



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7925**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on October 15, 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:

Wheeler's Whimsical Hardwood (42-005-26) / T45N, R09W, SEC. 26, SWNW,NWSW,S1/2SW.
T45N, R09W, SEC. 27, E1/2SW,SE.

Luce County, Advertised Price \$30,811.65, 145.7 Acres, Aspen, Hardwood.

SALE NOTE: Within Payment Unit(s) 1 - 5 unless changed by written agreement, cutting, skidding and hauling are limited to the period of December 1 to March 31. This restriction is because they are located in a deer wintering complex. A waiver may be granted.

Some roads or skid trails may require extra protection such as that afforded by timber mats , interlocking composite mats, or another approved system. See Sale Spec 5.2.17 for details.

The Mcleod Road is Snowmobile Trail 9 and is shown on the Timber Sale Map. See Sale Spec 5.2.41 for restrictions.

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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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		
Red Maple	34.4 MBF	\$ 39.00 / MBF
Sugar Maple	12.5 MBF	\$ 229.00 / MBF
Pulpwood		
Balsam Fir	122 Cords	\$ 4.35 / Cord
Mixed Aspen	1,206 Cords	\$ 12.15 / Cord
Mixed Hardwood	1,612 Cords	\$ 6.40 / Cord
Mixed Spruce	363 Cords	\$ 3.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.47 percent. There are an estimated 3,410 cords on this timber sale, plus or minus 357 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 \$1,540.58 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	22.2%
02	7.7%
03	17.4%
04	31.8%
05	20.9%

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
269,362	3,410	10.47%	3,052	3,767

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
35	101,576	1,286	16.89%	1,069	1,503
44	39,074	495	17.64%	407	582
59	53,350	675	30.82%	467	883
61	75,361	954	18.76%	775	1,133
TOTAL:	269,362	3,410		2,718	4,101

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
35	46.8	4	46.8
44	46.7	5	46.7
59	14.4	1	14.4
61	37.8	2	11.6
		3	26.2
TOTAL:	145.7		145.7

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	2.7	MBF	14.4	\$6,842.80
	Mixed Aspen	Pulpwood	426	Cords		
	<i>B. T. Aspen</i>		236	Cords		
	<i>Quaking Aspen</i>		190	Cords		
	Mixed Hardwood		244	Cords		
	<i>Paper Birch</i>		9	Cords		
	<i>Red Maple</i>		225	Cords		
	<i>Sugar Maple</i>		10	Cords		
2	Red Maple	Sawtimber	0.3	MBF	11.6	\$2,381.55
	Balsam Fir	Pulpwood	21	Cords		
	Mixed Aspen		104	Cords		
	<i>Balsam Poplar</i>		9	Cords		
	<i>Quaking Aspen</i>		95	Cords		
	Mixed Hardwood		150	Cords		
	<i>Paper Birch</i>	Sawtimber	0.3	MBF		
	<i>Beech</i>	Pulpwood	1	Cords		
	<i>Black Ash</i>		1	Cords		
	<i>Black Cherry</i>		2	Cords		
	<i>Paper Birch</i>		37	Cords		
	<i>Red Maple</i>		105	Cords		
	<i>Sugar Maple</i>		1	Cords		
	<i>Yellow Birch</i>		2	Cords		
	Mixed Spruce		18	Cords		
	<i>Black Spruce</i>		16	Cords		
	<i>White Spruce</i>		2	Cords		
3	Red Maple	Sawtimber	0.6	MBF	26.2	\$5,374.70
	Balsam Fir	Pulpwood	47	Cords		
	Mixed Aspen		235	Cords		
	<i>Balsam Poplar</i>		21	Cords		
	<i>Quaking Aspen</i>		214	Cords		
	Mixed Hardwood		339	Cords		
	<i>Paper Birch</i>	Sawtimber	0.6	MBF		
	<i>Beech</i>	Pulpwood	1	Cords		
	<i>Black Ash</i>		3	Cords		
	<i>Black Cherry</i>		6	Cords		
	<i>Paper Birch</i>		83	Cords		
	<i>Red Maple</i>		237	Cords		
	<i>Sugar Maple</i>		3	Cords		
	<i>Yellow Birch</i>		5	Cords		
	Mixed Spruce		40	Cords		
	<i>Black Spruce</i>		37	Cords		
	<i>White Spruce</i>		3	Cords		
4	Red Maple	Sawtimber	5.9	MBF	46.8	\$9,774.20
	Balsam Fir	Pulpwood	54	Cords		
	Mixed Aspen		441	Cords		
	<i>Balsam Poplar</i>		37	Cords		
	<i>Quaking Aspen</i>		404	Cords		
	Mixed Hardwood		472	Cords		
	<i>Beech</i>		1	Cords		
	<i>Black Cherry</i>		1	Cords		
	<i>Paper Birch</i>		90	Cords		
	<i>Red Maple</i>		374	Cords		
	<i>Yellow Birch</i>		6	Cords		
	Mixed Spruce		305	Cords		
	<i>Black Spruce</i>		290	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	<i>White Spruce</i>	<i>Pulpwood</i>	<i>15</i>	<i>Cords</i>		
5	Red Maple Sugar Maple Mixed Hardwood <i>Beech</i> <i>Red Maple</i> <i>Sugar Maple</i>	Sawtimber Pulpwood	24.9 12.5 407 <i>10</i> <i>311</i> <i>86</i>	MBF MBF Cords <i>Cords</i> <i>Cords</i> <i>Cords</i>	46.7	\$6,438.40
TOTAL:			46.9	MBF		
TOTAL:			3,303	Cords		

Sale Specific Conditions & Requirements

Sale Name: Wheeler's Whimsical Hardwood

Sale Number: 42-005-26 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 purple paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with purple paint. 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. Purple 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

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

Within Payment Unit(s) 1-4, cut all trees which meet minimum piece specifications in 2.2 Utilization except do not cut cedar, white pine or hemlock and protect sub-merchantable pockets of balsam fir.

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

Within Payment Unit(s) 5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Protect pockets of sub-merchantable balsam fir.

2.2 - Utilization

2.2.10 - No Chipping Tops and Limbs (8/16)

Within Payment Unit(s) 1-5, chipping of limbs or tops is not permitted. Limbs and the remaining top must be left on site and scattered. This is to provide browse in the nearby deer wintering complex.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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.

4 - Transportation

4.1 - Construction

4.1.1 - Stream Crossings, General (1/25)

All stream crossing structures will be temporary and, therefore, shall be provided by the Purchaser and must be removed upon completion of the sale. All permits for stream crossings will be provided by the DNR.

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.

4.1.7 - 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. 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

4.2.4 - 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

5.2.2 - 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 - 5 unless changed by written agreement, cutting, skidding and hauling are limited to the period of December 1 to March 31. This restriction is because they are located in a deer wintering complex. Units 1-3 or 5 can start as early as October 1 with a waiver. However, only one (1) of these Units will be waived to start with an early start date.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

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.

5.2.41 - Snowmobile Trail Protection (9/11)

The Mcleod Road is snowmobile trail 9 and 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 road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. No decking of forest products will be permitted along the snowmobile trail.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 2-4, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to

water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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.

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

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail 9 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 DNR will provide these signs.



TIMBER SALE MAP

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

Sale Number

42-005-26

Date

07/17/2026

Forest Management Unit

Newberry Mgt Unit

County

Luce

Mapped By: Matt Payment

Cruised By: DNR Staff

Scale

1:10,000

Page

1

Of

1

Township

45N

Range

09W

Section(s) and

Subdivision(s)

Sec. 26 SWNW,NWSW,S1/2SW; Sec. 27 E1/2SW,SE;

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

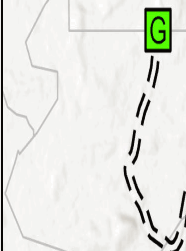
Payment Unit Number	Acres	Payment Unit Number	Acres
1	14.4	4	46.8
2	11.6	5	46.7
3	26.2		

Wheeler's Whimsical Hardwood

145.7 Acres

Legend

- Against State (Red)
- X—X— Against State (Cover Type Change)
- Payment Unit (Purple)
- Streams
- == Primary Forest Road
- - - Forest Access Route
- Administrative Access Only
- ◆ Survey Grade Corner
- ▲ Berm
- G Gate
- Recreation Trails
- Lakes and Rivers
- Retention Areas



MC FORD ROAD

0 0.13 0.25 0.5 Miles

