DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7864

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on November 9, 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:

Maple Grove Maple 2 (32-020-26) / T44N, R23W, SEC. 2 , NW.
T44N, R23W, SEC. 3 , N1/2NW,NWNE.
T45N, R23W, SEC. 34, N1/2NE,SENE,S1/2SW,W1/2SE.
T45N, R23W, SEC. 35, SWSW.
Marquette County, Advertised Price $37,945.30, 179.7 Acres, Hardwood, Sugar Maple.
SALE NOTE: Access to portions of this sale are through private property. Private landowner contacts information can be obtained by contacting the Unit Manager or his/her representative. This sale contains operating restrictions, operating cautions, and bark slippage restrictions. In PU's 2-10 and 12, winter conditions are recommended due to wet soils. In PU's 1, 11, and 13, dry summer conditions are recommended due to wet access roads. Timber mats may be required for crossing wet soils.

Access may be through private land.

TIMBER SALE INFORMATION

Maple Grove Maple 2 (32-020-26)
T44N, R23W, SEC. 2; T44N, R23W, SEC. 3; T45N, R23W, SEC. 34; T45N, R23W, SEC. 35.
Marquette County (Advertised Price $37,945.30)

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Access may be through private 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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE	
Sawtimber				
Black Cherry	3.6	MBF	$ 34.00	/ MBF
Red Maple	41.2	MBF	$ 135.00	/ MBF
Sugar Maple	51.0	MBF	$ 228.00	/ MBF
Pulpwood				
B. T. Aspen	13	Cords	$ 19.85	/ Cord
Balsam Fir	91	Cords	$ 10.90	/ Cord
Black Cherry	18	Cords	$ 13.40	/ Cord
Black Spruce	22	Cords	$ 12.65	/ Cord
Ironwood	1	Cords	$ 13.40	/ Cord
Red Maple	844	Cords	$ 13.40	/ Cord
Sugar Maple	556	Cords	$ 13.40	/ Cord
White Spruce	5	Cords	$ 12.65	/ Cord
Yellow Birch	2	Cords	$ 13.40	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.12 percent. There are an estimated 1,773 cords on this timber sale, plus or minus 233 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 $3,794.53 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:

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	12.0%
02	7.1%
03	1.8%
04	2.4%
05	2.7%
06	8.0%
07	7.9%
08	5.4%
09	10.5%
10	7.0%
11	11.8%
12	8.7%
13	14.7%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2031.

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
140,043	1,773	13.12%	1,540	2,005

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
5	11,525	146	39.54%	88	204
8	54,957	696	24.33%	526	865
12	6,117	77	71.57%	22	133
18	18,077	229	35.03%	149	309
22	14,412	182	37.46%	114	251
25	34,955	442	22.48%	343	542
TOTAL:	**140,043**	**1,773**		**1,242**	**2,303**

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
5	14.2	12	14.2
8	69.2	2	14.9
		3	3.9
		4	5.2
		6	16.9
		7	16.8
		8	11.5
12	6.4	5	6.4
18	23.3	1	23.3
22	21.7	9	21.7
25	44.9	10	9.4
		11	15.9
		13	19.6
TOTAL:	**179.7**		**179.7**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	2.1	MBF	23.3	$4,561.10
	Sugar Maple		6.5	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Red Maple		63	Cords		
	Sugar Maple		144	Cords		
2	Red Maple	Sawtimber	4.1	MBF	14.9	$2,675.25
	Sugar Maple		1.4	MBF		
	Balsam Fir	Pulpwood	13	Cords		
	Red Maple		101	Cords		
	Sugar Maple		22	Cords		
	White Spruce		1	Cords		
3	Red Maple	Sawtimber	1.1	MBF	3.9	$701.20
	Sugar Maple		0.4	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Red Maple		26	Cords		
	Sugar Maple		6	Cords		
4	Red Maple	Sawtimber	1.4	MBF	5.2	$922.80
	Sugar Maple		0.5	MBF		
	Balsam Fir	Pulpwood	4	Cords		
	Red Maple		35	Cords		
	Sugar Maple		8	Cords		
5	Balsam Fir	Pulpwood	4	Cords	6.4	$1,018.70
	Black Spruce		22	Cords		
	Red Maple		52	Cords		
6	Red Maple	Sawtimber	4.7	MBF	16.9	$3,043.80
	Sugar Maple		1.5	MBF		
	Balsam Fir	Pulpwood	14	Cords		
	Red Maple		116	Cords		
	Sugar Maple		25	Cords		
	White Spruce		2	Cords		
7	Red Maple	Sawtimber	4.6	MBF	16.8	$2,990.85
	Sugar Maple		1.5	MBF		
	Balsam Fir	Pulpwood	14	Cords		
	Red Maple		114	Cords		
	Sugar Maple		25	Cords		
	White Spruce		1	Cords		
8	Red Maple	Sawtimber	3.2	MBF	11.5	$2,054.65
	Sugar Maple		1.0	MBF		
	Balsam Fir	Pulpwood	10	Cords		
	Red Maple		78	Cords		
	Sugar Maple		17	Cords		
	White Spruce		1	Cords		
9	Red Maple	Sawtimber	3.6	MBF	21.7	$3,975.20
	Sugar Maple		5.9	MBF		
	Red Maple	Pulpwood	112	Cords		
	Sugar Maple		48	Cords		
10	Black Cherry	Sawtimber	0.6	MBF	9.4	$2,657.80
	Red Maple		1.5	MBF		
	Sugar Maple		6.4	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Black Cherry		2	Cords		
	Red Maple		20	Cords		
	Sugar Maple		50	Cords		
11	Black Cherry	Sawtimber	1.0	MBF	15.9	$4,490.50

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
11 con't	Red Maple	Sawtimber	2.5	MBF		
	Sugar Maple		10.8	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Black Cherry		4	Cords		
	Red Maple		33	Cords		
	Sugar Maple		84	Cords		
	Yellow Birch		1	Cords		
12	Black Cherry	Sawtimber	0.9	MBF	14.2	$3,310.55
	Red Maple		9.3	MBF		
	Sugar Maple		1.7	MBF		
	B. T. Aspen	Pulpwood	13	Cords		
	Balsam Fir		22	Cords		
	Black Cherry		8	Cords		
	Red Maple		53	Cords		
	Sugar Maple		24	Cords		
13	Black Cherry	Sawtimber	1.1	MBF	19.6	$5,542.90
	Red Maple		3.1	MBF		
	Sugar Maple		13.4	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Black Cherry		4	Cords		
	Ironwood		1	Cords		
	Red Maple		41	Cords		
	Sugar Maple		103	Cords		
	Yellow Birch		1	Cords		
		TOTAL:	95.8	MBF		
		TOTAL:	1,552	Cords		

Sale Specific Conditions & Requirements

Sale Name: Maple Grove Maple 2 **Sale Number: 32-020-26 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. Private lines along Maple Grove Road (County Road 533) are not painted and designated by the road; this applies to Payment Unit(s) 1, 3, and 8. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow 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 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) 5, cut all trees that are two (2) inches or more at DBH except do not cut cedar, hemlock, white pine, black cherry, or yellow birch.

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 1-4 and 6-13, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, within Payment Unit(s) 2 and 3, cut all spruce and fir which meet minimum piece specifications in 2.2 Utilization.

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, 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.

4.1.8 - Road Work (1) (8/07)
The following road work is required: Upon completion of the sale, areas designated on the Timber Sale Map will need to be bermed and made impassible to vehicle traffic.

4.2 - Maintenance

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. Contact the Unit Manager, or his/her representative, for private landowner contact information.

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

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)
Within Payment Unit(s) 1-13, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen ground conditions or dry, droughty summer conditions, as determined by the Sale Administrator. Frozen ground conditions are generally from December 1 to April 1. This restriction is because of wet soils.

5.2.3.3 - Bark Slippage Restriction (3/09)
Within Payment Unit(s) 1-4 and 6-14, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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. Approximately 300 feet of road or trail will need extra protection at locations shown on the Timber Sale Map. 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.

5.2.37 - No Decking Areas (12/08)
No decking is allowed within ROW of Maple Grove Road 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.

5.4 - 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 is 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.

5.4.6 - Wet Area Protection (5/10)
No harvesting operations, including skidding and felling, are to take place within 25 feet of the vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

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 County Road 533 (Maple Grove 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.

7 - Other Conditions

7.2 - Extensions

7.2.5 - Weather-Related Extension (1/13)
If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.

Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
32-020-26	08/10/2026

Forest Management Unit	County	Mapped By: Baker	Scale	Page	Of
Gwinn Mgt Unit	Marquette	Cruised By: Gwinn Unit	1:12,200	1	2

Township	Range	Section(s) and Subdivision(s)
44N / 45N	23W	Sec. 2 NW; Sec. 3 N1/2NW,NWNE; Sec. 34 N1/2NE,SENE,S1/2SW,W1/2SE; Sec. 35 SWSW;

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

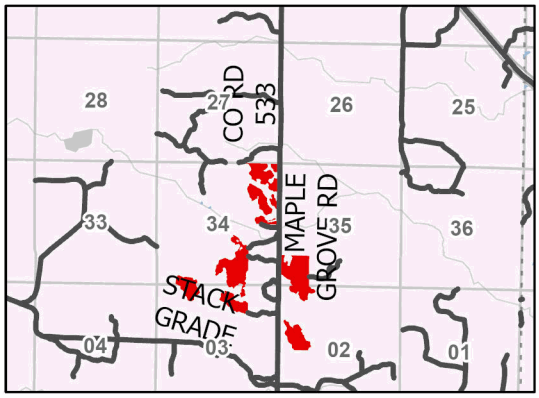
Payment Unit Number	Acres	Payment Unit Number	Acres	Payment Unit Number	Acres
1	23.3	6	16.9	11	15.9
2	14.9	7	16.8	12	14.2
3	3.9	8	11.5	13	19.6
4	5.2	9	21.7		
5	6.4	10	9.4		

Maple Grove Maple 2

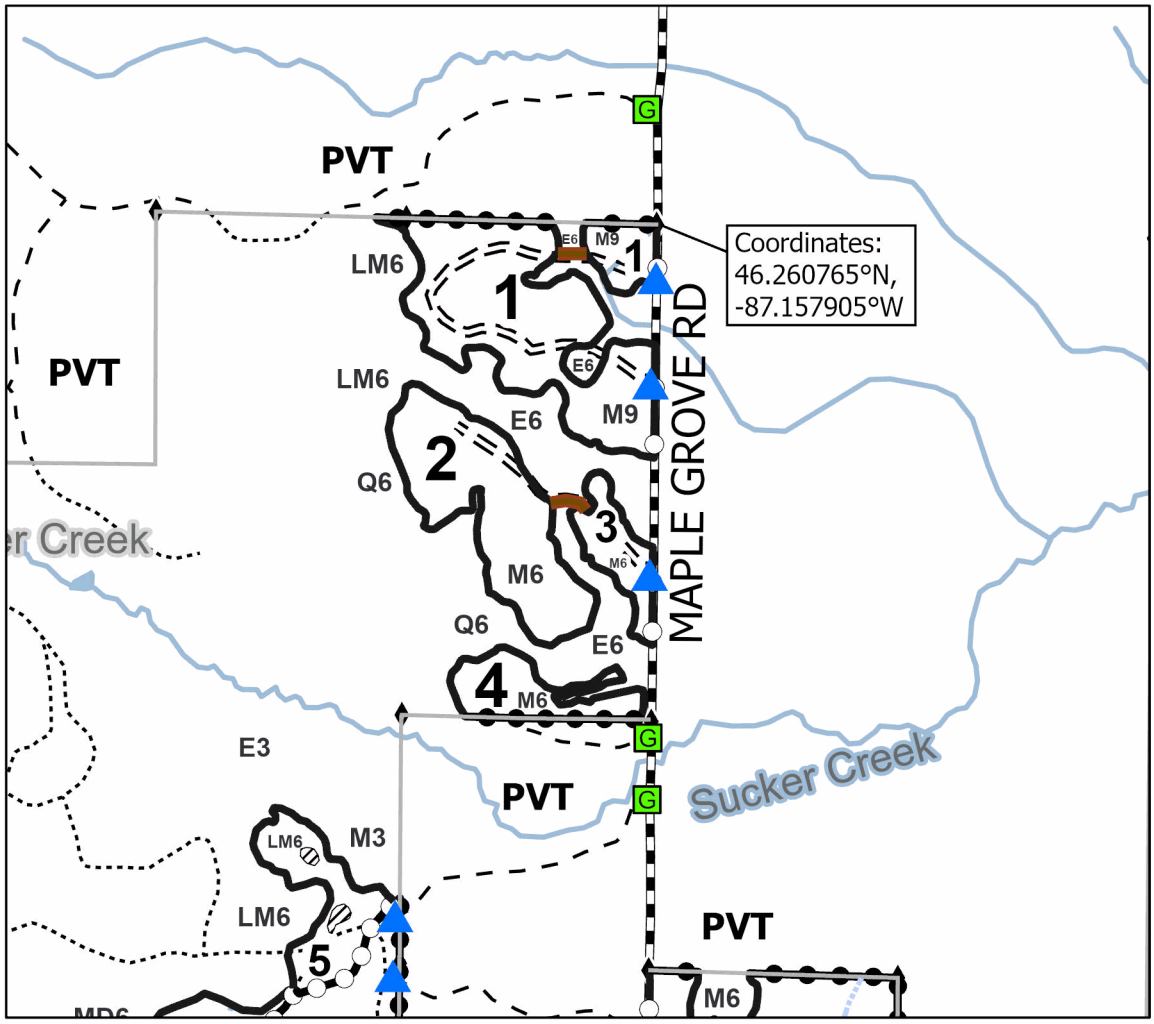
Compartment 32001/32007

179.7 Acres

Locator Map 1:100,000



0 0.13 0.25 0.5 Miles



Legend

- Retention Areas
- Lakes and Rivers
- Streams
- State Boundary
- Drainage
- Timber Mat
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Berm Needed
- Survey Corners
- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Private Line (Road)

Use QR Code to open Map in App

Michigan Department of Natural Resources - Forest Resources Division

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Payment Unit Number	Acres	Payment Unit Number	Acres	Payment Unit Number	Acres
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2	14.9	7	16.8	12	14.2
3	3.9	8	11.5	13	19.6
4	5.2	9	21.7		
5	6.4	10	9.4		

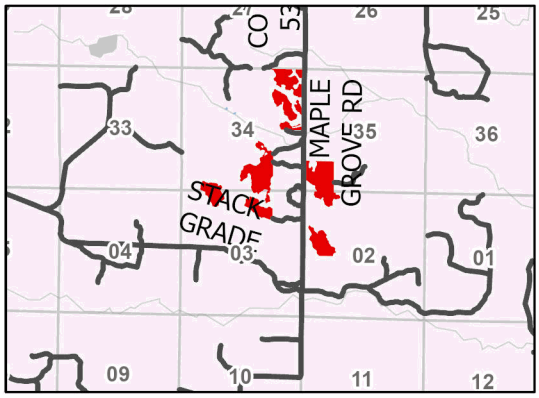
Maple Grove Maple 2

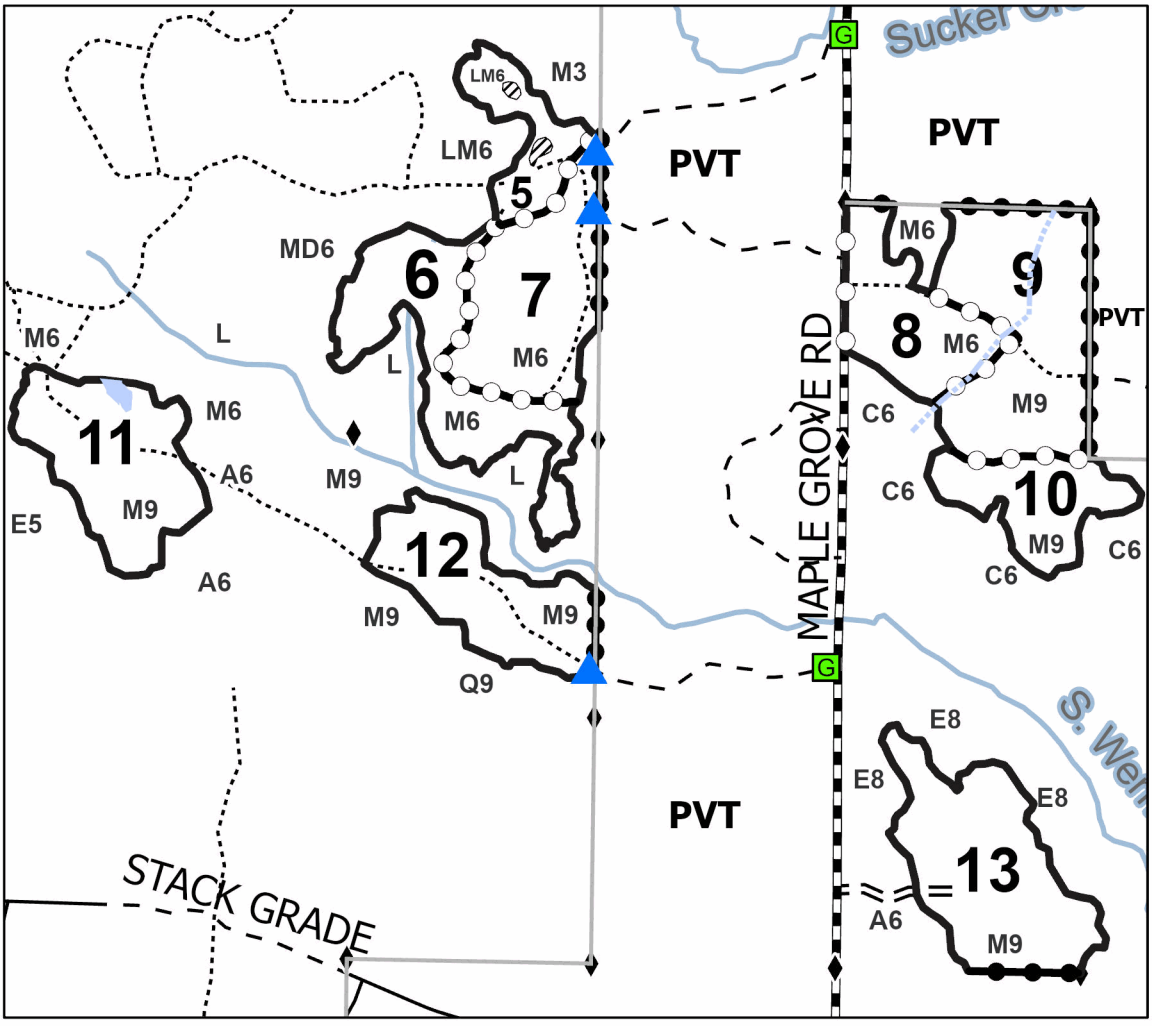
Compartment 32001/32007

179.7 Acres

0 0.13 0.25 0.5 Miles

Locator Map 1:100,000





Legend

- Vernal Pool
- Retention Areas
- Streams
- State Boundary
- Drainage
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Berm Needed
- Survey Corners
- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Private Line (Road)

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