



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7902**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on September 28, 2026.

LOCATION: SAULT DNR CUSTOMER SERVICE CENTER, 4131 S. M-129, SAULT STE MARIE, MI 49783.

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:

Mind The Gaps (45-007-26) / T41N, R03E, SEC. 11, E1/2NW,NENE,S1/2NE,N1/2SE.

T41N, R03E, SEC. 3 , N1/2SE.

T41N, R03E, SEC. 3 , S1/2NW,NWNE,S1/2NE,N1/2SW.

T41N, R03E, SEC. 4 , E1/2NE.

Chippewa County, Advertised Price \$65,487.05, 187.8 Acres, Hardwood, Sugar Maple.

SALE NOTE: Slash piling in regeneration gaps is required on this sale.

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

Mind The Gaps (45-007-26)

T41N, R03E, SEC. 11; T41N, R03E, SEC. 3; T41N, R03E, SEC. 4.
Chippewa County (Advertised Price \$65,487.05)

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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.

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	6.9 MBF	\$ 63.00 / MBF
Sugar Maple	173.8 MBF	\$ 239.00 / MBF
Yellow Birch	0.8 MBF	\$ 42.00 / MBF
Pulpwood		
Balsam Fir	4 Cords	\$ 7.70 / Cord
Mixed Aspen	104 Cords	\$ 14.95 / Cord
Mixed Hardwood	1,591 Cords	\$ 13.65 / Cord
Paper Birch	26 Cords	\$ 5.10 / Cord
White Spruce	8 Cords	\$ 5.65 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.33 percent. There are an estimated 2,156 cords on this timber sale, plus or minus 266 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 \$5,238.96 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	9.9%
02	37.5%
03	29.7%
04	19.9%
05	3.0%

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

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
170,342	2,156	12.33%	1,890	2,422

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	13,750	174	43.04%	99	249
64	10,711	136	41.84%	79	192
88	39,187	496	21.03%	392	600
90	106,695	1,351	16.95%	1,122	1,580
TOTAL:	170,342	2,156		1,691	2,621

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	0.8	MBF	21.1	\$6,500.25
	Sugar Maple		19.8	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Aspen		12	Cords		
	B. T. Aspen		12	Cords		
	Mixed Hardwood		111	Cords		
	Red Maple		5	Cords		
	Sugar Maple		106	Cords		
2	Red Maple	Sawtimber	0.5	MBF	63.4	\$24,518.05
	Sugar Maple		68.7	MBF		
	Mixed Aspen	Pulpwood	51	Cords		
	B. T. Aspen		18	Cords		
	Quaking Aspen		33	Cords		
	Mixed Hardwood		532	Cords		
	Beech		8	Cords		
	Ironwood		6	Cords		
	Red Maple		49	Cords		
	Sugar Maple		469	Cords		
	Paper Birch		4	Cords		
	White Spruce		4	Cords		
	3	Red Maple	Sawtimber	0.4		
Sugar Maple			54.4	MBF		
Mixed Aspen		Pulpwood	41	Cords		
B. T. Aspen			14	Cords		
Quaking Aspen			27	Cords		
Mixed Hardwood			421	Cords		
Beech			6	Cords		
Ironwood			4	Cords		
Red Maple			39	Cords		
Sugar Maple			372	Cords		
Paper Birch			4	Cords		
White Spruce			4	Cords		
4		Red Maple	Sawtimber	1.6	MBF	46.4
	Sugar Maple		30.0	MBF		
	Yellow Birch		0.8	MBF		
	Mixed Hardwood	Pulpwood	421	Cords		
	Red Maple		89	Cords		
	Sugar Maple		327	Cords		
	Yellow Birch		5	Cords		
5	Red Maple	Sawtimber	3.6	MBF	6.7	\$1,988.30
	Sugar Maple		0.9	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Hardwood		106	Cords		
	Red Maple		98	Cords		
	Sugar Maple		8	Cords		
	Paper Birch		18	Cords		
TOTAL:			181.5	MBF		
TOTAL:			1,733	Cords		

Sale Specific Conditions & Requirements

Sale Name: Mind The Gaps

Sale Number: 45-007-26 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. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) #'s 1-4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

Gaps are marked by interior red "X"s and exterior red "|"s. All trees within gaps are designated for cutting. Do not cut the trees with red paint.

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) # 5, all red maple, sugar maple, paper birch, balsam fir, and spruce are designated for cutting which meet minimum piece specifications in 2.2 Utilization. Except do not cut Sugar Maple 20" DBH or greater.

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.

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesigned live merchantable trees which are cut or injured. No damage is acceptable to undesigned 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.

4.1.6 - 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 double earthen berms at strategic locations. Stumps and brush must be placed along the remainder of the trail. 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.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash outside of designated gap areas may exceed twenty four (24) inches in height.

5.2.1.11 - Slash for Reforestation (3/21)

Within the designated gaps in Payment Units 1-4, leave the leafy, non-merchantable tops piled loosely on top of each other in a crisscross fashion. Piles should be scattered throughout the gap. Piles should be at least 5 feet tall and as wide as is practical. Do not drive over or compact piles once constructed.

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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-5, 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.

5.2.30 - Landing/Road Topsoil Protection (1/25)

Topsoil on new landings and new roads must be removed, stockpiled, and saved. Upon completion of the timber sale, soil must be evenly distributed back over the area for revegetation.

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 the designated gap areas described in 2.1.3 - Cut Tree Marked Unit(s), without permission of the Unit Manager or his/her representative.

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 is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. In addition, maintain a slash free zone within 10 feet of the trail on either side.

5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail 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 is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative 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. All stumps within five (5) feet of the

snowmobile trail must be cut at ground level. In addition, maintain a slash free zone within 10 feet of the trail on either side.

5.4 - Soil Protection

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the vernal pond areas or drainages shown on the timber sale maps. 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.

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 M-48 and M-134 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.

6.2.2 - Snowmobile Trail Posting (10/20)

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

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the designated ATV trail 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 Purchaser will provide these signs.

**TIMBER SALE MAP**

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

Sale Number
45-007-26Date
06/05/2026

Forest Management Unit

County

Mapped By: Louis Radecki

Scale

Page

Of

Sault Ste Marie Mgt Unit

Chippewa

Cruised By: Louis Radecki

1:10,000**1****3**Township
41NRange
03ESection(s) and Sec. 4 E1/2NE;
Subdivision(s) Sec. 11 E1/2NW,NENE,S1/2NE,N1/2SE; Sec. 3 N1/2SE; Sec. 3 S1/2NW,NWNE,S1/2NE,N1/2SW;**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

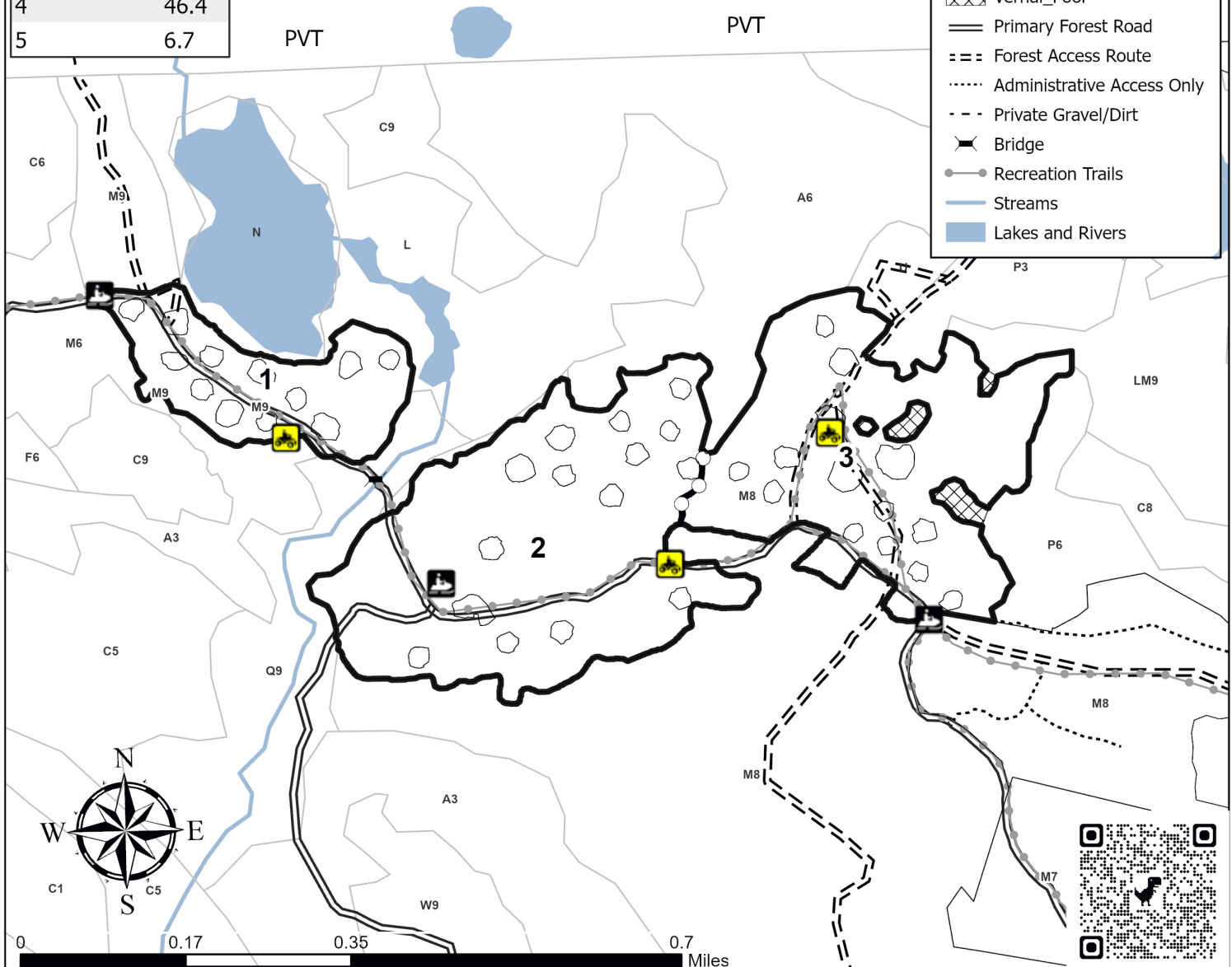
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Acres

Number	Acres
1	21.1
2	63.4
3	50.2
4	46.4
5	6.7

Mind The Gaps 187.8 Acres**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Gaps
- ▤ Vernal_Pool
- == Primary Forest Road
- - - Forest Access Route
- Administrative Access Only
- - - Private Gravel/Dirt
- Bridge
- Recreation Trails
- Streams
- Lakes and Rivers



TIMBER SALE MAP

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

Sale Number
45-007-26

Date
06/05/2026

Forest Management Unit		County	Mapped By: Louis Radecki	Scale 1:7,920	Page 2	Of 3
Sault Ste Marie Mgt Unit		Chippewa	Cruised By: Louis Radecki			
Township 41N	Range 03E	Section(s) and Subdivision(s) Sec. 4 E1/2NE; Sec. 11 E1/2NW,NENE,S1/2NE,N1/2SE; Sec. 3 N1/2SE; Sec. 3 S1/2NW,NWNE,S1/2NE,N1/2SW;				

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
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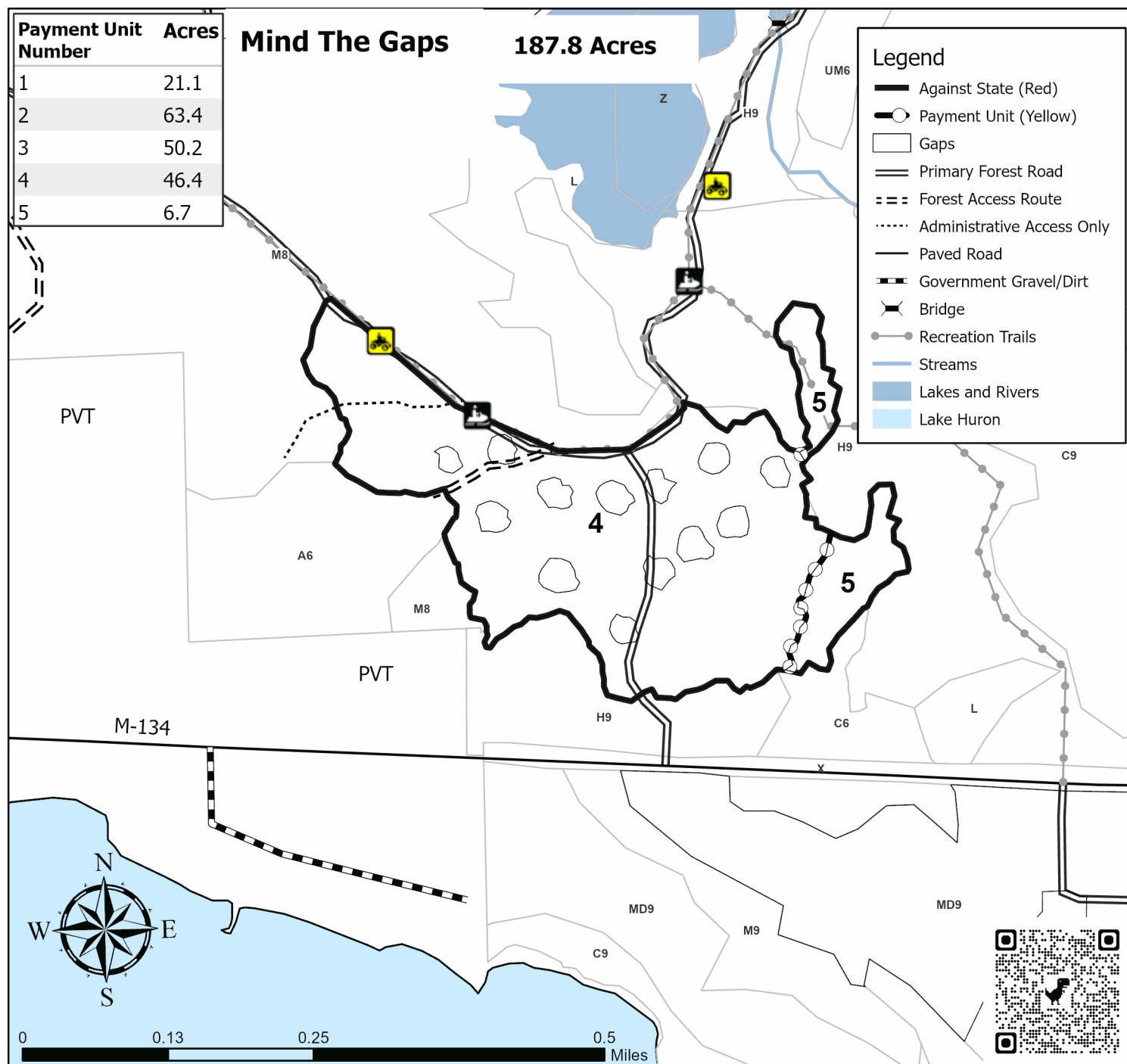
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Mind The Gaps

187.8 Acres



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

Sale Number

45-007-26

Date

06/05/2026

Forest Management Unit

County

Mapped By: Louis Radecki

Scale

Page

Of

Sault Ste Marie Mgt Unit

Chippewa

Cruised By: Louis Radecki

1:31,680**3****3**

Township

Range

Section(s) and Sec. 4 E1/2NE;

41N

03E

Subdivision(s) Sec. 11 E1/2NW,NENE,S1/2NE,N1/2SE; Sec. 3 N1/2SE; Sec. 3 S1/2NW,NWNE,S1/2NE,N1/2SW;

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- Payment Unit (Yellow)
- == Primary Forest Road
- - - Forest Access Route
- Administrative Access Only
- Paved Road
- - - Government Gravel/Dirt
- - - Private Gravel/Dirt
- Bridge
- Recreation Trails
- Streams
- Lakes and Rivers
- Lake Huron

