



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7879**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on September 22, 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:

Piggly Wiggly Pine (45-110-26) / T43N, R07W, SEC. 18, SWNW,SW,W1/2SE.

T43N, R08W, SEC. 13, E1/2SE.

T43N, R08W, SEC. 24, NENE.

Mackinac County, Advertised Price \$342,852.00, 92.2 Acres, Red Pine, White Pine.

SALE NOTE: 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

Piggly Wiggly Pine (45-110-26)

T43N, R07W, SEC. 18; T43N, R08W, SEC. 13; T43N, R08W, SEC. 24.

Mackinac County (Advertised Price \$342,852.00)

SALE NOTE: 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>
Pulpwood		
Balsam Fir	52 Cords	\$ 8.85 / Cord
Mixed Aspen	321 Cords	\$ 17.30 / Cord
Mixed Hardwood	98 Cords	\$ 14.15 / Cord
Red Pine	3,686 Cords	\$ 88.45 / Cord
White Pine	620 Cords	\$ 14.95 / Cord
White Spruce	14 Cords	\$ 11.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 8.68 percent. There are an estimated 4,790 cords on this timber sale, plus or minus 416 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 \$17,142.60 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	2.2%
02	7.3%
03	8.6%
04	9.3%
05	1.6%
06	18.8%
07	12.9%
08	19.8%
09	18.6%
10	0.9%

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
378,382	4,790	8.68%	4,374	5,206

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	64,109	812	23.07%	624	999
24	4,858	61	35.95%	39	84
29	99,297	1,257	15.80%	1,058	1,456
62	57,339	726	22.14%	565	886
63	5,727	72	57.55%	31	114
147	68,742	870	24.86%	654	1,086
148	52,946	670	20.72%	531	809
176	22,561	286	40.33%	170	401
621	2,802	35	27.01%	26	45
TOTAL:	378,382	4,790		3,699	5,880

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	Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Red Pine White Pine White Spruce	Pulpwood	21 145 145 44 44 44 17 14	Cords Cords Cords Cords Cords Cords Cords Cords	7.2	\$7,619.00
2	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> Red Pine White Pine	Pulpwood	3 79 79 7 7 229 226	Cords Cords Cords Cords Cords Cords Cords	9.9	\$25,126.05
3	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Pine	Pulpwood	2 47 47 6 5 1 299 133	Cords Cords Cords Cords Cords Cords Cords Cords	10.2	\$29,350.60
4	Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Pine	Pulpwood	2 45 45 6 5 1 328 128	Cords Cords Cords Cords Cords Cords Cords Cords	10.9	\$31,806.30
5	Red Pine	Pulpwood	62	Cords	2.8	\$5,483.90
6	Balsam Fir Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Pine	Pulpwood	12 5 2 3 713 82	Cords Cords Cords Cords Cords Cords	12.8	\$64,467.70
7	Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i> <i>Sugar Maple</i> Red Pine White Pine	Pulpwood	11 2 2 22 1 11 10 493 10	Cords Cords Cords Cords Cords Cords Cords Cords Cords	9.3	\$44,198.60
8	Balsam Fir Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Sugar Maple</i> Red Pine White Pine	Pulpwood	1 3 3 8 3 5 765 16	Cords Cords Cords Cords Cords Cords Cords Cords	13.3	\$68,077.40

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
9	Red Pine	Pulpwood	718	Cords	13.6	\$63,626.70
	White Pine		8	Cords		
10	Red Pine	Pulpwood	35	Cords	2.2	\$3,095.75
TOTAL:			4,791	Cords		

Sale Specific Conditions & Requirements

Sale Name: Piggly Wiggly Pine

Sale Number: 45-110-26 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. The painted boundary line trees are not Included Timber and are to be protected. Purple painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid. EXCEPT the purple painted trees on the payment unit line between Units 9 & 10 shall not be harvested.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 2, 3, 4, 6, 7, 8, & 9, cut all trees that are one (1) inch or more at DBH.

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

Within Payment Unit(s) 5 & 10, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

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

Within Payment Unit(s) 1, cut all trees that are four (4) inches or more at DBH except trees marked with green paint above and below stump height.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 2-10 shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1, 5 & 10, 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) 1-10 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 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 dispersed throughout the sale, chipped, utilized or otherwise removed from the sale.

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

4.2.1 - Hauling Restriction (12/08)

Hauling is restricted on Hog Island Rd. The restriction may occur during spring breakup or during wet weather conditions. Contact the Mackinac County Road Commission for appropriate permits needed for hauling.

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.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within Payment Units 2-4 & 6-9, chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. If chipped, chip landings must be cleaned up prior to contract closure. Any chips not hauled must be scattered and dispersed throughout the PU and not left on chip landing. If these PU's are not chipped, slash must be evenly distributed throughout the sale area.

5.2.1.12 - Slash for Prescribed Burning (1/05)

To facilitate prescribed burning, slash shall be moved at least 20 feet inside the sale boundary. Slash cannot be piled or placed near residual trees.

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. This applies to Units 1 only.

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.

5.2.32 - 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.

5.2.39 - ORV Trail/Route Protection (4/18)

The ORV trail or route and 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. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline.

5.2.41 - Snowmobile Trail Protection (9/11)

Hog Island Rd is a snowmobile trail and 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. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 5 feet of the snowmobile trail must be cut at ground level.

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 all roads used for logging activities and hauling, including roads of Hog Island Rd, Strickler Truck Trail, & Tilden Rd, 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 Hog Island Rd prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail must be posted near the sale area and at the location where the trail intersects hauling route, 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 ORV Route 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.

7 - Other Conditions

7.3 - Contract Modifications

7.3.3 - Modification for Reforestation (8/05)

When contractual work of Purchaser has been accepted for any Payment Unit identified on Sale Area Map, Payment Unit will be eliminated from the Sale Area on written notice so that reforestation operations can begin.

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.

**TIMBER SALE MAP**

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

Sale Number
45-110-26Date
05/28/2026

Forest Management Unit

County

Mapped By: Flatt

Scale

Page

Of

Sault Ste Marie Mgt Unit

Mackinac

Cruised By: Naubinway DNR Staff

1:10,000

1

2

Township

Range

Section(s) and

43N

07W / 08W

Subdivision(s) Sec. 13 E1/2SE; Sec. 18 SWNW,SW,W1/2SE; Sec. 24 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		

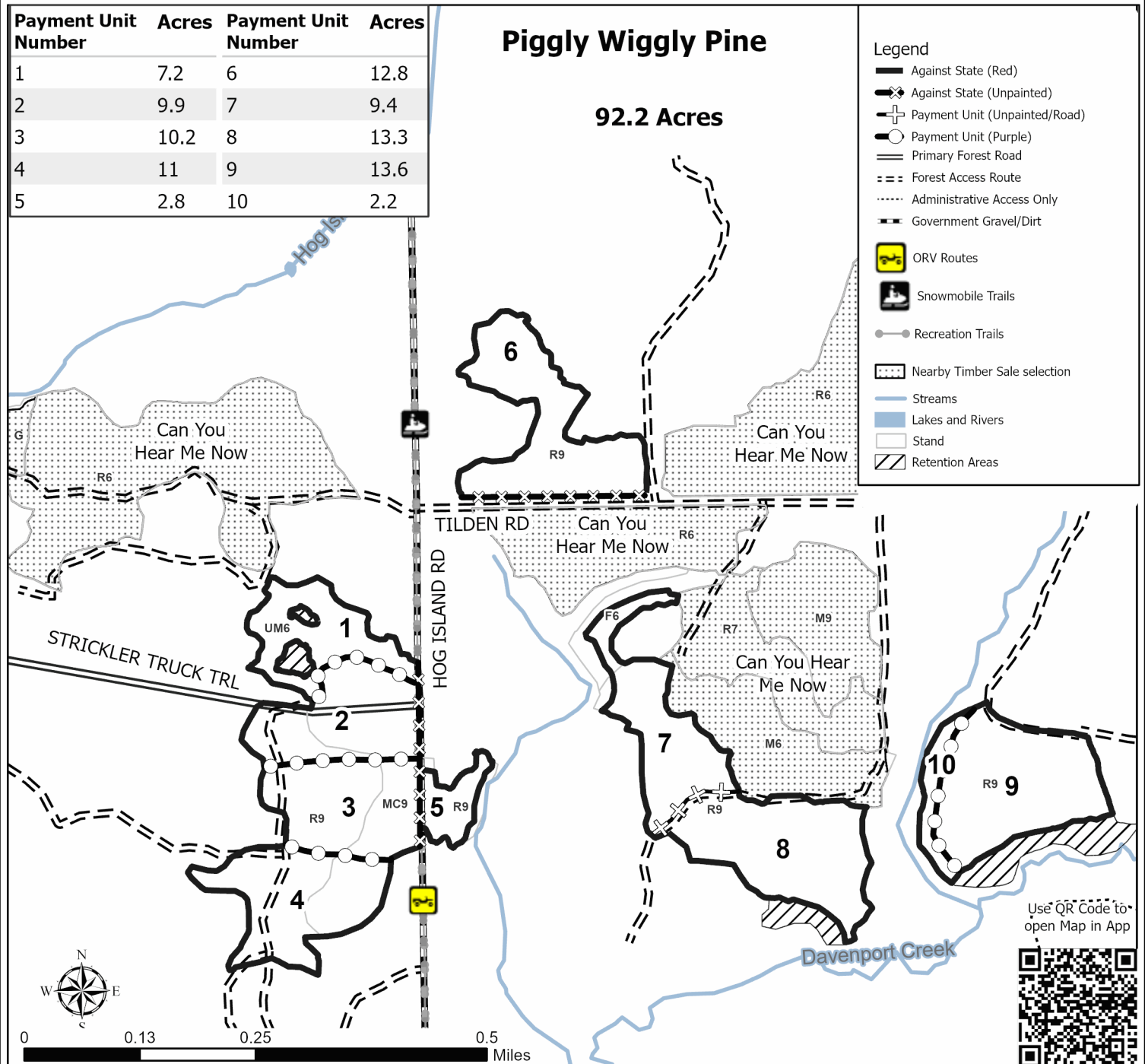
Density

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

Payment Unit Number	Acres	Payment Unit Number	Acres
1	7.2	6	12.8
2	9.9	7	9.4
3	10.2	8	13.3
4	11	9	13.6
5	2.8	10	2.2

Piggly Wiggly Pine**92.2 Acres****Legend**

- Against State (Red)
- Against State (Unpainted)
- Payment Unit (Unpainted/Road)
- Payment Unit (Purple)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- ORV Routes
- Snowmobile Trails
- Recreation Trails
- Nearby Timber Sale selection
- Streams
- Lakes and Rivers
- Stand
- Retention Areas



**TIMBER SALE MAP**

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

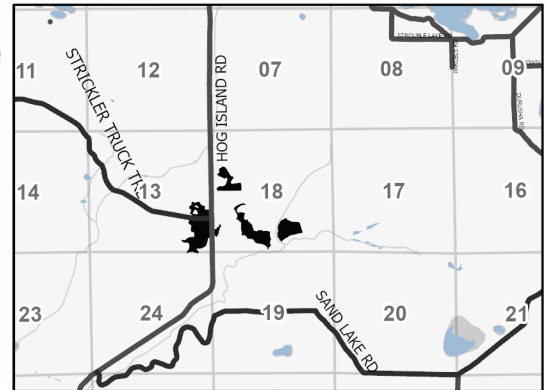
Forest Management Unit		County	Mapped By: Flatt	Scale 1:15,840	Page 2	Of 2
Sault Ste Marie Mgt Unit		Mackinac	Cruised By: Naubinway DNR Staff			
Township 43N	Range 07W / 08W	Section(s) and Subdivision(s) Sec. 13 E1/2SE; Sec. 18 SWNW,SW,W1/2SE; Sec. 24 NENE;				

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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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

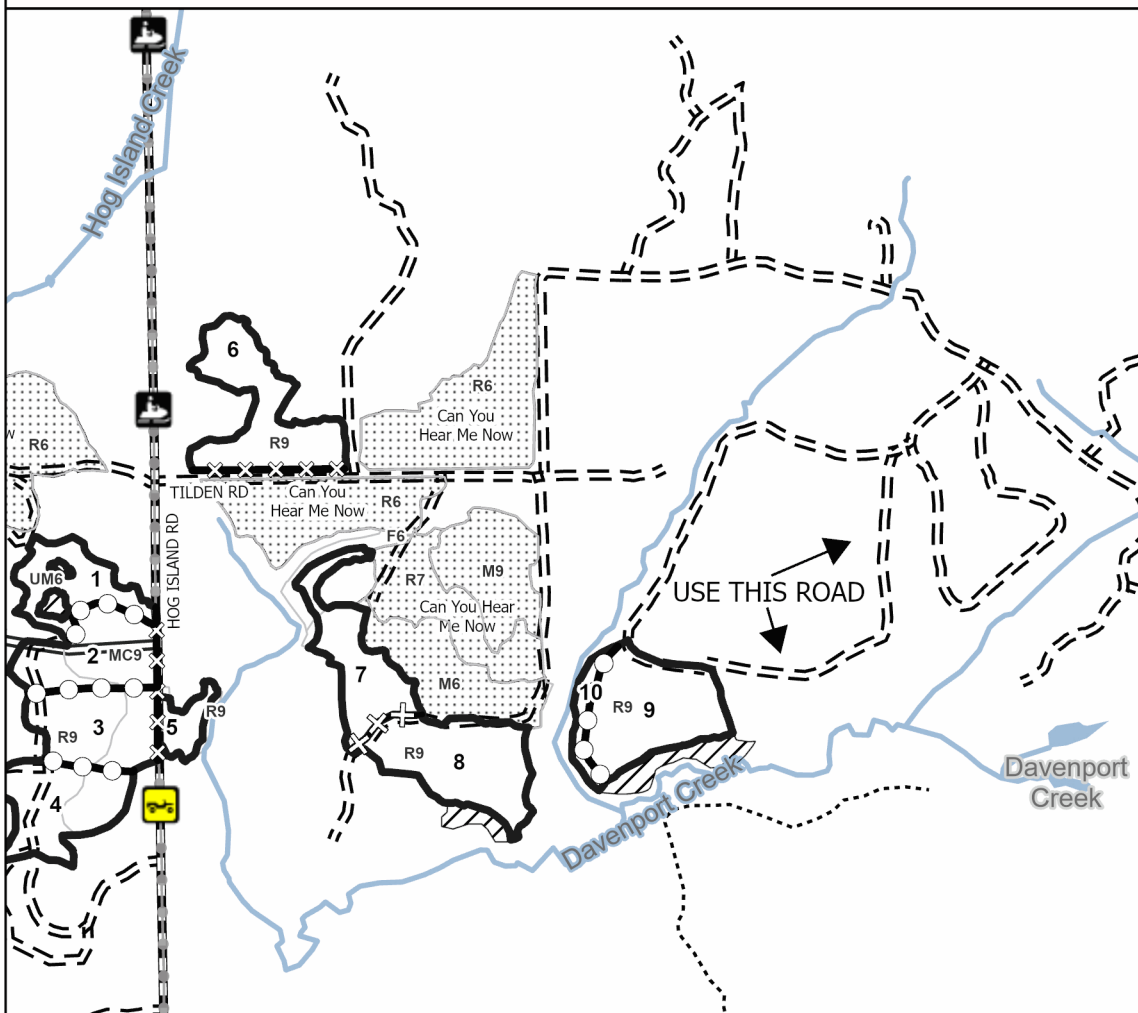
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Locator Map 1:100,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	7.2	6	12.8
2	9.9	7	9.4
3	10.2	8	13.3
4	11	9	13.6
5	2.8	10	2.2

Piggly Wiggly Pine**92.2 Acres**

0 0.13 0.25 0.5 Miles

**Legend**

- Payment Unit
- Against State (Red)
- Against State (Unpainted)
- Payment Unit (Unpainted/Road)
- Payment Unit (Purple)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Recreation Trails
- Nearby Timber Sale selection
- Streams
- Lakes and Rivers
- Stand
- Retention Areas

Intersection of Hog Island Rd
and Tilden Rd is located at:
46.123°N, -85.237°W

Use QR Code to
open Map in App

