



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7880**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on August 5, 2026.**

LOCATION: **SHINGLETON MGMT UNIT, PO BOX 67, M 28 WEST, SHINGLETON, MI 49884.**

CONTACT NAME: Robert Burnham

PHONE NUMBER: (906) 420-1645

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

Half Baked Hardwoods (41-008-25) / T48N, R17W, SEC. 24, S1/2SW.

T48N, R17W, SEC. 25, NW, W1/2NE.

T48N, R17W, SEC. 26, W1/2NE.

Alger County, Advertised Price \$70,089.00, 234.8 Acres, Hardwood, Sugar Maple.

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

Permission for access across private land is the responsibility of the Purchaser. See Sale Spec 4.4.1 for details.

Within Payment Unit(s) 1-6, harvesting is not permitted during the period of April 15 to July 15 because of bark slippage.

Access may be through private land.

TIMBER SALE INFORMATION

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 T48N, R17W, SEC. 24; T48N, R17W, SEC. 25; T48N, R17W, SEC. 26.
 Alger County (Advertised Price \$70,089.00)

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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>
Sawtimber		
Red Maple	10.5 MBF	\$ 77.00 / MBF
Sugar Maple	191.1 MBF	\$ 224.00 / MBF
Pulpwood		
Balsam Fir	8 Cords	\$ 9.65 / Cord
Mixed Hardwood	1,745 Cords	\$ 15.10 / Cord
White Spruce	6 Cords	\$ 7.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.73 percent. There are an estimated 2,230 cords on this timber sale, plus or minus 373 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 \$3,504.45 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	18.3%
02	14.7%
03	16.5%
04	14.1%
05	29.5%
06	6.9%
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.

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
176,185	2,230	16.73%	1,857	2,603

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
1	176,185	2,230	16.73%	1,857	2,603
TOTAL:	176,185	2,230		1,857	2,603

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	1.9	MBF	43.0	\$12,850.95
	Sugar Maple		35.0	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Hardwood		321	Cords		
	<i>Beech</i>		14	<i>Cords</i>		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		56	<i>Cords</i>		
	<i>Sugar Maple</i>		249	<i>Cords</i>		
	White Spruce		1	Cords		
	2	Red Maple	Sawtimber	1.5		
Sugar Maple			28.1	MBF		
Balsam Fir		Pulpwood	1	Cords		
Mixed Hardwood			256	Cords		
<i>Beech</i>			11	<i>Cords</i>		
<i>Black Cherry</i>			1	<i>Cords</i>		
<i>Red Maple</i>			45	<i>Cords</i>		
<i>Sugar Maple</i>			199	<i>Cords</i>		
White Spruce			1	Cords		
3		Red Maple	Sawtimber	1.7	MBF	38.7
	Sugar Maple		31.5	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Hardwood		288	Cords		
	<i>Beech</i>		12	<i>Cords</i>		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		50	<i>Cords</i>		
	<i>Sugar Maple</i>		224	<i>Cords</i>		
	White Spruce		1	Cords		
	4	Red Maple	Sawtimber	1.5	MBF	
Sugar Maple			27.0	MBF		
Balsam Fir		Pulpwood	1	Cords		
Mixed Hardwood			246	Cords		
<i>Beech</i>			10	<i>Cords</i>		
<i>Black Cherry</i>			1	<i>Cords</i>		
<i>Red Maple</i>			43	<i>Cords</i>		
<i>Sugar Maple</i>			192	<i>Cords</i>		
White Spruce			1	Cords		
5		Red Maple	Sawtimber	3.2	MBF	69.3
	Sugar Maple		56.4	MBF		
	Balsam Fir	Pulpwood	3	Cords		
	Mixed Hardwood		514	Cords		
	<i>Beech</i>		22	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		89	<i>Cords</i>		
	<i>Sugar Maple</i>		400	<i>Cords</i>		
	White Spruce		2	Cords		
	6	Red Maple	Sawtimber	0.7	MBF	
Sugar Maple			13.1	MBF		
Balsam Fir		Pulpwood	1	Cords		
Mixed Hardwood			120	Cords		
<i>Beech</i>			5	<i>Cords</i>		
<i>Black Cherry</i>			1	<i>Cords</i>		
<i>Red Maple</i>			21	<i>Cords</i>		
<i>Sugar Maple</i>			93	<i>Cords</i>		
TOTAL:			201.6	MBF		

TOTAL: 1,759 Cords

Sale Specific Conditions & Requirements

Sale Name: Half Baked Hardwoods

Sale Number: 41-008-25 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 blue, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow 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

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

Within Payment Unit(s) 1-6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all balsam fir and white spruce are designated for harvest.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) that are \$20,000 or greater in value, 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.

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.

4.1.6 - 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, 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.

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. Overgrown roads that are reopened shall be considered new roads. 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. 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

4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins.

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. If crossing Manulife Management Property, a permit is required. When the sale is purchased, Manulife should be contacted about crossing their property. Allow 30-60 days for permit processing. A copy of the permit must be given to the Unit Manager before harvesting begins.

5 - Operations

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) 1-6, 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.

5.2.32 - 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.

5.8 - Protection of Endangered Species

5.8.3 - Red-shouldered Hawk or Goshawk (1) (1/25)

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from April 1 to July 30. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

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 H-58 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
41-008-25

Date
09/18/2025

Forest Management Unit	County	Mapped By: Anthony Ciaramitaro
Shingleton Mgt Unit	Alger	Cruised By: Shingleton Unit Staff

Scale	Page	Of
1:11,120	1	1

Township	Range	Section(s) and Subdivision(s)
48N	17W	Sec. 24 S1/2SW; Sec. 25 NW,W1/2NE; Sec. 26 W1/2NE;

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

Half Baked Hardwoods

234.8 Acres

Payment Unit ID	Acres
1	43
2	34.5
3	38.7
4	33.2
5	69.3
6	16.1

Legend

- Against State (Red)
- Payment Unit (Yellow)
- Against Private (Blue)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Private Gravel/Dirt
- Survey Grade Corner
- Intermittent Stream
- Perennial River
- Lakes and Rivers
- MIRIS Section Corner

