



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7878**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on August 19, 2026.

LOCATION: ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.

CONTACT NAME: Dan Racine

PHONE NUMBER: (906) 789-8231

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, ESCANABA MANAGEMENT UNIT, for certain timber on the following described lands:

Converted Trail Pine (33-024-26) / T36N, R25W, SEC. 15, SWSE.

T36N, R25W, SEC. 22, NW,NWNE.

Menominee County, Advertised Price \$45,777.00, 78.3 Acres, Hardwood, Red Pine.

SALE NOTE: Payment Units 1 - 3, cannot be harvested between April 15th and July 15th, due to the bark slippage restriction. Payment Units 4 - 7, are restricted to December 1st to March 31st, unless there is a dry summer. Portions of Payment Units 4 - 6, could be harvested during a dry summer. The Cedar River Pathway runs through Payment Units 1 - 3, caution must be taken when crossing or operating near the trail. Contractual timeline offers 3 winters of harvesting.

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

Converted Trail Pine (33-024-26)

T36N, R25W, SEC. 15; T36N, R25W, SEC. 22.

Menominee County (Advertised Price \$45,777.00)

SALE NOTE: Payment Units 1 - 3, cannot be harvested between April 15th and July 15th, due to the bark slippage restriction. Payment Units 4 - 7, are restricted to December 1st to March 31st, unless there is a dry summer. Portions of Payment Units 4 - 6, could be harvested during a dry summer. The Cedar River Pathway runs through Payment Units 1 - 3, caution must be taken when crossing or operating near the trail. Contractual timeline offers 3 winters of harvesting.

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		
Paper Birch	0.9 MBF	\$ 73.00 / MBF
Red Maple	3.7 MBF	\$ 99.00 / MBF
Pulpwood		
Balsam Fir	28 Cords	\$ 8.60 / Cord
Black Spruce	106 Cords	\$ 10.00 / Cord
Jack Pine	2 Cords	\$ 41.80 / Cord
Mixed Aspen	173 Cords	\$ 22.85 / Cord
Mixed Hardwood	296 Cords	\$ 15.25 / Cord
N. White Cedar	144 Cords	\$ 6.25 / Cord
Red Pine	623 Cords	\$ 50.40 / Cord
Tamarack	37 Cords	\$ 6.55 / Cord
White Pine	164 Cords	\$ 18.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.82 percent. There are an estimated 1,582 cords on this timber sale, plus or minus 234 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 \$2,288.85 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	14.2%
02	22.9%
03	24.3%
04	10.2%
05	14.3%
06	9.3%
07	4.8%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

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
124,940	1,582	14.82%	1,347	1,816

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
1	60,398	765	23.11%	588	941
2	14,248	180	32.29%	122	239
3	15,191	192	44.93%	106	279
5	16,192	205	37.28%	129	281
14	18,911	239	41.15%	141	338
TOTAL:	124,940	1,582		1,085	2,078

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	0.7	MBF	8.3	\$6,489.15
	Balsam Fir	Pulpwood	2	Cords		
	Black Spruce		3	Cords		
	Mixed Aspen		33	Cords		
	<i>B. T. Aspen</i>		32	<i>Cords</i>		
	<i>Quaking Aspen</i>		1	<i>Cords</i>		
	Mixed Hardwood		20	Cords		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		17	<i>Cords</i>		
	Red Pine		99	Cords		
	White Pine		18	Cords		
2	Red Maple	Sawtimber	1.2	MBF	13.4	\$10,471.65
	Balsam Fir	Pulpwood	3	Cords		
	Black Spruce		6	Cords		
	Mixed Aspen		53	Cords		
	<i>B. T. Aspen</i>		51	<i>Cords</i>		
	<i>Quaking Aspen</i>		2	<i>Cords</i>		
	Mixed Hardwood		32	Cords		
	<i>Paper Birch</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		27	<i>Cords</i>		
	Red Pine		160	Cords		
	White Pine		28	Cords		
3	Red Maple	Sawtimber	1.2	MBF	14.2	\$11,110.70
	Balsam Fir	Pulpwood	3	Cords		
	Black Spruce		6	Cords		
	Mixed Aspen		56	Cords		
	<i>B. T. Aspen</i>		54	<i>Cords</i>		
	<i>Quaking Aspen</i>		2	<i>Cords</i>		
	Mixed Hardwood		34	Cords		
	<i>Paper Birch</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		28	<i>Cords</i>		
	Red Pine		170	Cords		
	White Pine		30	Cords		
4	Balsam Fir	Pulpwood	2	Cords	8.9	\$4,662.90
	Black Spruce		32	Cords		
	Mixed Aspen		6	Cords		
	<i>B. T. Aspen</i>		6	<i>Cords</i>		
	Mixed Hardwood		36	Cords		
	<i>Red Maple</i>		36	<i>Cords</i>		
	Red Pine		54	Cords		
	White Pine		51	Cords		
5	Black Spruce	Pulpwood	34	Cords	6.7	\$6,565.80
	Jack Pine		2	Cords		
	Mixed Hardwood		18	Cords		
	<i>Red Maple</i>		18	<i>Cords</i>		
	Red Pine		106	Cords		
	Tamarack		6	Cords		
	White Pine		27	Cords		
6	Paper Birch	Sawtimber	0.9	MBF	10.8	\$4,269.40
	Balsam Fir	Pulpwood	10	Cords		
	Black Spruce		4	Cords		
	Mixed Aspen		25	Cords		
	<i>B. T. Aspen</i>		15	<i>Cords</i>		
	<i>Quaking Aspen</i>		10	<i>Cords</i>		
	Mixed Hardwood		102	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	<i>Paper Birch</i>	<i>Pulpwood</i>	18	<i>Cords</i>		
	<i>Red Maple</i>		84	<i>Cords</i>		
	N. White Cedar		23	Cords		
	Red Pine		33	Cords		
	White Pine		8	Cords		
7	Red Maple	Sawtimber	0.6	MBF	16.0	\$2,207.40
	Balsam Fir	Pulpwood	8	Cords		
	Black Spruce		21	Cords		
	Mixed Hardwood		54	Cords		
	<i>Beech</i>		3	<i>Cords</i>		
	<i>Paper Birch</i>		9	<i>Cords</i>		
	<i>Red Maple</i>		42	<i>Cords</i>		
	N. White Cedar		121	Cords		
	Red Pine		1	Cords		
	Tamarack		31	Cords		
	White Pine		2	Cords		
TOTAL:			4.6	MBF		
TOTAL:			1,573	Cords		

Sale Specific Conditions & Requirements

Sale Name: Converted Trail Pine

Sale Number: 33-024-26 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. 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. Cut all double dot red painted line trees, along County Road 551. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid for.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 4 -7, cut all trees that are three (3) inches or more at DBH, except do not cut any hemlock of any size.

In addition;

Within Payment Units 4, 5, and 6 do not cut trees marked with green paint.

Within Payment Unit 6, do not cut red and white pine less than six (6) inches at DBH.

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

Within Payment Unit(s) 1 - 3, all red and white pine trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all other species greater than three (3) inches at DBH, except do not cut any hemlock.

2.1.15 - Hazard Trees Near Roads (12/24)

Cut and remove all standing dead trees within 100 feet of the cleared portion of County Road 551. These trees may be utilized or must be scattered back into the Sale Area.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 1 - 3, shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH. This is in order to facilitate future cultivation operations.

2.2.4 - Skidding Length (12/24)

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Units 1 - 3.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) \$18,000 in value or greater 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.

3.6 - Payment Unit Cutting Schedule

3.6.1 - Order of Cutting (1/09)

The Purchaser may harvest up to two of Payment Units 1, 2, and 3, prior to completing Payment Units 4 - 7, unless the sale is paid in full.

4 - Transportation

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 spring breakup or during other wet weather conditions.

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.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.1 - Slash Within Sale Area (9/16)

No trees are to be felled outside the Sale Area, and all slash is to be kept at least 10 feet back from the red paint line. If sale boundary lines are along a public road or highway, then slash must be removed 50' from these lines per General Condition & Requirement 5.2.1.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 4 - 7, cutting and skidding are limited to the period of December 1st to March 31st, unless there is an extended dry or frozen period and the sale administrator allows harvesting during that period of time. This restriction is because of some low wet ground within each of the Payment Units. Parts of Payment Units 4, 5, and 6, could be harvested during a dry summer.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1 - 3, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.2.40 - Pathway Protection (10/10)

The Cedar River Pathway is a bike, hiking, and horse trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. Skidding across the trail may only occur in locations approved by the Sale Administrator.

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 County Road 551 and the North Fox 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Cedar River Pathway 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
33-024-26Date
06/18/2026Forest Management Unit
Escanaba Mgt UnitCounty
Menominee

Mapped By: Beaudou

Cruised By: Salter, Beaudou

Scale
1:10,000Page
1Of
1Township
36NRange
25WSection(s) and
Subdivision(s) Sec. 15 SWSE; Sec. 22 NW,NWNE;**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		

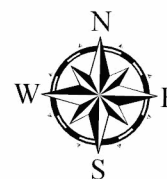
Density

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	8.3	5	6.7
2	13.4	6	10.8
3	14.2	7	16
4	8.9		

Converted Trail Pine

Compartment 45

78.3 AcresQR Code opens
Map and Cruise Data