8.3 - Uncompleted or Terminated Contract. These areas are located in Payment Unit 10.

**TIMBER SALE MAP**

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

Sale Number
32-014-26Date
03/16/2026

Forest Management Unit

County

Mapped By: Siler

Scale

Page

Of

Gwynn Mgt Unit

Marquette

Cruised By: Gould & Siler

1:12,700

1

2

Township

Range

Section(s) and

45N

28W / 29W

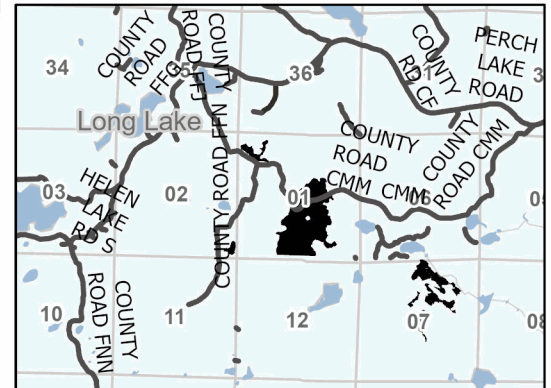
Subdivision(s) Sec. 1 NWNW,S1/2NE,E1/2SW,SE; Sec. 2 SESE; Sec. 7 E1/2NW,NE,NWSE;

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

Locator Map 1:100,000

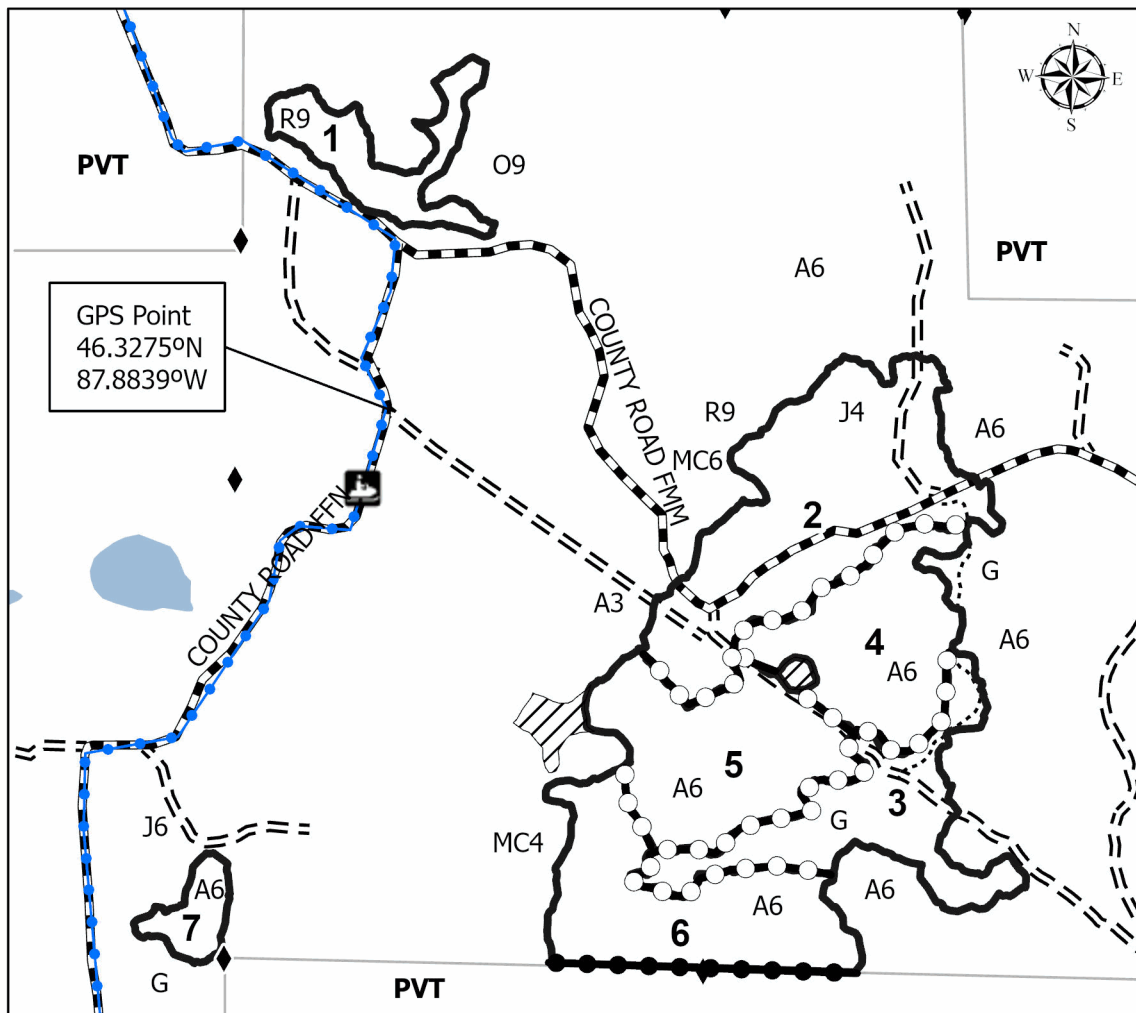
Payment Unit Number	Acres	Payment Unit Number	Acres
1	9.7	6	23.7
2	37.1	7	3.8
3	19	8	10.8
4	19.6	9	9.4
5	23.2	10	21.9

Elf Control

Compartment:

32232**32233****178.2 Acres**

0 0.13 0.25 0.5 Miles

**Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Snowmobile Trails
- Survey Grade Corner
- Lakes and Rivers
- Retention Areas



TIMBER SALE MAP

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

Sale Number	Date
32-014-26	03/16/2026

Forest Management Unit	County	Mapped By: Siler	Scale	Page	Of
Gwinn Mgt Unit	Marquette	Cruised By: Gould & Siler	1:15,840	2	2

Township 45N	Range 28W / 29W	Section(s) and Subdivision(s) Sec. 1 NWNW,S1/2NE,E1/2SW,SE; Sec. 2 SESE; Sec. 7 E1/2NW,NE,NWSE;
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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
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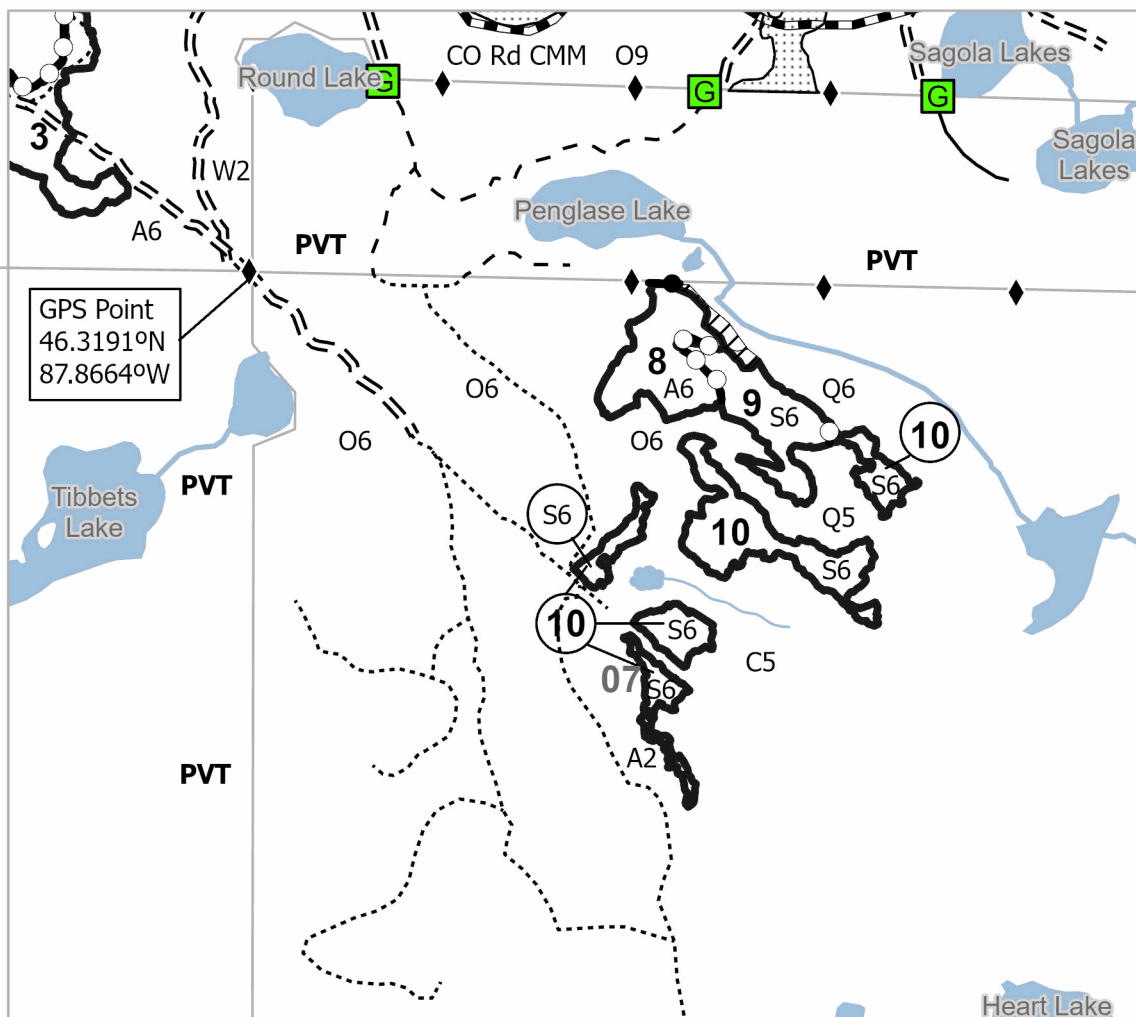
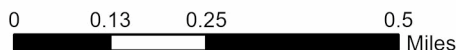
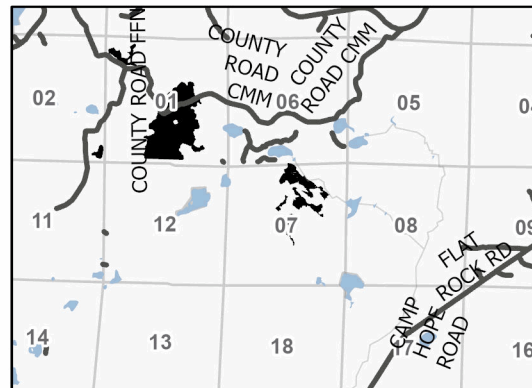
Locator Map 1:100,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	9.7	6	23.7
2	37.1	7	3.8
3	19	8	10.8
4	19.6	9	9.4
5	23.2	10	21.9

Elf Control

Compartment:
32232
32233

178.2 Acres



Legend

-  Against State (Red)
-  Private Line (Blue)
-  Payment Unit (Yellow)
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Government Gravel/Dirt
-  Private Gravel/Dirt
-  Streams
-  Lakes and Rivers
-  Gate
-  Survey Grade Corner
-  Retention Areas
-  Nearby Timber Sale

