



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7878**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on August 19, 2026.**

**LOCATION: ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.**

**CONTACT NAME: Dan Racine**

**PHONE NUMBER: (906) 789-8231**

**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, CRYSTAL FALLS MANAGEMENT UNIT, for certain timber on the following described lands:

Hourglass Mix (12-003-26) / T40N, R29W, SEC. 23, SENE, NESE.

T40N, R29W, SEC. 24, NW, N1/2SW.

T40N, R29W, SEC. 26, S1/2SE.

T40N, R29W, SEC. 35, NENW, N1/2NE.

Dickinson County, Advertised Price \$46,984.40, 91.9 Acres, Aspen, Hardwood.

SALE NOTE: Units 1, 2, 3, and 4 are winter only due to the Hunter Walking Trail. Miscellaneous Species 1 is White Ash; ash is dying due to Emerald Ash Borer.

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

### Hourglass Mix (12-003-26)

T40N, R29W, SEC. 23; T40N, R29W, SEC. 24; T40N, R29W, SEC. 26; T40N, R29W, SEC. 35.

Dickinson County (Advertised Price \$46,984.40)

SALE NOTE: Units 1, 2, 3, and 4 are winter only due to the Hunter Walking Trail. Miscellaneous Species 1 is White Ash; ash is dying due to Emerald Ash Borer.

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.

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 &amp; SPECIES</u> | <u>ESTIMATED UNITS*</u> | <u>ADVERTISED PRICE</u> |
|-------------------------------|-------------------------|-------------------------|
| Sawtimber                     |                         |                         |
| Basswood                      | 43.5 MBF                | \$ 45.00 / MBF          |
| Red Maple                     | 30.1 MBF                | \$ 164.00 / MBF         |
| Sugar Maple                   | 32.9 MBF                | \$ 289.00 / MBF         |
| Pulpwood                      |                         |                         |
| Balsam Fir                    | 140 Cords               | \$ 6.15 / Cord          |
| Misc. Species 1               | 44 Cords                | \$ 3.75 / Cord          |
| Mixed Aspen                   | 928 Cords               | \$ 21.85 / Cord         |
| Mixed Hardwood                | 804 Cords               | \$ 11.50 / Cord         |
| White Spruce                  | 4 Cords                 | \$ 8.40 / Cord          |

\* The total volume is statistically estimated within plus (+) or minus (-) 20.16 percent. There are an estimated 2,175 cords on this timber sale, plus or minus 439 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 \$4,698.44 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                         | 2.3%                               |
| 02                         | 3.4%                               |
| 03                         | 16.6%                              |
| 04                         | 6.0%                               |
| 05                         | 71.7%                              |

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.

| <u>VOLUME</u>           |                    | <u>STATISTICAL RANGE IN CORDS</u> |                |                |
|-------------------------|--------------------|-----------------------------------|----------------|----------------|
| <u>TOTAL CUBIC FEET</u> | <u>TOTAL CORDS</u> | <u>PERCENT ERROR</u>              | <u>MINIMUM</u> | <u>MAXIMUM</u> |
| 171,844                 | 2,175              | 20.16%                            | 1,737          | 2,614          |

**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 |
| 18     | 5,382            | 68          | 80.00%        | 14             | 123     |
| 19     | 6,792            | 86          | 75.22%        | 21             | 151     |
| 21     | 31,510           | 399         | 48.14%        | 207            | 591     |
| 25     | 13,106           | 166         | 53.80%        | 77             | 255     |
| 61     | 115,055          | 1,456       | 26.48%        | 1,071          | 1,842   |
| TOTAL: | 171,844          | 2,175       |               | 1,389          | 2,961   |

**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  | Mixed Aspen          | Pulpwood                            | 27       | Cords        | 7.9   | \$1,061.45      |
|    | <i>Quaking Aspen</i> |                                     | 27       | <i>Cords</i> |       |                 |
|    | Mixed Hardwood       |                                     | 41       | Cords        |       |                 |
|    | <i>Basswood</i>      |                                     | 4        | <i>Cords</i> |       |                 |
|    | <i>Ironwood</i>      |                                     | 5        | <i>Cords</i> |       |                 |
|    | <i>Paper Birch</i>   |                                     | 5        | <i>Cords</i> |       |                 |
|    | <i>Sugar Maple</i>   |                                     | 27       | <i>Cords</i> |       |                 |
| 2  | Basswood             | Sawtimber                           | 2.4      | MBF          | 12.7  | \$1,579.55      |
|    | Red Maple            |                                     | 2.0      | MBF          |       |                 |
|    | Sugar Maple          |                                     | 1.2      | MBF          |       |                 |
|    | Balsam Fir           | Pulpwood                            | 19       | Cords        |       |                 |
|    | Mixed Aspen          |                                     | 8        | Cords        |       |                 |
|    | <i>B. T. Aspen</i>   |                                     | 8        | <i>Cords</i> |       |                 |
|    | Mixed Hardwood       |                                     | 41       | Cords        |       |                 |
|    | <i>Basswood</i>      |                                     | 2        | <i>Cords</i> |       |                 |
|    | <i>Paper Birch</i>   |                                     | 14       | <i>Cords</i> |       |                 |
|    | <i>Red Maple</i>     |                                     | 20       | <i>Cords</i> |       |                 |
|    | <i>Sugar Maple</i>   |                                     | 5        | <i>Cords</i> |       |                 |
|    | White Spruce         |                                     | 4        | Cords        |       |                 |
| 3  | Balsam Fir           | Pulpwood                            | 6        | Cords        | 24.8  | \$7,817.80      |
|    | Mixed Aspen          |                                     | 314      | Cords        |       |                 |
|    | <i>B. T. Aspen</i>   |                                     | 220      | <i>Cords</i> |       |                 |
|    | <i>Quaking Aspen</i> |                                     | 94       | <i>Cords</i> |       |                 |
|    | Mixed Hardwood       |                                     | 80       | Cords        |       |                 |
|    | <i>Basswood</i>      |                                     | 19       | <i>Cords</i> |       |                 |
|    | <i>Sugar Maple</i>   |                                     | 61       | <i>Cords</i> |       |                 |
| 4  | Red Maple            | Sawtimber                           | 1.3      | MBF          | 5.2   | \$2,835.15      |
|    | Sugar Maple          | Pulpwood                            | 1.9      | MBF          |       |                 |
|    | Balsam Fir           |                                     | 4        | Cords        |       |                 |
|    | Misc. Species 1      | <i>Sawtimber</i>                    | 8        | Cords        |       |                 |
|    | <i>White Ash</i>     |                                     | 2.6      | <i>MBF</i>   |       |                 |
|    | <i>White Ash</i>     | <i>Pulpwood</i>                     | 3        | <i>Cords</i> |       |                 |
|    | Mixed Aspen          | <i>Sawtimber</i><br><i>Pulpwood</i> | 35       | Cords        |       |                 |
|    | <i>B. T. Aspen</i>   |                                     | 9        | <i>Cords</i> |       |                 |
|    | <i>Quaking Aspen</i> |                                     | 26       | <i>Cords</i> |       |                 |
|    | Mixed Hardwood       |                                     | 109      | Cords        |       |                 |
|    | <i>Paper Birch</i>   |                                     | 3.8      | <i>MBF</i>   |       |                 |
|    | <i>Paper Birch</i>   |                                     | 43       | <i>Cords</i> |       |                 |
|    | <i>Red Maple</i>     |                                     | 31       | <i>Cords</i> |       |                 |
|    | <i>Sugar Maple</i>   |                                     | 27       | <i>Cords</i> |       |                 |
| 5  | Basswood             | Sawtimber                           | 41.1     | MBF          | 41.3  | \$33,690.45     |
|    | Red Maple            |                                     | 26.8     | MBF          |       |                 |
|    | Sugar Maple          |                                     | 29.8     | MBF          |       |                 |
|    | Balsam Fir           | Pulpwood                            | 111      | Cords        |       |                 |
|    | Misc. Species 1      |                                     | 36       | Cords        |       |                 |
|    | <i>White Ash</i>     | <i>Sawtimber</i><br><i>Pulpwood</i> | 10.3     | <i>MBF</i>   |       |                 |
|    | <i>White Ash</i>     |                                     | 15       | <i>Cords</i> |       |                 |
|    | Mixed Aspen          | <i>Sawtimber</i><br><i>Pulpwood</i> | 544      | Cords        |       |                 |
|    | <i>B. T. Aspen</i>   |                                     | 188      | <i>Cords</i> |       |                 |
|    | <i>Quaking Aspen</i> |                                     | 356      | <i>Cords</i> |       |                 |
|    | Mixed Hardwood       |                                     | 533      | Cords        |       |                 |
|    | <i>Basswood</i>      |                                     | 68       | <i>Cords</i> |       |                 |
|    | <i>Black Cherry</i>  |                                     | 13       | <i>Cords</i> |       |                 |
|    | <i>Ironwood</i>      |                                     | 21       | <i>Cords</i> |       |                 |
|    | <i>Red Maple</i>     |                                     | 166      | <i>Cords</i> |       |                 |

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

| PU      | MARKET GROUP       | PRODUCT         | QUANTITY | UNIT         | ACRES | ADVERTISE PRICE |
|---------|--------------------|-----------------|----------|--------------|-------|-----------------|
| 5 con't | <i>Sugar Maple</i> | <i>Pulpwood</i> | 265      | <i>Cords</i> |       |                 |
| TOTAL:  |                    |                 | 106.5    | MBF          |       |                 |
| TOTAL:  |                    |                 | 1,920    | Cords        |       |                 |

## **Sale Specific Conditions & Requirements**

**Sale Name: Hourglass Mix**

**Sale Number: 12-003-26 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. 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, 4, and 5, cut all species trees that are two (2) inches or more at DBH, leave Pine, Cedar, Hemlock, Oak, and Spruce/Fir 2 sticks or less. In addition, in Unit 5 leave Birch.

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

Within Payment Unit(s) 1 and 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all Aspen is to be cut. Aspen is not marked with orange paint.

##### **2.1.11 - Description of Timber Note (2/04)**

Note that Misc. Species 1 is dying white ash.

### **4 - Transportation**

#### **4.1 - Construction**

##### **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. These roads must be rendered impassable to cars and trucks.

#### **4.2 - Maintenance**

##### **4.2.4 - Grading (10/16)**

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

#### **4.4 - Access**

##### **4.4.3 - Access gate (12/08)**

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

### **5 - Operations**

## 5.2 - Conduct of Operations

### 5.2.1 - Slash

#### 5.2.1.13 - Dispose of Slash as Directed (12/05)

Slash is to be disposed of as directed by the Sale Administrator.

### 5.2.3 - Operating Restrictions

#### 5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 2, 3, and 4 cutting, skidding, and hauling are limited to the period of December 1 to April 1.

This restriction is because of the Hunter Walking trail.

#### 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.

#### 5.2.39 - ORV Trail/Route Protection (4/18)

The Black Creek Trail is an ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

## 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.

## 6 - Safety and Fire Prevention

### 6.2 - Signing

#### 6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Black Creek 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  
**12-003-26**

Date  
**03/17/2026**

Forest Management Unit  
Crystal Falls Mgt Unit

County  
Dickinson

Mapped By: Goupell R

Cruised By: Goupell R

Scale  
1:19,290

Page  
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Of  
1

Township 40N Range 29W Section(s) and Subdivision(s) Sec. 23 SENE, NESE; Sec. 24 NW, N1/2SW; Sec. 26 S1/2SE; Sec. 35 NENW, N1/2NE;

**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                   | 7.9   |
| 2                   | 12.7  |
| 3                   | 24.8  |
| 4                   | 5.2   |
| 5                   | 41.3  |

**Hourglass Mix**

**91.9 Acres**

**Legend**

- Sale Boundary (Red)
- Payment Unit (Yellow)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Section Corners
- ORV Route
- ORV Trail
- Survey Corner
- Berm
- Gate
- Recreation Trails

