



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7851**

SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on August 17, 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:

LP and PL's Frozen Junkyard (32-022-25) / T44N, R25W, SEC. 21, NENE.

T44N, R25W, SEC. 22, NWNW.

T44N, R25W, SEC. 23, SENW,SW.

T44N, R25W, SEC. 26, N1/2NW.

T44N, R25W, SEC. 27, NENE.

Marquette County, Advertised Price \$45,361.40, 124.2 Acres, Aspen, Red Pine, Spruce/Fir/ Tamarack, White Pine.

SALE NOTE: This Sale must be accessed by building new roads and installing temporary bridge(s). See Timber Sale Map for road and bridge locations. The MI DNR is responsible for acquiring all stream crossing permits. This Sale can be accessed from two different road systems. Contact the Unit Manager or Sale Administrator for more information.

Alternate access to this timber sale through private property is the responsibility of the Purchaser. Contact the Unit Manager or Sale Administrator for Private Landowner contact information.

Payment Unit 6 is a Scaled Unit.

Operations on all Payment Units are restricted to the period of 12/01 to 04/01 unless modified by written agreement.

Access may be through private land.

TIMBER SALE INFORMATION

LP and PL's Frozen Junkyard (32-022-25)

T44N, R25W, SEC. 21; T44N, R25W, SEC. 22; T44N, R25W, SEC. 23; T44N, R25W, SEC. 26; T44N, R25W, SEC. 27.

Marquette County (Advertised Price \$45,361.40)

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Access may be through private land.

A timber sale contract for this mixed, 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		
Paper Birch	0.4 MBF	\$ 61.00 / MBF
Red Maple	3.5 MBF	\$ 126.00 / MBF
Pulpwood		
Balsam Fir	54 Cords	\$ 10.30 / Cord
Jack Pine	17 Cords	\$ 36.30 / Cord
Mixed Aspen	393 Cords	\$ 17.50 / Cord
Mixed Spruce	470 Cords	\$ 11.55 / Cord
Paper Birch	119 Cords	\$ 10.65 / Cord
Red Maple	218 Cords	\$ 12.55 / Cord
Red Pine	597 Cords	\$ 37.60 / Cord
Tamarack	43 Cords	\$ 13.40 / Cord
White Pine	393 Cords	\$ 10.50 / Cord
Yellow Birch	21 Cords	\$ 12.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.53 percent. There are an estimated 2,331 cords on this timber sale, plus or minus 385 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 \$4,536.14 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	14.6%
02	49.9%
03	23.4%
04	7.3%
05	2.8%
06	2.0%

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
184,154	2,331	16.53%	1,946	2,717

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
11	21,204	268	40.53%	160	377
13	4,806	61	60.69%	24	98
99	5,039	64	126.19%	0	144
101	36,351	460	30.80%	318	602
102	65,102	824	32.11%	559	1,089
103	51,651	654	32.10%	444	864
TOTAL:	184,154	2,331		1,505	3,174

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	Paper Birch	Sawtimber	0.3	MBF	33.3	\$6,614.00
	Balsam Fir	Pulpwood	12	Cords		
	Jack Pine		2	Cords		
	Mixed Aspen		188	Cords		
	<i>B. T. Aspen</i>		9	Cords		
	<i>Quaking Aspen</i>		179	Cords		
	Mixed Spruce		55	Cords		
	<i>Black Spruce</i>		47	Cords		
	<i>White Spruce</i>		8	Cords		
	Paper Birch		35	Cords		
	Red Pine		45	Cords		
	White Pine		39	Cords		
2	Balsam Fir	Pulpwood	14	Cords	23.3	\$22,678.25
	Mixed Aspen		26	Cords		
	<i>Quaking Aspen</i>		26	Cords		
	Mixed Spruce		137	Cords		
	<i>Black Spruce</i>		132	Cords		
	<i>White Spruce</i>		5	Cords		
	Paper Birch		13	Cords		
	Red Maple		11	Cords		
	Red Pine		504	Cords		
	Tamarack		7	Cords		
	White Pine		112	Cords		
3	Paper Birch	Sawtimber	0.1	MBF	30.2	\$10,605.80
	Red Maple		3.5	MBF		
	Balsam Fir	Pulpwood	17	Cords		
	Mixed Aspen		144	Cords		
	<i>B. T. Aspen</i>		30	Cords		
	<i>Quaking Aspen</i>		114	Cords		
	Mixed Spruce		23	Cords		
	<i>Black Spruce</i>		11	Cords		
	<i>White Spruce</i>		12	Cords		
	Paper Birch		61	Cords		
	Red Maple		203	Cords		
	Red Pine		36	Cords		
	White Pine		227	Cords		
	Yellow Birch		21	Cords		
4	Jack Pine	Pulpwood	5	Cords	19.8	\$3,292.75
	Mixed Spruce		226	Cords		
	<i>Black Spruce</i>		226	Cords		
	Paper Birch		3	Cords		
	Tamarack		35	Cords		
5	Jack Pine	Pulpwood	10	Cords	2.8	\$1,268.60
	Mixed Aspen		3	Cords		
	<i>Quaking Aspen</i>		3	Cords		
	Mixed Spruce		20	Cords		
	<i>Black Spruce</i>		20	Cords		
	Red Pine		12	Cords		
	Tamarack		1	Cords		
6	White Pine		15	Cords	14.8	\$902.00
	Balsam Fir	Pulpwood	11	Cords		
	Mixed Aspen		32	Cords		
	<i>Quaking Aspen</i>		32	Cords		
	Mixed Spruce		9	Cords		
	<i>White Spruce</i>		9	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE		
6 con't	Paper Birch	Pulpwood	7	Cords				
	Red Maple		4	Cords				
TOTAL:			3.9	MBF				
TOTAL:			2,325	Cords				

Sale Specific Conditions & Requirements

Sale Name: LP and PL's Frozen Junkyard

Sale Number: 32-022-25 Seq#: 2

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundaries are marked and identified by red and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundary lines 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 interior Payment Unit boundaries 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) 4-6, cut all trees which meet minimum piece specifications in 2.2 Utilization except do not cut cedar.

In addition:

In Payment Unit 4, do not cut white pine.

In Payment Unit 6, do not cut hemlock.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 1-3, all trees which meet minimum piece specifications in 2.2 Utilization are designated for cutting, except do not cut hemlock, cedar, and trees marked with green paint above and below stump height. Additionally, do not cut white pine which is greater than 25" DBH.

2.1.11 - Description of Timber Note (2/04)

Note that Payment Unit 6 is a Scaled Payment Unit.

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. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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

4.1.2 - Stream Crossings, Specific (3/11)

Stream crossings will require the installation of timber mat bridge(s) or portable bridge(s) which may be borrowed from the DNR. Stream Crossings are specified on the Timber Sale Map. Stream crossing installation(s) will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR.

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 within 30 days of completion of hauling. 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.

4.1.11 - Permits (2/12)

The DNR will secure any necessary State of Michigan property stream crossing permits that may be required.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during wet weather conditions.

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 for ingress via the the Escanaba River Road (south access) is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private landowner may be required by the DNR. Contact the Unit Manager or Sale Administrator for Private Landowner contact information.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 business days in advance to schedule the conference.

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) 1-6, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of 12/01 to 04/01. This restriction is because of wet hauling roads to Payment Units 1-5, and wet ground in Payment Units 1 and 4-6.

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 350 feet of road or trail will need extra protection if access is from the Iron Pin Trail (north access). 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.

5.4 - 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.

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

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 Iron Pin Trail and/or the Escanaba River 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

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from spruce budworm and windthrow, especially within Payment Units 1 and 4. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



TIMBER SALE MAP

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

Sale Number
32-022-25

Date
09/30/2025

Forest Management Unit

County

Mapped By: Fischer

Scale

Page

Of

Gwynn Mgt Unit

Marquette

Cruised By: Fischer, Gould, Rosten, Yeo

1:8,000

1

2

Township

Range

Section(s) and

44N

25W

Subdivision(s)

Sec. 21 NENE; Sec. 22 NWNW; Sec. 23 SENW,SW; Sec. 26 N1/2NW; Sec. 27 NENE;

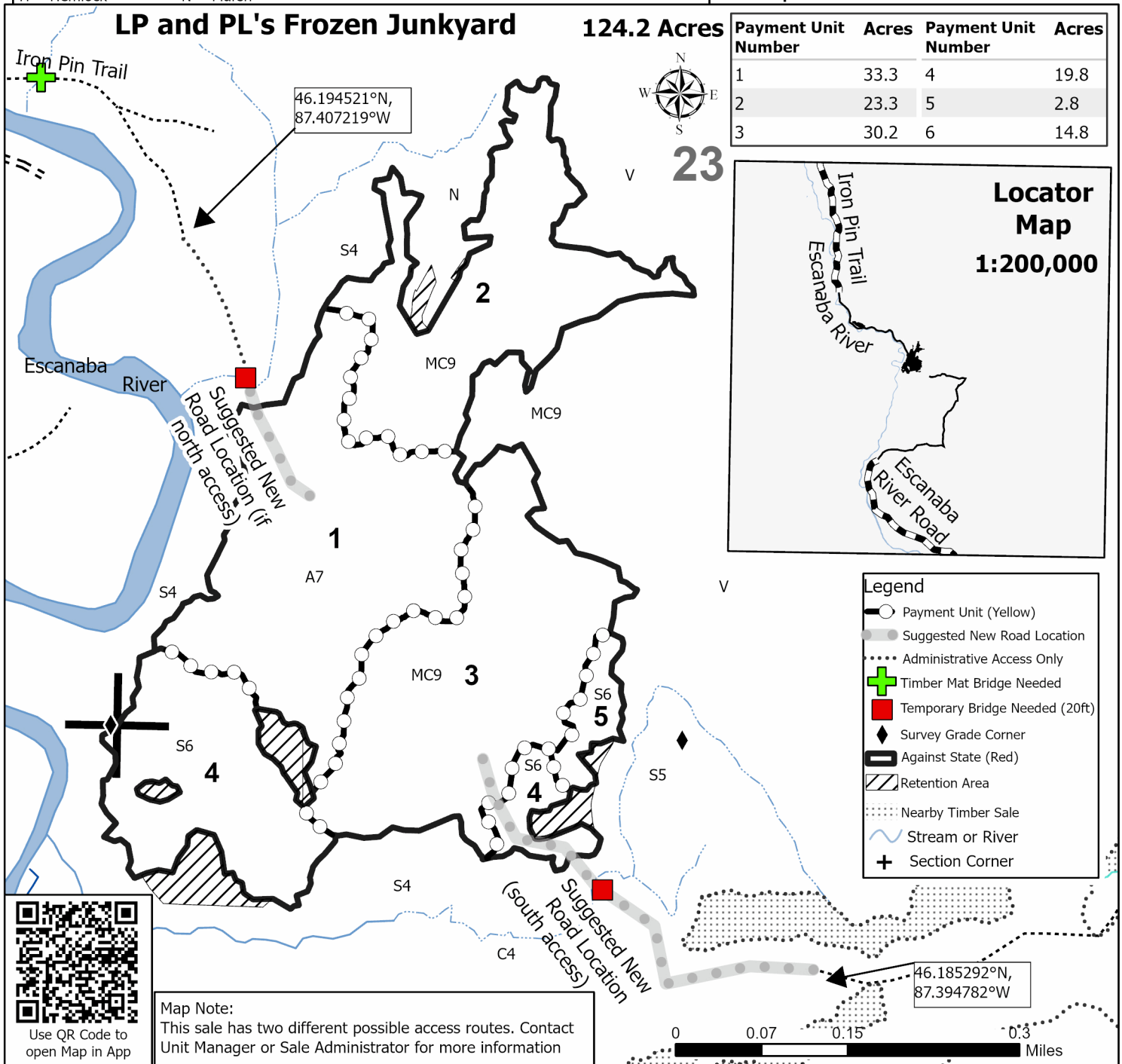
Cover Type

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

Compartment 32023



**TIMBER SALE MAP**

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

Sale Number
32-022-25Date
10/02/2025

Forest Management Unit

County

Mapped By: Fischer

Scale

Page

Of

Gwynn Mgt Unit

Marquette

Cruised By: Fischer, Gould, Rosten, Yeo

1:12,500

2

2

Township

Range

Section(s) and

44N

25W

Subdivision(s) Sec. 21 NENE; Sec. 22 NWNW; Sec. 23 SENW/SW; Sec. 26 N1/2NW; Sec. 27 NENE;

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Compartment 32023

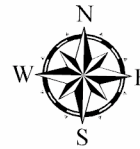
LP and PL's Frozen Junkyard

124.2 Acres

15

Legend

- Payment Unit (Yellow)
- Suggested New Road Location
- Administrative Access Only
- Private Line (unpainted)
- ✚ Timber Mat Bridge Needed
- Temporary Bridge Needed (20ft)
- ◆ Survey Grade Corner
- ▬ Against State (Red)
- ▨ Retention Area
- Nearby Timber Sale
- ✚ Section Corner
- ~ River or Stream



Payment Unit Number	Acres	Payment Unit Number	Acres
1	33.3	4	19.8
2	23.3	5	2.8
3	30.2	6	14.8

