



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7926**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on October 29, 2026.**

LOCATION: **NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

CONTACT NAME: Keith Magnusson

PHONE NUMBER: (906) 291-0120

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

Schaaf Lake Pine (42-016-26) / T49N, R11W, SEC. 7 , NW,N1/2NE,N1/2SW.

T49N, R11W, SEC. 8 , W1/2NW,NWSW.

T49N, R12W, SEC. 12, E1/2NE.

Luce County, Advertised Price \$95,165.30, 156.2 Acres, Red Pine, White Pine.

SALE NOTE: Note that Sawlog sized red and white pine present. All was cruised as pulp.

Within Payment Unit(s) 1-7, no harvesting is allowed during the period of December 15 to April 1 because of the need for low stumps heights and future reforestation efforts within the sale area .

The ORV trail or route and is shown on the Timber Sale Map. See Sale Spec 5.2.39 for restrictions.

The Headquarters Lake Horse Trail is located along and within Units 5, 6 and 7. See Sale Spec 5.2.40 for details.

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

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T49N, R11W, SEC. 7; T49N, R11W, SEC. 8; T49N, R12W, SEC. 12.

Luce County (Advertised Price \$95,165.30)

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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	14 Cords	\$ 4.35 / Cord
Black Spruce	3 Cords	\$ 3.05 / Cord
Hemlock	3 Cords	\$ 4.65 / Cord
Jack Pine	13 Cords	\$ 11.00 / Cord
Mixed Hardwood	30 Cords	\$ 6.40 / Cord
Quaking Aspen	3 Cords	\$ 12.15 / Cord
Red Pine	2,208 Cords	\$ 38.25 / Cord
White Pine	1,041 Cords	\$ 9.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.29 percent. There are an estimated 3,314 cords on this timber sale, plus or minus 341 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 \$4,758.27 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	9.0%
02	1.6%
03	22.9%
04	18.4%
05	15.7%
06	12.4%
07	20.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2030.

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
261,786	3,314	10.29%	2,973	3,655

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
4	5,812	74	40.61%	44	103
5	172,938	2,189	13.74%	1,888	2,490
27	26,068	330	22.20%	257	403
31	56,967	721	20.24%	575	867
TOTAL:	261,786	3,314		2,764	3,864

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
4	6.6	2	6.6
5	109.5	1	14.9
		3	38.1
		4	30.5
		5	26.0
27	9.5	6	9.5
31	30.6	7	30.6
TOTAL:	156.2		156.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine White Pine	Pulpwood	198 99	Cords Cords	14.9	\$8,548.65
2	Jack Pine Mixed Hardwood <i>Red Maple</i> Red Pine White Pine	Pulpwood	4 14 14 28 29	Cords Cords Cords Cords Cords	6.6	\$1,490.25
3	Balsam Fir Hemlock Mixed Hardwood <i>Red Maple</i> Quaking Aspen Red Pine White Pine	Pulpwood	1 1 1 1 1 506 252	Cords Cords Cords Cords Cords Cords Cords	38.1	\$21,864.25
4	Balsam Fir Hemlock Mixed Hardwood <i>Red Maple</i> Quaking Aspen Red Pine White Pine	Pulpwood	1 1 1 1 1 405 202	Cords Cords Cords Cords Cords Cords Cords	30.5	\$17,508.50
5	Hemlock Quaking Aspen Red Pine White Pine	Pulpwood	1 1 345 172	Cords Cords Cords Cords	26.0	\$14,907.25
6	Jack Pine Mixed Hardwood <i>Paper Birch</i> <i>Red Maple</i> Red Pine White Pine	Pulpwood	1 11 4 7 302 15	Cords Cords Cords Cords Cords Cords	9.5	\$11,780.65
7	Balsam Fir Black Spruce Jack Pine Mixed Hardwood <i>Red Maple</i> Red Pine White Pine	Pulpwood	12 3 8 3 3 424 272	Cords Cords Cords Cords Cords Cords Cords	30.6	\$19,065.75
TOTAL:			3,315	Cords		

Sale Specific Conditions & Requirements

Sale Name: Schaaf Lake Pine

Sale Number: 42-016-26 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 or designated by 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 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, 3, 4, 5, 6, and 7, cut all trees that are two (2) inches or more at DBH, except leave any red pine that is unmerchantable.

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

Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Remove all aspen, balsam fir, red maple, and jack pine.

2.1.11 - Description of Timber Note (2/04)

Note that Sawlog sized red and white pine present. All was cruised as pulp.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 1, 3, 4, 5, 6, and 7 shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH. This is in order to facilitate planting operations. A written waiver of this requirement may be obtained if conditions warrant.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1, 3, 4, 5, 6, and 7 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.

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, 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. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.3 - Road maintenance (8/13)

The following road maintenance will be necessary: all forest roads must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling holes with gravel, as necessary. Damages will be assessed if grading/repair does not occur.

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.

5 - Operations

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 or Payment Unit(s) 1, 3, 4, 5, 6, 7 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.

5.2.1.14 - Chipping of Slash (10/08)

If tops are chipped, they must be skidded to the landing separately from the bole section of the tree. Skidding of tops must be done in such a way as to minimize damage to the residual trees. See related specs 2.2.4 - Skidding Length and 3.4.1 - Damaged Timber.

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) 1-7, unless changed by written agreement, cutting is not permitted during the period of December 15 to April 1. This restriction is because of the need for low stumps heights and future reforestation efforts within the sale area.

5.2.3.6 - Bark Beetle Restriction (1/25)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two (2) inches in diameter are removed from the Sale Area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within 15 days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within

a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

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 ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with ORV Trail 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.

5.2.40 - Pathway Protection (10/10)

The Headquarters Lake Horse Trail is located along and within Units 5, 6 and 7. Be aware of equestrian riders and protect the trail by keeping it free of debris.

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.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

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 any county road that is used for hauling out of the sale area 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 ORV and Equestrian trails 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 DNR will provide these signs.

7 - Other Conditions

7.3 - Contract Modifications

7.3.3 - Modification for Reforestation (8/05)

When contractual work of Purchaser has been accepted for any Payment Unit identified on Sale Area Map, Payment Unit will be eliminated from the Sale Area on written notice so that reforestation operations can begin.



TIMBER SALE MAP

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

Sale Number
42-016-26

Date
03/31/2026

Forest Management Unit	County	Mapped By: Matt Payment	Scale	Page	Of
Newberry Mgt Unit	Luce	Cruised By: DNR Staff	1:13,000	1	1

Township	Range	Section(s) and Subdivision(s)
49N	11W / 12W	Sec. 12 E1/2NE; Sec. 7 NW,N1/2NE,N1/2SW; Sec. 8 W1/2NW,NWSW;

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	15	5	26
2	6.6	6	9.5
3	38.1	7	30.6
4	30.5		

Schaaf Lake Pine

156.2 Acres

