



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7876**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on July 30, 2026.**

LOCATION: **NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.**

CONTACT NAME: Keith Magnusson

PHONE NUMBER: (906) 291-0120

PROSPECTUS NOTE: All sales on this prospectus were previously advertised and may have been reduced in price.

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

GEMtastic (42-002-25) / T48N, R08W, SEC. 15, W1/2NW.

T48N, R08W, SEC. 16, E1/2NE.

Luce County, Advertised Price \$5,978.20, 31.2 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: This sale has been reduced due to "no bid" status on previous advertisement.

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave drumming logs using forest products within the sale boundaries. See Sale Spec 5.2.4.2 for additional information.

TIMBER SALE INFORMATION

GEMtastic (42-002-25)

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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	102 Cords	\$ 3.55 / Cord
Jack Pine	17 Cords	\$ 9.65 / Cord
Mixed Aspen	463 Cords	\$ 8.80 / Cord
Mixed Hardwood	45 Cords	\$ 4.35 / Cord
Mixed Spruce	369 Cords	\$ 2.30 / Cord
Red Pine	9 Cords	\$ 32.20 / Cord
Tamarack	5 Cords	\$ 2.40 / Cord
White Pine	4 Cords	\$ 7.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.94 percent. There are an estimated 1,018 cords on this timber sale, plus or minus 183 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 \$298.91 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	31.7%
02	28.8%
03	39.5%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2030.

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
80,440	1,018	17.94%	836	1,201

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
8	22,443	284	36.70%	180	388
10	25,288	320	33.06%	214	426
12	32,708	414	27.60%	300	528
TOTAL:	80,440	1,018		694	1,343

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	Pulpwood	18	Cords	7.4	\$1,894.00
	Mixed Aspen		184	Cords		
	<i>Balsam Poplar</i>		32	Cords		
	<i>Quaking Aspen</i>		152	Cords		
	Mixed Hardwood		12	Cords		
	<i>Red Maple</i>		12	Cords		
	Mixed Spruce		69	Cords		
	<i>Black Spruce</i>		57	Cords		
	<i>White Spruce</i>		12	Cords		
2	Balsam Fir	Pulpwood	8	Cords	9.8	\$1,722.95
	Jack Pine		17	Cords		
	Mixed Aspen		128	Cords		
	<i>Quaking Aspen</i>		128	Cords		
	Mixed Hardwood		12	Cords		
	<i>Black Cherry</i>		2	Cords		
	<i>Red Maple</i>		10	Cords		
	Mixed Spruce		153	Cords		
	<i>Black Spruce</i>		130	Cords		
	<i>White Spruce</i>		23	Cords		
3	Balsam Fir	Pulpwood	76	Cords	14.0	\$2,361.25
	Mixed Aspen		151	Cords		
	<i>Quaking Aspen</i>		151	Cords		
	Mixed Hardwood		21	Cords		
	<i>Red Maple</i>		21	Cords		
	Mixed Spruce		147	Cords		
	<i>Black Spruce</i>		147	Cords		
	Red Pine		9	Cords		
	Tamarack		5	Cords		
	White Pine		4	Cords		
TOTAL:			1,014	Cords		

Sale Specific Conditions & Requirements

Sale Name: GEMtastic

Sale Number: 42-002-25 Seq#: 2

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 paint or are unmarked and identified by a road. Exterior sale boundary lines against state are marked with red paint, with the exception of the northern boundary of Payment Unit 1, which is unpainted and designated by Highway M-123. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 1, 2 and 3, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut cedar, hemlock, elm or trees ringed in green paint. In addition, leave any underrepresented species that may be found such as oak.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1, 2 and 3, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

4 - Transportation

4.1 - Construction

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. Any road improvement, particularly widening, of the existing GEM Trails needs to be discussed with the Unit Manager prior to doing the work. If any benches need to be removed, contact the Sale Administrator.

4.1.7 - Road Closure (10/11)

All new roads built into the sale must be blocked to vehicle traffic upon completion of the sale. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded including any GEM trails that are used for skidding or hauling. 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.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise 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.

5.2.2 - 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.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and down creation, hare and grouse (1/14)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave drumming logs using forest products within the sale boundaries (where applicable) by placing 9–15-inch DBH unmerchantable woody material 8-10 feet long or greater, flat on the ground next to a tall stump at least 3 feet high. If no unmerchantable products of this size are available, use a log of the same dimensions next to a stump at least 3 feet tall. Placement should be near mature aspen. Leave at least 1 drumming log on the ground for every 5 acres and attempt to locate in portions of the stand with ample aspen prior to harvest.

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 GEM parking lot, unless otherwise approved by the Unit Manager or his/her representative. This is in order to protect the parking lot.

5.4 - Soil Protection

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 M-123 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.



TIMBER SALE MAP

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

Sale Number
42-002-25

Date
06/27/2025

Forest Management Unit
Newberry Mgt Unit

County
Luce

Mapped By: Nick Wheeler

Cruised By: Newberry Staff

Scale
1:7,920

Page
1

Of
1

Township
48N

Range
08W

Section(s) and Subdivision(s)
Sec. 15 W1/2NW; Sec. 16 E1/2NE;

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		

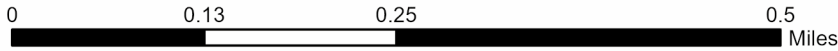
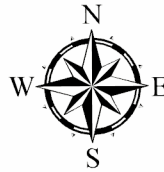
Density

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

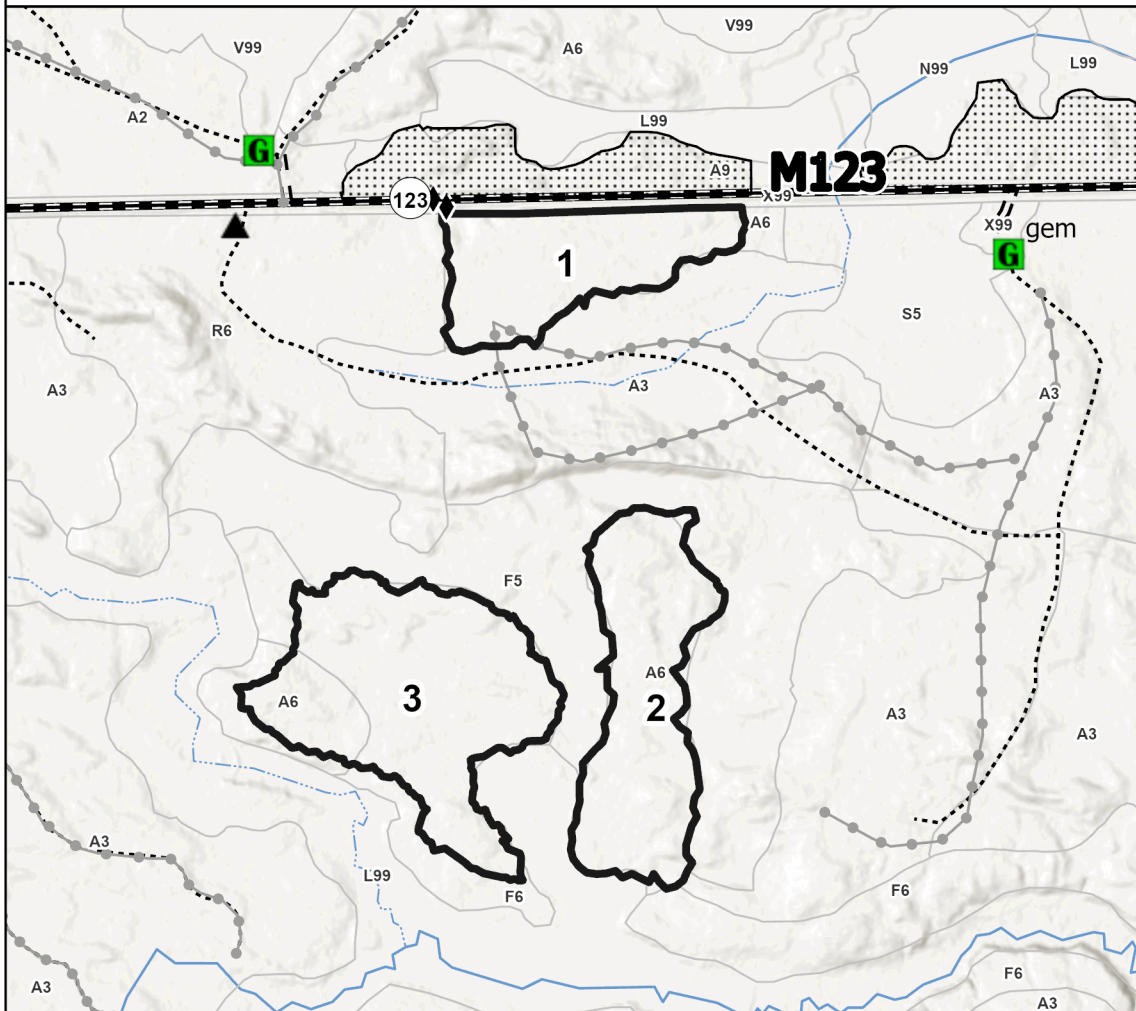
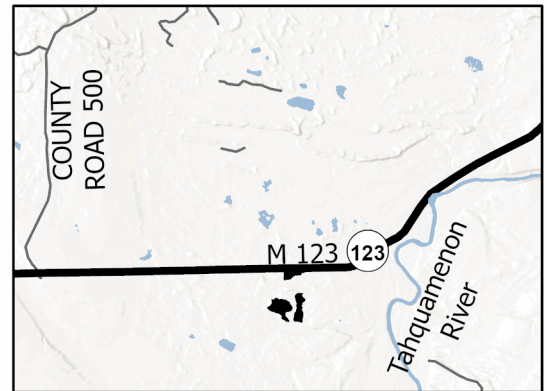
Payment Unit Number	Acres
1	7.4
2	9.8
3	14

GEMtastic

31.2 Acres



Locator Map 1:100,000



Legend

- Against State (Red)
- Highway
- Forest Access Route
- Administrative Access Only
- Paved Road
- Recreational Trails
- Intermittent Stream
- Perennial River
- Field Grade Corner
- Berm
- Gate
- Nearby Timber Sale

Use QR Code to open Map in App

