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:

Foggy Bottom Mix (45-107-26) / T44N, R07W, SEC. 5 , SWSW.
T44N, R07W, SEC. 6 , NW,W1/2NE,NWSW,S1/2SE.
T44N, R07W, SEC. 7 , N1/2NE.
T44N, R07W, SEC. 8 , NWNW.
T44N, R08W, SEC. 1 , S1/2NW,N1/2SW,SWSW.
T44N, R08W, SEC. 2 , SENE,NESE.
T45N, R07W, SEC. 31, SESW,SWSE.
Mackinac County, Advertised Price $48,891.35, 149.5 Acres, Aspen, Hardwood.
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

Foggy Bottom Mix (45-107-26)

T44N, R07W, SEC. 5; T44N, R07W, SEC. 6; T44N, R07W, SEC. 7; T44N, R07W, SEC. 8; T44N, R08W, SEC. 1; T44N, R08W, SEC. 2; T45N, R07W, SEC. 31.

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
Sawtimber			
Red Maple	12.0	MBF	$ 103.00 / MBF
Sugar Maple	19.2	MBF	$ 248.00 / MBF
Pulpwood			
Balsam Fir	380	Cords	$ 8.85 / Cord
Jack Pine	50	Cords	$ 13.00 / Cord
Mixed Hardwood	1,033	Cords	$ 14.05 / Cord
Mixed Spruce	368	Cords	$ 11.15 / Cord
Quaking Aspen	784	Cords	$ 17.15 / Cord
Red Pine	46	Cords	$ 80.95 / Cord
Tamarack	13	Cords	$ 2.20 / Cord
White Pine	219	Cords	$ 14.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.45 percent. There are an estimated 2,964 cords on this timber sale, plus or minus 310 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 $4,889.14 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	4.2%
02	8.7%
03	9.6%
04	18.4%
05	20.8%
06	17.4%
07	6.6%
08	14.3%

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
234,140	2,964	10.45%	2,654	3,274

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
9	11,899	151	36.41%	96	205
10	12,306	156	35.58%	100	211
15	24,473	310	28.62%	221	398
32	47,898	606	20.92%	479	733
41	32,909	417	21.63%	326	507
50	104,655	1,325	18.47%	1,080	1,569
TOTAL:	**234,140**	**2,964**		**2,303**	**3,624**

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
9	10.1	1	10.1
10	3.6	3	3.6
15	25.7	2	25.7
32	34.0	6	24.6
		7	9.4
41	29.0	8	29.0
50	47.1	4	22.1
		5	25.0
TOTAL:	**149.5**		**149.5**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	13	Cords	10.1	$2,050.80
	Mixed Spruce		2	Cords		
	Black Spruce		*2*	*Cords*		
	Quaking Aspen		3	Cords		
	White Pine		133	Cords		
2	Mixed Spruce	Pulpwood	254	Cords	25.7	$4,266.10
	Black Spruce		*254*	*Cords*		
	Red Pine		12	Cords		
	Tamarack		13	Cords		
	White Pine		31	Cords		
3	Red Maple	Sawtimber	3.9	MBF	3.6	$4,679.10
	Balsam Fir	Pulpwood	12	Cords		
	Mixed Hardwood		98	Cords		
	Beech		*3*	*Cords*		
	Black Cherry		*4*	*Cords*		
	Red Maple		*91*	*Cords*		
	Red Pine		34	Cords		
	White Pine		3	Cords		
4	Balsam Fir	Pulpwood	110	Cords	22.1	$8,979.05
	Jack Pine		23	Cords		
	Mixed Hardwood		89	Cords		
	Black Cherry		*26*	*Cords*		
	Paper Birch		*1*	*Cords*		
	Red Maple		*46*	*Cords*		
	Sugar Maple		*16*	*Cords*		
	Mixed Spruce		49	Cords		
	White Spruce		*49*	*Cords*		
	Quaking Aspen		325	Cords		
	White Pine		24	Cords		
5	Balsam Fir	Pulpwood	125	Cords	25.0	$10,200.80
	Jack Pine		27	Cords		
	Mixed Hardwood		102	Cords		
	Black Cherry		*29*	*Cords*		
	Paper Birch		*1*	*Cords*		
	Red Maple		*53*	*Cords*		
	Sugar Maple		*19*	*Cords*		
	Mixed Spruce		56	Cords		
	White Spruce		*56*	*Cords*		
	Quaking Aspen		367	Cords		
	White Pine		28	Cords		
6	Red Maple	Sawtimber	2.7	MBF	24.6	$8,490.60
	Sugar Maple		10.1	MBF		
	Balsam Fir	Pulpwood	34	Cords		
	Mixed Hardwood		336	Cords		
	Beech		*2*	*Cords*		
	Black Cherry		*7*	*Cords*		
	Red Maple		*105*	*Cords*		
	Sugar Maple		*222*	*Cords*		
	Quaking Aspen		40	Cords		
7	Red Maple	Sawtimber	1.1	MBF	9.4	$3,226.40
	Sugar Maple		3.8	MBF		
	Balsam Fir	Pulpwood	13	Cords		
	Mixed Hardwood		128	Cords		
	Beech		*1*	*Cords*		
	Black Cherry		*2*	*Cords*		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	*Red Maple*	*Pulpwood*	*40*	*Cords*		
	Sugar Maple		*85*	*Cords*		
	Quaking Aspen		15	Cords		
8	Red Maple	Sawtimber	4.3	MBF	29.0	$6,998.50
	Sugar Maple		5.3	MBF		
	Balsam Fir	Pulpwood	73	Cords		
	Mixed Hardwood		280	Cords		
	Beech		*4*	*Cords*		
	Black Cherry		*37*	*Cords*		
	Red Maple		*135*	*Cords*		
	Sugar Maple		*104*	*Cords*		
	Mixed Spruce		7	Cords		
	White Spruce		*7*	*Cords*		
	Quaking Aspen		34	Cords		
		TOTAL:	31.2	MBF		
		TOTAL:	2,893	Cords		

Sale Specific Conditions & Requirements

Sale Name: Foggy Bottom Mix **Sale Number: 45-107-26 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. This only applies to clearcut or leave tree Payment Units adjacent to each other. Payment Unit boundary trees in hardwood thinnings can only be cut when marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 2, 4 & 5, cut all deciduous trees that are two (2) inches or more at DBH, and all conifers that are four (4) inches or more at DBH, except do not cut any white pine over 20" DBH or any trees marked with green paint.

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 3, 6, 7 & 8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, harvest all merchantable aspen, fir and beech, unless marked with green paint. No hemlock is to be harvested unless needed for operability.

2.1.7 - Leave Tree Marked Unit(s) (6/14)
Within Payment Unit(s) 1, all trees which meet minimum piece specifications in 2.2 Utilization are designated for cutting, except do not cut trees marked with green paint above and below stump height.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)
Within Payment Unit(s) 1, 3 & 6-8, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Payment Units 3 & 6-8, if more than 10% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at $75 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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, 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. Contact the Sale Administrator for specific details of design and placement.

4.1.11 - Permits (2/12)
The Purchaser will secure any necessary road permits that may be required. Specifically, permits will be needed for hauling on the Dinky Line as it is a year round restricted road. Contact the Mackinac County Road Commission to obtain the proper permits.

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)
To facilitate reforestation, Payment Unit(s) 3 & 6-8 shall be left with slash evenly distributed. Slash should be left at a minimum of 4-6 feet high to discourage deer browse. Stumps shall be cut low to the ground.

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. As a reminder, chipping is not permitted in Payment Units 1, 3 & 6-8.

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) 8, cutting and skidding are not permitted during the period of August 16 to October 15 and April 15 to May 14. This restriction is because of long earred bat hibernacula restrictions.

5.2.3.3 - Bark Slippage Restriction (3/09)
Within Payment Unit(s) 3 & 6-8, unless changed by written agreement, cutting and skidding are not permitted during the period of May 1 to July 15. This restriction is because of bark slippage.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)
It is recommended, but not required, that within Payment Unit(s) 2, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet, sensitive soils.

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 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.

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
45-107-26	07/01/2026

Forest Management Unit	County	Mapped By: Plato	Scale	Page	Of
Sault Ste Marie Mgt Unit	Mackinac	Cruised By: Plato	1:24,000	1	1

Township	Range	Section(s) and Subdivision(s)
44N / 45N	07W / 08W	NW,W1/2NE,NWSW,S1/2SE; Sec. 7 N1/2NE; Sec. 8 NWNW; Sec. 1 S1/2NW,N1/2SW,SWSW; Sec. 2 SENE,NESE; Sec. 31 SESW,SWSE; Sec. 5 SWSW; Sec. 6

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

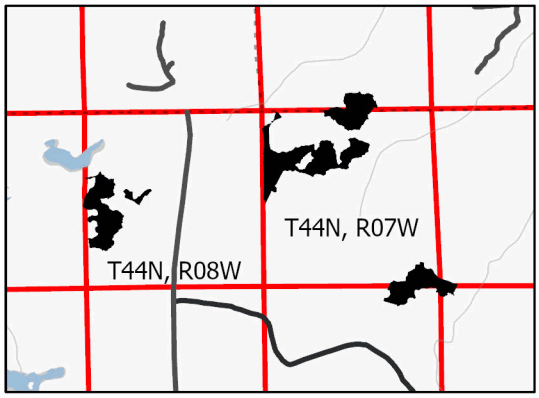
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	10.1	5	25
2	25.7	6	24.6
3	3.6	7	9.4
4	22.2	8	29

Foggy Bottom Mix

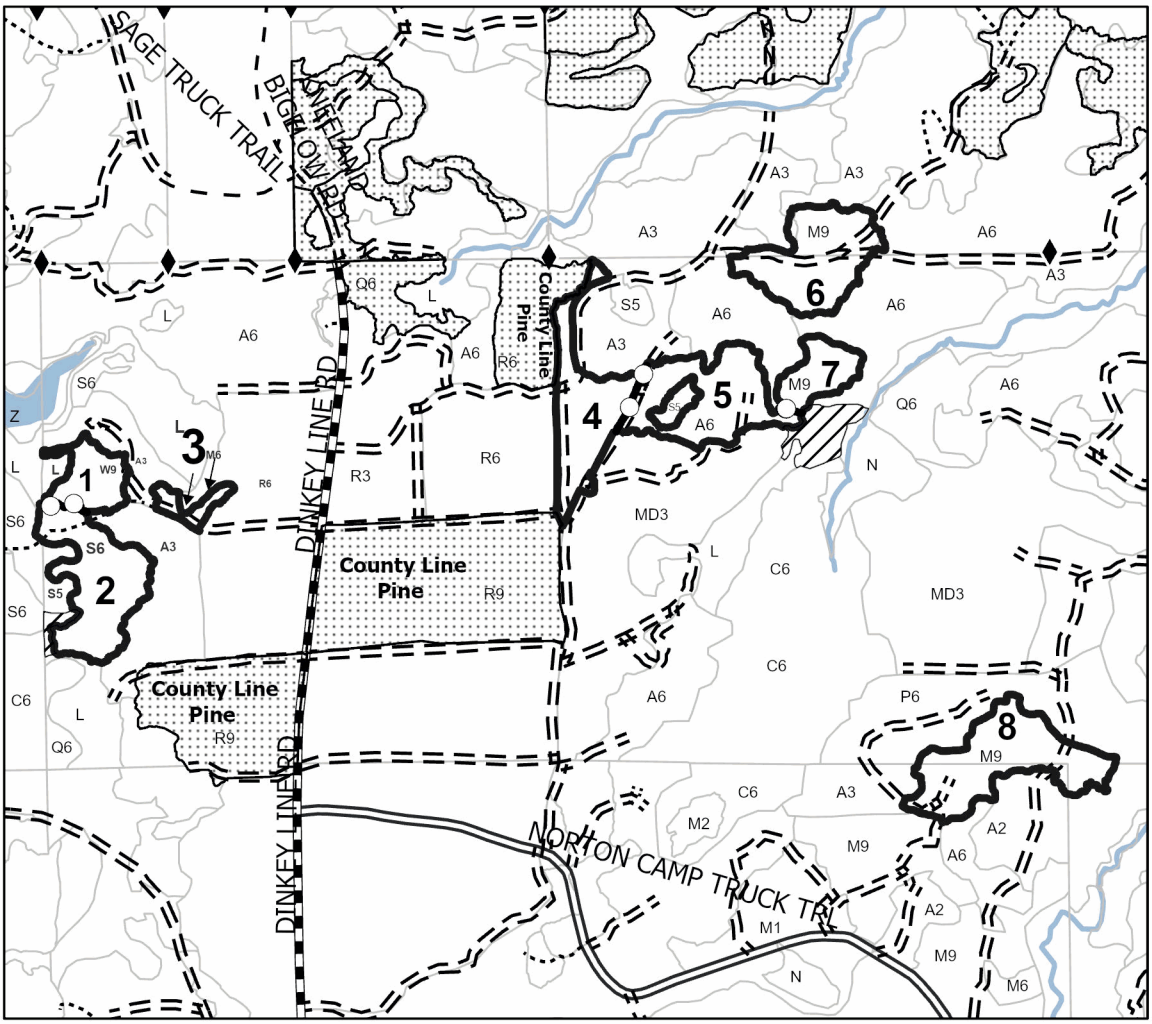
149.5 Acres

Locator Map 1:69,232



0 0.38 0.75 1.5 Miles

N W E S



Legend

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

Use QR Code to open Map in App