DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7934

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on November 10, 2026.**
LOCATION: **NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762**.

CONTACT NAME: Josh Brinks
PHONE NUMBER: (906) 203-0210

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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

County Line Pine (45-106-26) / T44N, R07W, SEC. 6 , NWNW,W1/2SW.
T44N, R08W, SEC. 1 , E1/2NE,S1/2SW,SE.
T44N, R08W, SEC. 12, NENW.
Mackinac County, Advertised Price $395,906.50, 138.5 Acres, Hardwood, Red Pine.
SALE NOTE: The Dinky Line Road is a year round restricted county road. All appropriate permits must be obtained by the Mackinac County Road Commission before any hauling can begin.

TIMBER SALE INFORMATION

County Line Pine (45-106-26)
T44N, R07W, SEC. 6; T44N, R08W, SEC. 1; T44N, R08W, SEC. 12.
Mackinac County (Advertised Price $395,906.50)

SALE NOTE: The Dinky Line Road is a year round restricted county road. All appropriate permits must be obtained by the Mackinac County Road Commission before any hauling can begin.

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	
Pulpwood				
Balsam Fir	4	Cords	$ 8.85	/ Cord
Jack Pine	4	Cords	$ 13.00	/ Cord
Mixed Hardwood	84	Cords	$ 14.05	/ Cord
Paper Birch	26	Cords	$ 6.15	/ Cord
Quaking Aspen	3	Cords	$ 17.15	/ Cord
Red Pine	4,872	Cords	$ 80.95	/ Cord
White Pine	2	Cords	$ 14.00	/ Cord
White Spruce	1	Cords	$ 11.15	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 8.66 percent. There are an estimated 5,660 cords on this timber sale, plus or minus 490 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 $19,795.33 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	15.3%
02	15.8%
03	17.7%
04	24.2%
05	20.3%
06	6.7%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

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
447,143	5,660	8.66%	5,170	6,150

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
19	124,696	1,578	16.16%	1,323	1,834
22	78,288	991	17.18%	821	1,161
23	244,159	3,091	12.54%	2,703	3,478
TOTAL:	**447,143**	**5,660**		**4,847**	**6,473**

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
19	41.1	1	20.2
		2	20.9
22	20.9	6	20.9
23	76.5	3	21.7
		4	29.9
		5	24.9
TOTAL:	**138.5**		**138.5**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	2	Cords	20.2	$60,480.25
	Jack Pine		2	Cords		
	Mixed Hardwood		15	Cords		
	Black Cherry		*1*	*Cords*		
	Red Maple		*14*	*Cords*		
	Paper Birch		13	Cords		
	Red Pine		743	Cords		
2	Balsam Fir	Pulpwood	2	Cords	20.9	$62,613.05
	Jack Pine		2	Cords		
	Mixed Hardwood		17	Cords		
	Black Cherry		*2*	*Cords*		
	Red Maple		*15*	*Cords*		
	Paper Birch		13	Cords		
	Red Pine		769	Cords		
3	Mixed Hardwood	Pulpwood	15	Cords	21.7	$69,939.85
	Beech		*1*	*Cords*		
	Red Maple		*11*	*Cords*		
	Sugar Maple		*3*	*Cords*		
	Quaking Aspen		1	Cords		
	Red Pine		861	Cords		
	White Pine		1	Cords		
4	Mixed Hardwood	Pulpwood	20	Cords	29.9	$96,223.90
	Red Maple		*15*	*Cords*		
	Sugar Maple		*5*	*Cords*		
	Quaking Aspen		1	Cords		
	Red Pine		1,185	Cords		
5	Mixed Hardwood	Pulpwood	17	Cords	24.9	$80,248.60
	Beech		*1*	*Cords*		
	Red Maple		*12*	*Cords*		
	Sugar Maple		*4*	*Cords*		
	Quaking Aspen		1	Cords		
	Red Pine		988	Cords		
	White Pine		1	Cords		
6	Red Pine	Pulpwood	326	Cords	20.9	$26,400.85
	White Spruce		1	Cords		
		TOTAL:	4,996	Cords		

Sale Specific Conditions & Requirements

Sale Name: County Line Pine **Sale Number: 45-106-26 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. 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

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 1-5, cut all trees that are one (1) inches or more at DBH.

2.1.8 - Designated Plantation Row Unit(s) (12/24)
Within Payment Unit(s) 6, all trees which meet minimum piece specifications in 2.2 Utilization, within designated plantation rows, are designated for cutting. Designated plantation rows begin with the third row in from the outside of the plantation, then continue every third row. Because of the variability of row direction, it shall be the responsibility of the Purchaser to maintain the third-row sequence.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)
Stump heights within all Payment Units shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

2.2.9 - No Chipping Permitted (12/08)
Within Payment Unit(s) 6, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

2.2.11 - Chipping Restriction (9/14)
If chipping occurs on this sale, brush or chips may not be stored or stockpiled on site for more than 90 days.

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.

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.

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 chipped, utilized or otherwise removed from 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 chipped, utilized or otherwise removed from the sale. 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.

4.1.12 - No New Roads (1/12)
No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only Skid trails will be allowed.

4.2 - Maintenance

4.2.2 - Fill Material (4/07)
To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

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.

4.2.4 - 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.

4.2.5 - Two Wheel Drive Condition (2/04)
All existing trail roads on and adjacent to the Sale Area must be passable by two-wheel drive traffic for the duration of the sale.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Payment Unit(s) 1-5, chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. Other tactics to mitigate slash for site preparation would need to be approved by the Unit Manager or his/her representative.

5.2.3 - Operating Restrictions

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.

5.2.16 - Equipment Recommended (11/18)
It is recommended, but not required, that a hot saw be used to harvest PU's 1-5. This is because of dense sapling undergrowth and the 1" diameter spec requiring these stems to be harvested.

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.

5.8 - 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 the Dinky Line and Giddings 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.

8 - Performance and Settlement

8.3 - Uncompleted or Terminated Contracts

8.3.1 - Completion of Contract, Chipping (1/16)
In addition to cutting, all chipping must be completed by the contract expiration date. If chipping has not been completed, an extension fee or damages may be charged per General Condition & Requirement 7.2 and 8.3.

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
45-106-26	07/20/2026

Forest Management Unit	County	Mapped By: Plato	Scale	Page	Of
Sault Ste Marie Mgt Unit	Mackinac	Cruised By: Naubinway FO Staff	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
44N	07W / 08W	Sec. 1 E1/2NE,S1/2SW,SE; Sec. 12 NENW; Sec. 6 NWNW,W1/2SW;

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

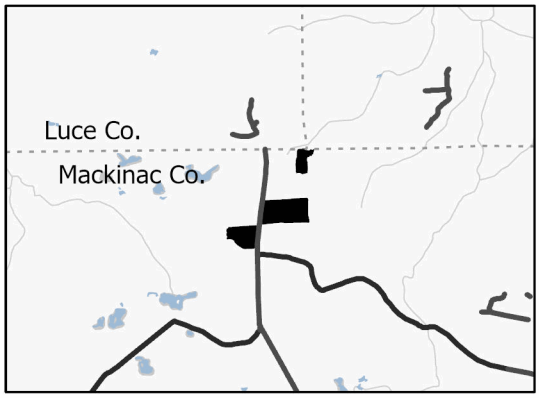
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	20.2	4	29.9
2	20.9	5	24.9
3	21.7	6	20.9

County Line Pine

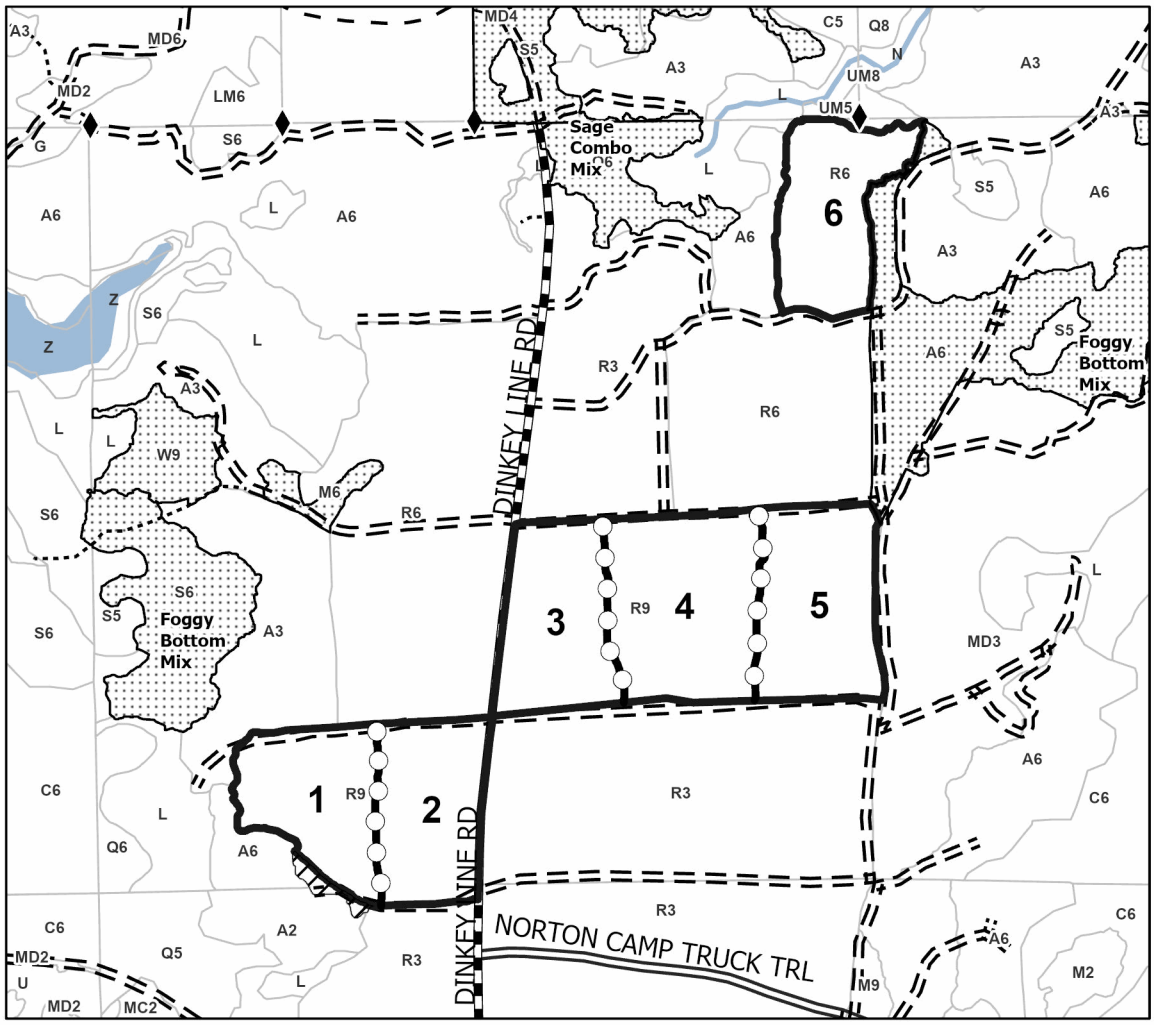
138.5 Acres

Locator Map 1:124,207



0 0.25 0.5 1 Miles

N W E S



Legend

- Against State (Red)
- Payment Unit (Purple)
- Lakes and Rivers
- Streams
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Grade Corner
- Retention Areas
- Nearby Timber Sales

Use QR Code to open Map in App