



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7909**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on September 1, 2026.

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI

CONTACT NAME: Mark Monroe

PHONE NUMBER: (989) 983-4101

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Sturgeon Valley Hardwoods (53-014-26) / T32N, R01W, SEC. 18, NWSW,S1/2SW,SWSE.

T32N, R02W, SEC. 13, E1/2SW,SE.

T32N, R02W, SEC. 24, NWNE.

Otsego County, Advertised Price \$14,676.35, 116.1 Acres, Hardwood, Sugar Maple.

SALE NOTE: All Payment Units were damaged in the ice storm of March 2025. Damage varies between each Payment Unit and is typically more severe on road and field edges, or on hillsides. Broken crowns are most common however there are some areas where the main stems of trees are broken or bent over.

TIMBER SALE INFORMATION

Ice Sturgeon Valley Hardwoods (53-014-26)

T32N, R01W, SEC. 18; T32N, R02W, SEC. 13; T32N, R02W, SEC. 24.

Otsego County (Advertised Price \$14,676.35)

SALE NOTE: All Payment Units were damaged in the ice storm of March 2025. Damage varies between each Payment Unit and is typically more severe on road and field edges, or on hillsides. Broken crowns are most common however there are some areas where the main stems of trees are broken or bent over.

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		
Basswood	57.8 MBF	\$ 29.00 / MBF
Sugar Maple	93.7 MBF	\$ 84.00 / MBF
Pulpwood		
Basswood	187 Cords	\$ 6.75 / Cord
Jack Pine	11 Cords	\$ 1.15 / Cord
Mixed Aspen	158 Cords	\$ 4.60 / Cord
Mixed Hardwood	503 Cords	\$ 4.95 / Cord
Red Oak	6 Cords	\$ 5.75 / Cord
Red Pine	29 Cords	\$ 19.95 / Cord
White Pine	5 Cords	\$ 4.95 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.04 percent. There are an estimated 1,251 cords on this timber sale, plus or minus 201 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 \$1,467.64 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	24.5%
02	1.5%
03	18.2%
04	10.1%
05	32.0%
06	13.7%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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>
98,822	1,251	16.04%	1,050	1,452

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
3	23,265	294	30.85%	204	385
11	15,135	192	57.59%	81	302
89	24,388	309	31.14%	213	405
94	9,042	114	48.90%	58	170
97	4,221	53	70.33%	16	91
151	22,770	288	34.38%	189	387
TOTAL:	98,822	1,251		761	1,741

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	Basswood	Sawtimber	21.5	MBF	30.4	\$3,589.30
	Sugar Maple		20.8	MBF		
	Basswood	Pulpwood	67	Cords		
	Mixed Aspen		23	Cords		
	<i>B. T. Aspen</i>		13	<i>Cords</i>		
	<i>Quaking Aspen</i>		10	<i>Cords</i>		
	Mixed Hardwood		115	Cords		
	<i>Beech</i>		17	<i>Cords</i>		
	<i>Ironwood</i>		15	<i>Cords</i>		
	<i>Sugar Maple</i>		83	<i>Cords</i>		
	Red Oak		2	Cords		
	<i>Red Oak</i>		2	<i>Cords</i>		
	Red Pine		4	Cords		
2	Jack Pine	Pulpwood	8	Cords	2.6	\$221.50
	Mixed Aspen		44	Cords		
	<i>Quaking Aspen</i>		44	<i>Cords</i>		
	Mixed Hardwood		1	Cords		
	<i>Ironwood</i>		1	<i>Cords</i>		
	White Pine		1	Cords		
3	Basswood	Sawtimber	15.5	MBF	28.5	\$2,675.55
	Sugar Maple		12.7	MBF		
	Basswood	Pulpwood	29	Cords		
	Mixed Hardwood		190	Cords		
	<i>Beech</i>		56	<i>Cords</i>		
	<i>Ironwood</i>		15	<i>Cords</i>		
	<i>Sugar Maple</i>		119	<i>Cords</i>		
	Red Oak		4	Cords		
	<i>Red Oak</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>		
	<i>Red Oak</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
4	Basswood	Sawtimber	4.0	MBF	19.7	\$1,476.65
	Sugar Maple		10.9	MBF		
	Basswood	Pulpwood	30	Cords		
	Mixed Hardwood		49	Cords		
	<i>Paper Birch</i>		5	<i>Cords</i>		
	<i>Sugar Maple</i>		44	<i>Cords</i>		
5	Basswood	Sawtimber	16.8	MBF	27.3	\$4,706.85
	Sugar Maple		39.3	MBF		
	Basswood	Pulpwood	61	Cords		
	Mixed Aspen		9	Cords		
	<i>B. T. Aspen</i>		5	<i>Cords</i>		
	<i>Balsam Poplar</i>		4	<i>Cords</i>		
	Mixed Hardwood		94	Cords		
	<i>American Elm</i>		2	<i>Cords</i>		
	<i>Beech</i>		21	<i>Cords</i>		
	<i>Ironwood</i>		6	<i>Cords</i>		
	<i>Sugar Maple</i>		65	<i>Cords</i>		
6	Sugar Maple	Sawtimber	10.0	MBF	7.6	\$2,006.50
	Jack Pine	Pulpwood	3	Cords		
	Mixed Aspen		82	Cords		
	<i>B. T. Aspen</i>		82	<i>Cords</i>		
	Mixed Hardwood		54	Cords		
	<i>Beech</i>		26	<i>Cords</i>		
	<i>Sugar Maple</i>		28	<i>Cords</i>		
	Red Pine		25	Cords		
	White Pine		4	Cords		

TOTAL:	151.5	MBF
TOTAL:	899	Cords

Sale Specific Conditions & Requirements

Sale Name: Ice Sturgeon Valley Hardwoods

Sale Number: 53-014-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by red 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

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

Within Payment Unit(s) #'s 2 and 6, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint. In addition, in Payment Unit #2 do not cut oak or birch of any size, and no red or white pine greater than twenty (20) inches DBH.

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

Within Payment Unit(s) #'s 1 and 3-5, all trees are designated for cutting when marked with orange or yellow paint above and below stump height, regardless of merchantability. In addition, cut all ironwood trees greater than three (3) inches DBH except for those marked with green paint.

The following also applies:

- In Payment Unit #3, cut all beech trees except for those marked with green paint.
- In Payment Unit #5, cut all aspen and balsam poplar trees except for those marked with green paint.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

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. In addition, extreme care should be taken to avoid damage to oak saplings and poletimber in Payment Unit #2.

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.

4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened must be blocked to vehicle traffic within 30 days of completion of hauling. 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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the timber sale administrator, 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

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

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 days in advance to schedule the conference.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the pipeline company Enbridge 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact Brian Vowell with Enbridge at 906-298-2488. Permission is required before harvest operations begin and must be submitted to the Unit Manager.

5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the wildlife openings which are indicated by G on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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) #'s 1 and 3-5, cutting and skidding are not permitted during the period of March 15 to July 15. This restriction is because of bark slippage.

5.2.4 - Dead and Down Creation

5.2.4.7 - Dead and Down Creation: Hare, Grouse, Deer and Other Species (5/15)

To improve horizontal cover habitat for snowshoe hare, grouse, deer, and other species, the Purchaser is to push over trees marked with an orange or pink "X" in Payment Unit #'s 2 and 6. These trees should be tipped over with the root ball still attached so the base of the tree is suspended off the ground. The crown of the fallen tree should be at or near ground level after it is pushed over.

5.2.29 - Shrub Protection (1/20)

Do not cut black cherry greater than 5 inches DBH in Payment Unit #2. These woody-shrub plants are highly beneficial to various wildlife species.

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 opening located between Payment Unit #'s 3 and 4.

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

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

5.2.43 - Opening Protection (2/21)

No activities are permitted in the opening between Payment Unit #'s 3-4 (with the exception of the open road), and the opening that borders the north side of Payment Unit #1. These openings are marked on the Timber Sale Map with the letter "G". Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

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 on skid trails which are 12 inches or greater in depth and 25 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.

5.7 - Protection of Historical Sites

5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are present in the opening between Payment Unit #'s 3-4. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged.

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 Sturgeon Valley 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

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of March 2025. 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
53-014-26

Date
07/24/2026

Forest Management Unit		County	Mapped By: Rekowski	Scale 1:15,840	Page 1	Of 1
Pigeon River Country Mgt Unit		Otsego	Cruised By: Rekowski			
Township 32N	Range 01W / 02W	Section(s) and Subdivision(s) Sec. 13 E1/2SW,SE; Sec. 18 NWSW,S1/2SW,SWSE; Sec. 24 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	30.4	4	19.7
2	2.6	5	27.3
3	28.5	6	7.6

**Ice Sturgeon
Valley
Hardwoods
116.1 Acres**

Legend

-  Against State (Red)
-  Stand Boundary
-  Nearby Timber Sales
-  Pipeline
-  Powerline
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Government Gravel/Dirt
-  Private Gravel/Dirt
-  Streams

