



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7882**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on September 22, 2026.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 878-0494

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

Militia Oak & Aspen (63-010-26) / T24N, R07W, SEC. 17, N1/2SE.

T24N, R07W, SEC. 18, NENW, N1/2NE.

T24N, R07W, SEC. 7, SESW, S1/2SE.

Missaukee County, Advertised Price \$56,079.35, 28.8 Acres, Aspen, Red Oak.

SALE NOTE: 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

Militia Oak & Aspen (63-010-26)

T24N, R07W, SEC. 17; T24N, R07W, SEC. 18; T24N, R07W, SEC. 7.

Missaukee County (Advertised Price \$56,079.35)

SALE NOTE: 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		
B. T. Aspen	103.2 MBF	\$ 117.00 / MBF
Red Maple	33.6 MBF	\$ 118.00 / MBF
Red Oak	198.7 MBF	\$ 147.00 / MBF
Sugar Maple	18.2 MBF	\$ 151.00 / MBF
Pulpwood		
B. T. Aspen	206 Cords	\$ 19.20 / Cord
Basswood	12 Cords	\$ 9.20 / Cord
Beech	18 Cords	\$ 13.35 / Cord
Red Maple	39 Cords	\$ 13.35 / Cord
Red Oak	102 Cords	\$ 23.55 / Cord
Sugar Maple	64 Cords	\$ 13.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 19.74 percent. There are an estimated 1,324 cords on this timber sale, plus or minus 261 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 \$2,803.97 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	34.8%
02	43.9%
03	21.3%
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
104,563	1,324	19.74%	1,062	1,585

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
4	37,783	478	33.74%	317	640
9	39,082	495	23.03%	381	609
33	27,698	351	52.65%	166	535
TOTAL:	104,563	1,324		864	1,784

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	B. T. Aspen	Sawtimber	57.6	MBF	13.6	\$19,508.05			
	Red Maple		22.1	MBF					
	Red Oak		33.1	MBF					
	Sugar Maple		15.5	MBF					
	B. T. Aspen	Pulpwood	36	Cords					
	Beech		14	Cords					
	<i>Beech</i>		14	<i>Cords</i>					
	Red Maple		23	Cords					
	Red Oak		40	Cords					
	Sugar Maple		62	Cords					
2	Red Maple	Sawtimber	2.3	MBF	8.9	\$24,620.25			
	Red Oak		155.9	MBF					
	B. T. Aspen	Pulpwood	17	Cords					
	Basswood		8	Cords					
	<i>Basswood</i>	<i>Sawtimber</i>	3.0	<i>MBF</i>					
	<i>Basswood</i>	<i>Pulpwood</i>	2	<i>Cords</i>					
	Beech		4	Cords					
	<i>Beech</i>	<i>Sawtimber</i>	1.0	<i>MBF</i>					
	<i>Beech</i>	<i>Pulpwood</i>	2	<i>Cords</i>					
	Red Maple		8	Cords					
	Red Oak		37	Cords					
	3	B. T. Aspen	Sawtimber	45.6			MBF	6.3	\$11,951.05
		Red Maple		9.2			MBF		
Red Oak			9.7	MBF					
Sugar Maple			2.7	MBF					
B. T. Aspen		Pulpwood	153	Cords					
Basswood			4	Cords					
<i>Basswood</i>		<i>Sawtimber</i>	1.7	<i>MBF</i>					
<i>Basswood</i>		<i>Pulpwood</i>	1	<i>Cords</i>					
Red Maple			8	Cords					
Red Oak			25	Cords					
Sugar Maple			2	Cords					
TOTAL:			353.7	MBF					
TOTAL:			441	Cords					

Sale Specific Conditions & Requirements

Sale Name: Militia Oak & Aspen

Sale Number: 63-010-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundaries are marked and identified by blue and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, 2, and 3, cut all species trees that are two (2) inches or more at DBH, except white oak, coniferous trees, and trees marked with green paint.

Also, within Payment Unit 2, do not cut any sugar maple.

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.

4.1.12 - 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

4.2.1 - 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 may occur during 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.

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 road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 inches in height.

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

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit(s) 1, 2, and 3, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres. These will be evenly scattered throughout the Payment Unit.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. 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. Additionally, each landing shall be seeded with 50 pounds of rye.

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

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

5.2.39 - ORV Trail/Route Protection (4/18)

The North Missaukee Trail is an ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

5.2.41 - Snowmobile Trail Protection (9/11)

The North Missaukee Trail is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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 50 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.

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 appropriate county and state roads 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the North Missaukee Trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 North Missaukee Trail 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
63-010-26Date
07/17/2026

Forest Management Unit

County

Mapped By: Adamczyk

Scale

Page

Of

Cadillac Mgt Unit

Missaukee

Cruised By: Adamczyk

1:10,000

1

1

Township

Range

Section(s) and

24N

07W

Subdivision(s) Sec. 17 N1/2SE; Sec. 18 NENW,N1/2NE; Sec. 7 SESW,S1/2SE;

Cover Type

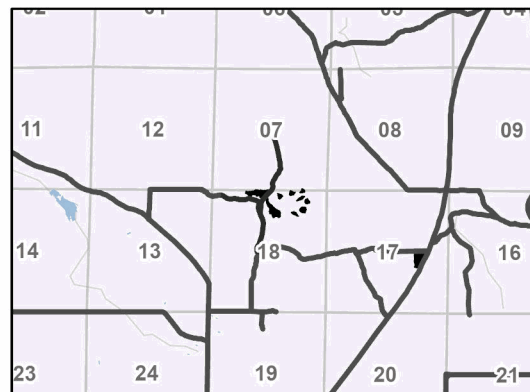
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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

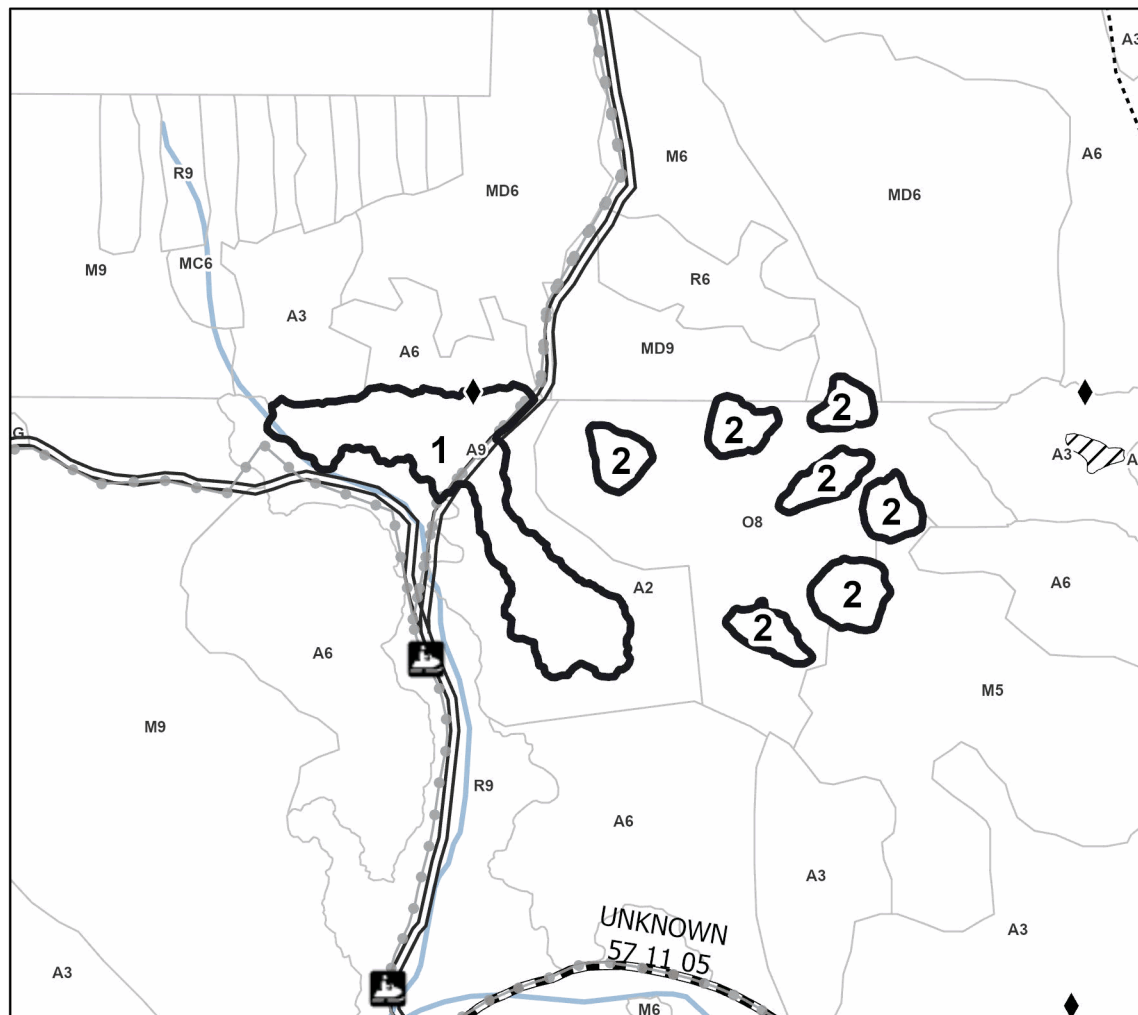
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Acres

1	13.6
2	8.9
3	6.3

Militia Oak & Aspen**28.8 Acres****Locator Map 1:100,000**

0 0.15 0.3 0.6 Miles

**Legend**

- Payment Unit
- Streams
- Primary Forest Road
- Administrative Access Only
- Government Gravel/Dirt
- Survey Grade Corner
- 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
63-010-26

Date
07/17/2026

Forest Management Unit	County	Mapped By: Adamczyk	Scale	Page	Of
Cadillac Mgt Unit	Missaukee	Cruised By: Adamczyk	1:10,000	1	2

Township	Range	Section(s) and Subdivision(s)
24N	07W	Sec. 17 N1/2SE; Sec. 18 NENW,N1/2NE; Sec. 7 SESW,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		

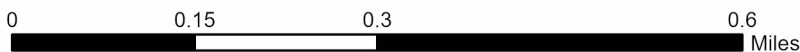
Density

0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
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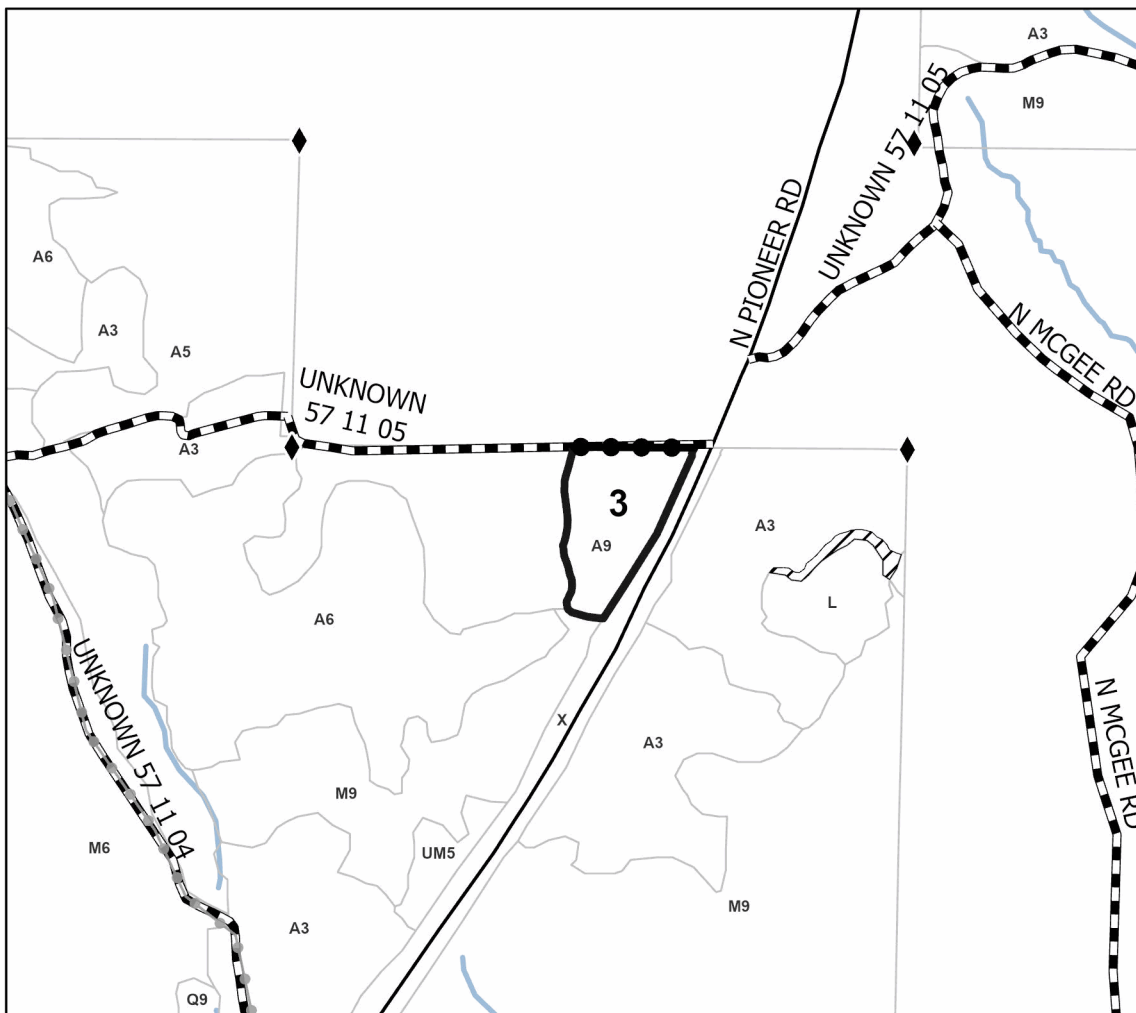
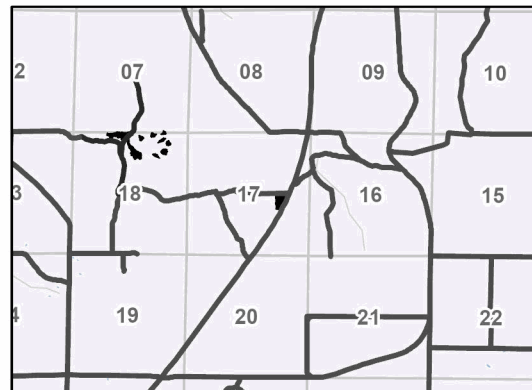
Payment Unit Number	Acres
1	13.6
2	8.9
3	6.3

Militia Oak & Aspen

28.8 Acres



Locator Map 1:100,000



Legend

- Payment Unit
- Private Line (Blue)
- Streams
- Paved Road
- Government Gravel/Dirt
- Survey Grade Corner
- Recreation Trails

Use QR Code to open Map in App

