



**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 Hardly Knew Ya Hardwoods (53-015-26) / T32N, R01W, SEC. 11, E1/2NW,NWNE,SENE,SE.
T32N, R01W, SEC. 2 , S1/2SE.

Otsego County, Advertised Price \$15,216.05, 85.8 Acres, Aspen, Hardwood.

SALE NOTE: Salvage sale. These stands were damaged in the March 2025 Ice Storm. Most of the damage is in the upper branches (pulpwood) of the trees.

TIMBER SALE INFORMATION

Ice Hardly Knew Ya Hardwoods (53-015-26)
T32N, R01W, SEC. 11; T32N, R01W, SEC. 2.
Otsego County (Advertised Price \$15,216.05)

SALE NOTE: Salvage sale. These stands were damaged in the March 2025 Ice Storm. Most of the damage is in the upper branches (pulpwood) of the trees.

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	76.0 MBF	\$ 29.00 / MBF
Red Oak	16.9 MBF	\$ 91.00 / MBF
Sugar Maple	86.8 MBF	\$ 84.00 / MBF
Pulpwood		
Mixed Aspen	230 Cords	\$ 4.60 / Cord
Mixed Hardwood	392 Cords	\$ 4.95 / Cord
Red Pine	43 Cords	\$ 19.95 / Cord
White Pine	66 Cords	\$ 4.95 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.74 percent. There are an estimated 1,156 cords on this timber sale, plus or minus 240 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 \$1,521.61 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	15.2%
02	32.8%
03	21.3%
04	30.7%
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.

VOLUME		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
91,293	1,156	20.74%	916	1,395

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
12	17,261	218	36.81%	138	299
55	33,207	420	34.37%	276	565
69	28,257	358	49.76%	180	536
73	12,568	159	36.76%	101	218
TOTAL:	91,293	1,156		694	1,617

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	Mixed Aspen	Pulpwood	206	Cords	7.3	\$2,310.35			
	B. T. Aspen		206	Cords					
	Mixed Hardwood		51	Cords					
	Red Maple		51	Cords					
	Red Pine		43	Cords					
	Red Pine	Sawtimber	13.7	MBF					
	Red Pine	Pulpwood	16	Cords					
	White Pine		51	Cords					
2	Basswood	Sawtimber	37.6	MBF	17.7	\$4,999.75			
	Red Oak		13.7	MBF					
	Sugar Maple		16.3	MBF					
	Mixed Aspen	Pulpwood	24	Cords					
	Balsam Poplar		24	Cords					
	Mixed Hardwood		224	Cords					
	Basswood		77	Cords					
	Ironwood		3	Cords					
	Red Maple		14	Cords					
	Red Oak		35	Cords					
	Sugar Maple		95	Cords					
	White Pine		15	Cords					
	3	Basswood	Sawtimber	10.6			MBF	20.1	\$3,235.10
		Sugar Maple		31.2			MBF		
Mixed Hardwood		Pulpwood	62	Cords					
Red Maple		Sawtimber	1.1	MBF					
Basswood		Pulpwood	32	Cords					
Red Maple			1	Cords					
Sugar Maple			27	Cords					
4		Basswood	Sawtimber	27.8	MBF	40.7	\$4,670.85		
	Red Oak		3.2	MBF					
	Sugar Maple		39.3	MBF					
	Mixed Hardwood	Pulpwood	55	Cords					
	Basswood		21	Cords					
	Red Oak		1	Cords					
	Sugar Maple		33	Cords					
TOTAL:			179.7	MBF					
TOTAL:			731	Cords					

Sale Specific Conditions & Requirements

Sale Name: Ice Hardly Knew Ya Hardwoods

Sale Number: 53-015-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by red and blue paint. Exterior sale boundary lines against state are marked with red paint, except for the west line of PU3, which is marked with blue paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except oak or trees ringed in green paint.

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

Within Payment Unit(s) 2, 3, and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Payment Unit 2 has three gaps circled with yellow paint; cut all trees within these areas except those marked with yellow paint, and the singular tree marked with green paint in each of the gaps.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 3 and 4. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor (feller bunching harvester will not be allowed) in order to retain existing understory.

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 upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. 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. Only Skid trails will be allowed.

4.2 - Maintenance

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 on site between the Purchaser and Sale Administrator is required prior to beginning any operations to

determine landing and decking locations. The Unit Manager or his/her representative must be contacted at least 3 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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2-4, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1 and 2, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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.

5.2.40 - Pathway Protection (10/10)

There are numerous equestrian trails in the area, which are shown on the Timber Sale Map. Although not an official recreational pathway, equestrian users frequently use the admin access roads and state forest roads around Payment Units 2 and 3. Do not cut trees or damage posts with equestrian/trail signage.

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 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.

5.8 - 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 (the following if they are used by logging traffic) Hardwood Lake Rd, Bobcat Trail, Rd 60, Rd 101, Lost Lake Trl, and Rd 61 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 March 2025 Ice Storm. 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
53-015-26

Date
06/29/2026

Forest Management Unit	County	Mapped By: Mittig
Pigeon River Country Mgt Unit	Otsego	Cruised By: Rekowski and Mittig

Scale	Page	Of
1:7,920	2	2

Township	Range	Section(s) and Subdivision(s)
32N	01W	Sec. 11 E1/2NW,NWNE,SENE,SE; Sec. 2 S1/2SE;

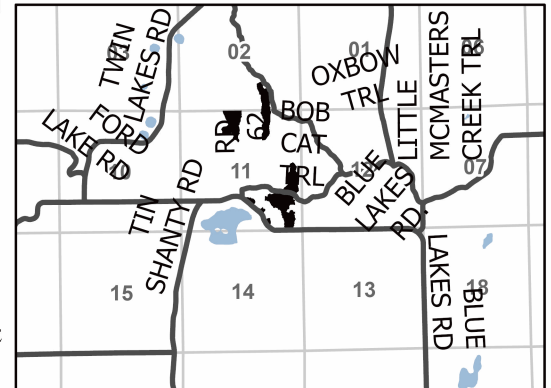
Cover Type

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

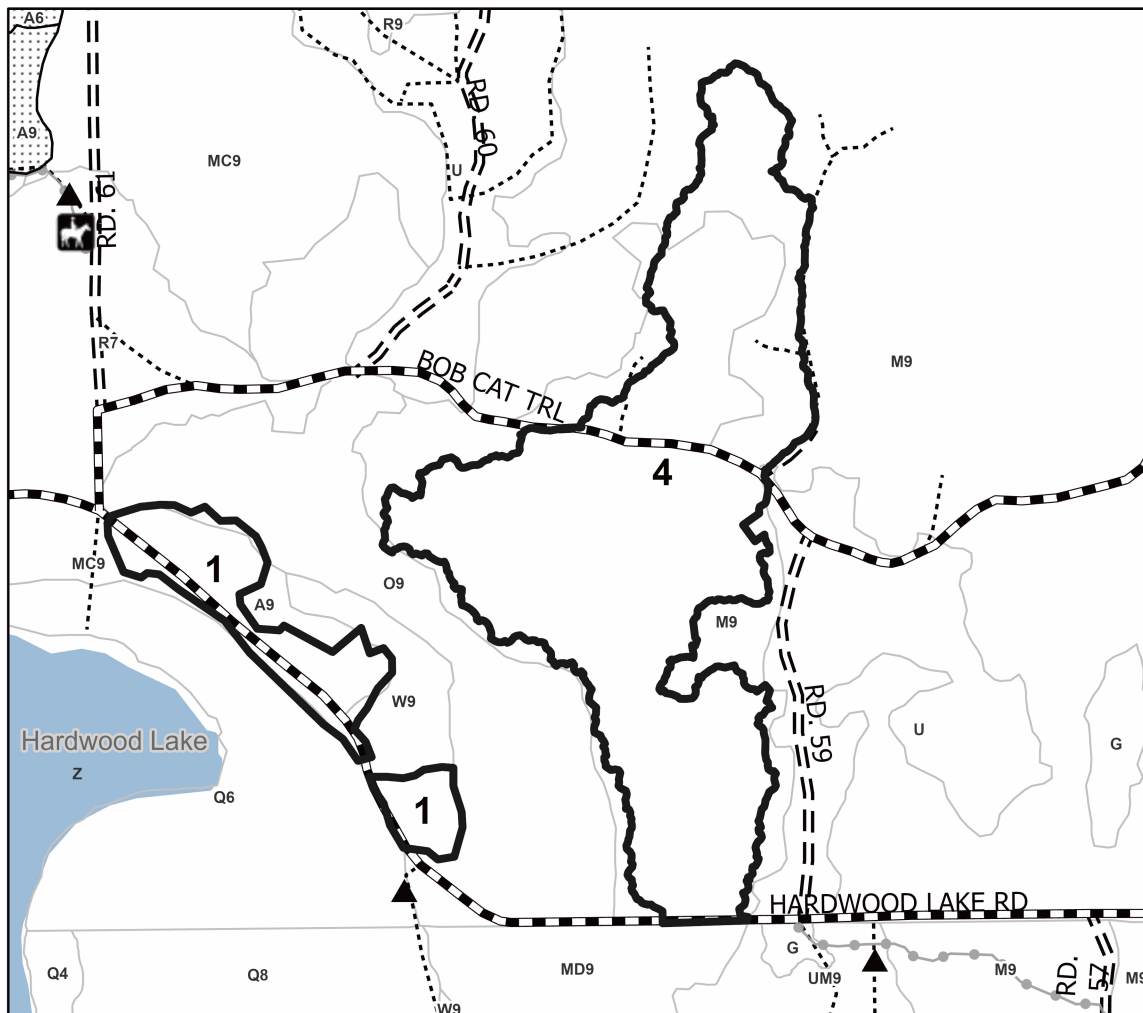
Locator Map 1:100,000



Payment Unit Number	Acres
1	7.3
2	17.7
3	20.1
4	40.7

**Ice Hardly
Knew Ya
Hardwoods**

85.8 Acres



Legend

	Against State (Red)
	Stand
	Nearby Timber Sale
	Lakes and Rivers
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt
	Berm
	Recreation Trails

Use QR Code to
open Map in App





TIMBER SALE MAP

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

Sale Number
53-015-26

Date
06/29/2026

Forest Management Unit	County	Mapped By: Mittig
Pigeon River Country Mgt Unit	Otsego	Cruised By: Rekowski and Mittig

Scale
1:7,000

Page
1

Of
2

Township	Range	Section(s) and Subdivision(s)
32N	01W	Sec. 11 E1/2NW,NWNE,SENE,SE; Sec. 2 S1/2SE;

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

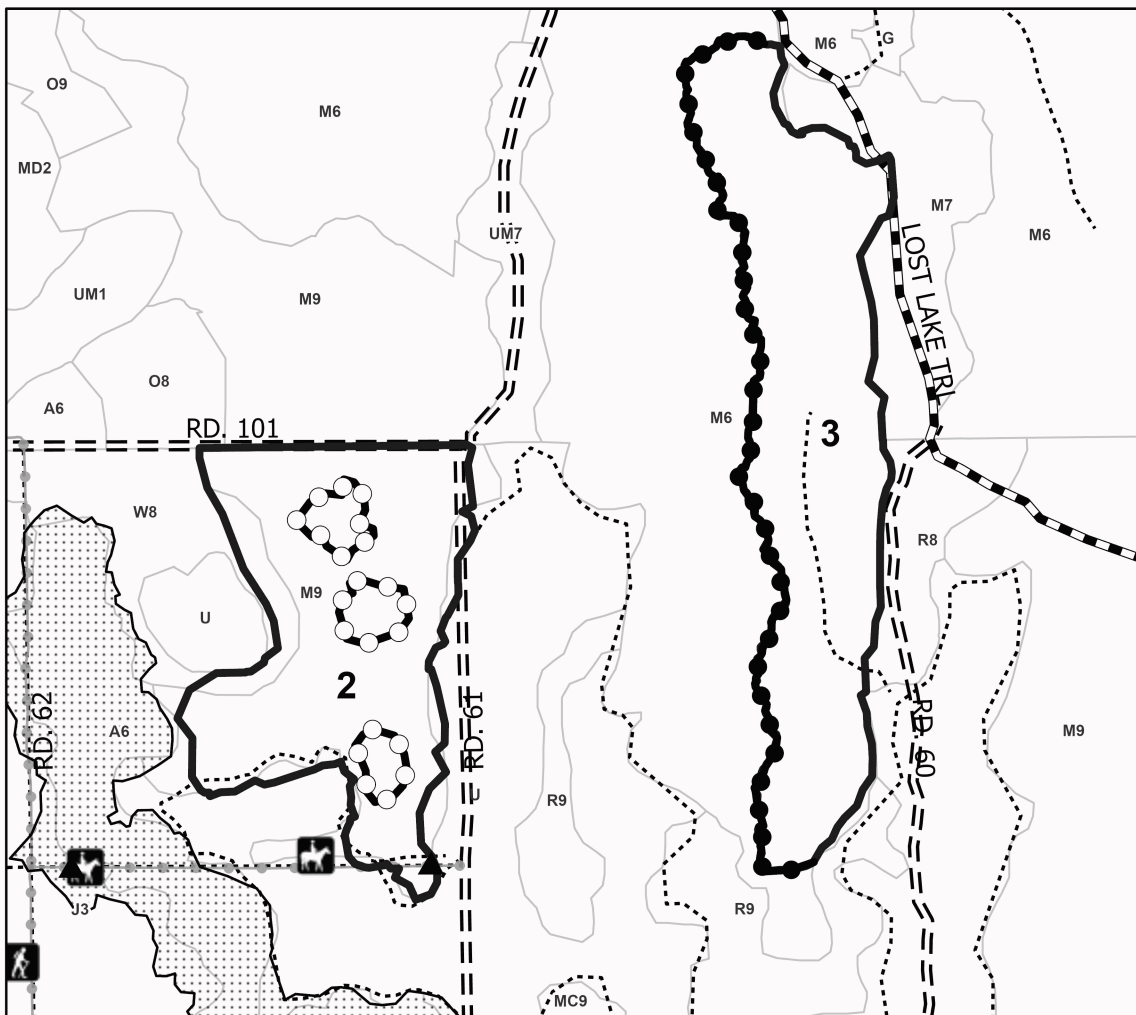
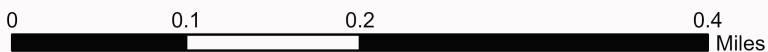
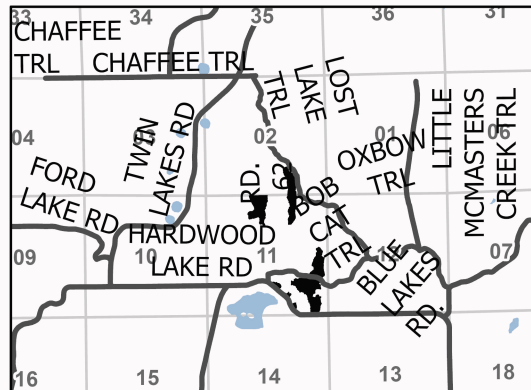
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	7.3
2	17.7
3	20.1
4	40.7

**Ice Hardly
Knew Ya
Hardwoods**

85.8 Acres

Locator Map 1:100,000



Legend

	Against State (Red)
	Against State (Blue)
	Gap (Yellow)
	Nearby Timber Sale
	Stand
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt
	Berm
	Recreation Trails

Use QR Code to
open Map in App

