



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN

TIMBER SALE PROSPECTUS #7928

REVISION NOTICE #1 - September 16, 2026

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on Tuesday, October 13, 2026

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO Box 456, 9966 Twin Lakes Road, Vanderbilt,

This prospectus has been modified with the following changes.

The scheduled bid date and time have been changed. The scheduled bid date and time were Tuesday, October 06 2026 9:00 AM (local time) and **have been changed to Tuesday, October 13 2026 9:00 AM (local time)**. The bid date was rescheduled due to another Forest Management Unit conducting their bid opening on the same date and at the same time.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Mark Monroe at 989-983-4101.



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7928**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on October 6, 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 Little Bits Pine (53-017-26) / T32N, R01W, SEC. 23, SESW.

T32N, R01W, SEC. 25, W1/2NW.

T32N, R01W, SEC. 26, NW, N1/2NE, SENE, N1/2SW, SESW.

T32N, R01W, SEC. 27, NESE.

Otsego County, Advertised Price \$10,397.75, 53.7 Acres, Red Pine, White Pine.

SALE NOTE: Salvage harvest; trees were damaged in 2025 ice storm. At least 1/4 of the trees marked for harvest are missing 50% of their crown, but damage can vary by locations. Around 10% of trees have 90% of their crown missing. No dead trees or trees that looked like they would die within a year were marked for harvest.

Four raptor nests were found in PU3. The sale administrator must check these nests for activity prior to harvest operations in that PU.

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

Ice Little Bits Pine (53-017-26)

T32N, R01W, SEC. 23; T32N, R01W, SEC. 25; T32N, R01W, SEC. 26; T32N, R01W, SEC. 27.

Otsego County (Advertised Price \$10,397.75)

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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		
Red Pine	59.0 MBF	\$ 67.00 / MBF
White Pine	60.0 MBF	\$ 37.00 / MBF
Pulpwood		
Mixed Aspen	47 Cords	\$ 3.30 / Cord
Mixed Hardwood	76 Cords	\$ 5.00 / Cord
Red Pine	95 Cords	\$ 23.15 / Cord
White Pine	324 Cords	\$ 4.60 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.20 percent. There are an estimated 822 cords on this timber sale, plus or minus 166 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 \$1,039.78 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	52.8%
02	13.5%
03	33.7%
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			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
64,916	822	20.20%	656	988

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
16	23,621	299	35.01%	194	404
49	9,074	115	44.93%	63	166
58	6,905	87	53.66%	41	134
69	25,316	320	36.06%	205	436
TOTAL:	64,916	822		503	1,140

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
16	19.7	3	19.7
49	8.9	1	8.9
58	8.5	2	8.5
69	16.6	1	16.6
TOTAL:	53.7		53.7

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Sawtimber	36.8	MBF	25.5	\$5,491.90
	White Pine		29.2	MBF		
	Mixed Aspen	Pulpwood	38	Cords		
	<i>Quaking Aspen</i>		38	<i>Cords</i>		
	Mixed Hardwood		6	Cords		
	<i>Red Maple</i>	<i>Sawtimber</i>	1.5	<i>MBF</i>		
	<i>Red Maple</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	Red Pine		38	Cords		
	White Pine		198	Cords		
	<i>Jack Pine</i>		2	<i>Cords</i>		
	<i>White Pine</i>		185	<i>Cords</i>		
	<i>White Spruce</i>		11	<i>Cords</i>		
	2	Red Pine	Sawtimber	12.4		
White Pine			4.0	MBF		
Mixed Aspen		Pulpwood	9	Cords		
<i>B. T. Aspen</i>			9	<i>Cords</i>		
Mixed Hardwood			22	Cords		
<i>Red Maple</i>		<i>Sawtimber</i>	3.4	<i>MBF</i>		
<i>Red Oak</i>			1.3	<i>MBF</i>		
<i>Red Maple</i>		<i>Pulpwood</i>	9	<i>Cords</i>		
<i>Red Oak</i>			1	<i>Cords</i>		
<i>Sugar Maple</i>			2	<i>Cords</i>		
Red Pine			11	Cords		
White Pine			6	Cords		
<i>White Pine</i>			6	<i>Cords</i>		
3	Red Pine	Sawtimber	9.8	MBF	19.7	\$3,505.10
	White Pine		26.8	MBF		
	Mixed Hardwood	Pulpwood	48	Cords		
	<i>Red Maple</i>		48	<i>Cords</i>		
	Red Pine		46	Cords		
	White Pine		120	Cords		
	<i>White Pine</i>		120	<i>Cords</i>		
TOTAL:			119.0	MBF		
TOTAL:			542	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Little Bits Pine

Sale Number: 53-017-26 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. 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

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

Within Payment Unit(s) 1-3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all trees south of the pink painted line in PU1 are designated for cutting. This is for better access to the east end of PU1.

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 undesigned live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to red and white pine seedlings and saplings.

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 or bermed roads that are reopened must also be blocked 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. The access road at the east end of PU1 has two rows of wood posts; these posts may be cut or disposed of, and a regular earthen mound and stump berm may be put in their place. Contact the Sale Administrator for specific details of design and placement.

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 road locations. The stick nests in PU4 must also be checked for raptor activity. The Unit Manager or his/her representative must be contacted at least 5 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) 1-3, unless changed by written agreement, cutting and skidding are not permitted during the period of March 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.

5.2.40 - Pathway Protection (10/10)

The Shore to Shore Trail is an equestrian trail and is shown on the Timber Sale Map. It runs along Chandler Dam Rd and through PU3.

The High Country Pathway is a hiking, biking, and snowshoeing trail, and is shown on the Timber Sale Map. It touches the southwest corner of PU3.

Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the roads/trail as the centerline.

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.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash, stumps, and/or clean straw bales native to the area as soon as use is complete to prevent erosion. PU3 is the only Payment Unit with significant slopes, ranging from 15% to 25%.

5.8 - Protection of Endangered Species

5.8.5 - Protection of Raptor Nests (3/13)

Four 3 ft diameter stick nests were found in PU3 during sale prep, in close proximity to each other (all inactive as of 7/15/2026 (date found)); one in very good shape, two slightly dilapidated, one moderately dilapidated. Per current raptor nest guidelines, no trees have been marked for harvest within one chain (66 ft) of these nests.

PU3 should be checked for raptor nest activity prior to any logging activity in that unit, and current woodland raptor guidelines need to be followed.

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 Tin Shanty, Chandler Dam, and Rd 85 (the Shore to Shore Trail follows these 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Shore to Shore Trail and the High Country Pathway 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.

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
53-017-26

Date
08/27/2026

Forest Management Unit	County	Mapped By: Mittig	Scale	Page	Of
Pigeon River Country Mgt Unit	Otsego	Cruised By: Mittig	1:13,000	1	2

Township	Range	Section(s) and Subdivision(s)
32N	01W	Sec. 23 SESW; Sec. 25 W1/2NW; Sec. 26 NW,N1/2NE,SENE,N1/2SW,SESW; Sec. 27 NESE;

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

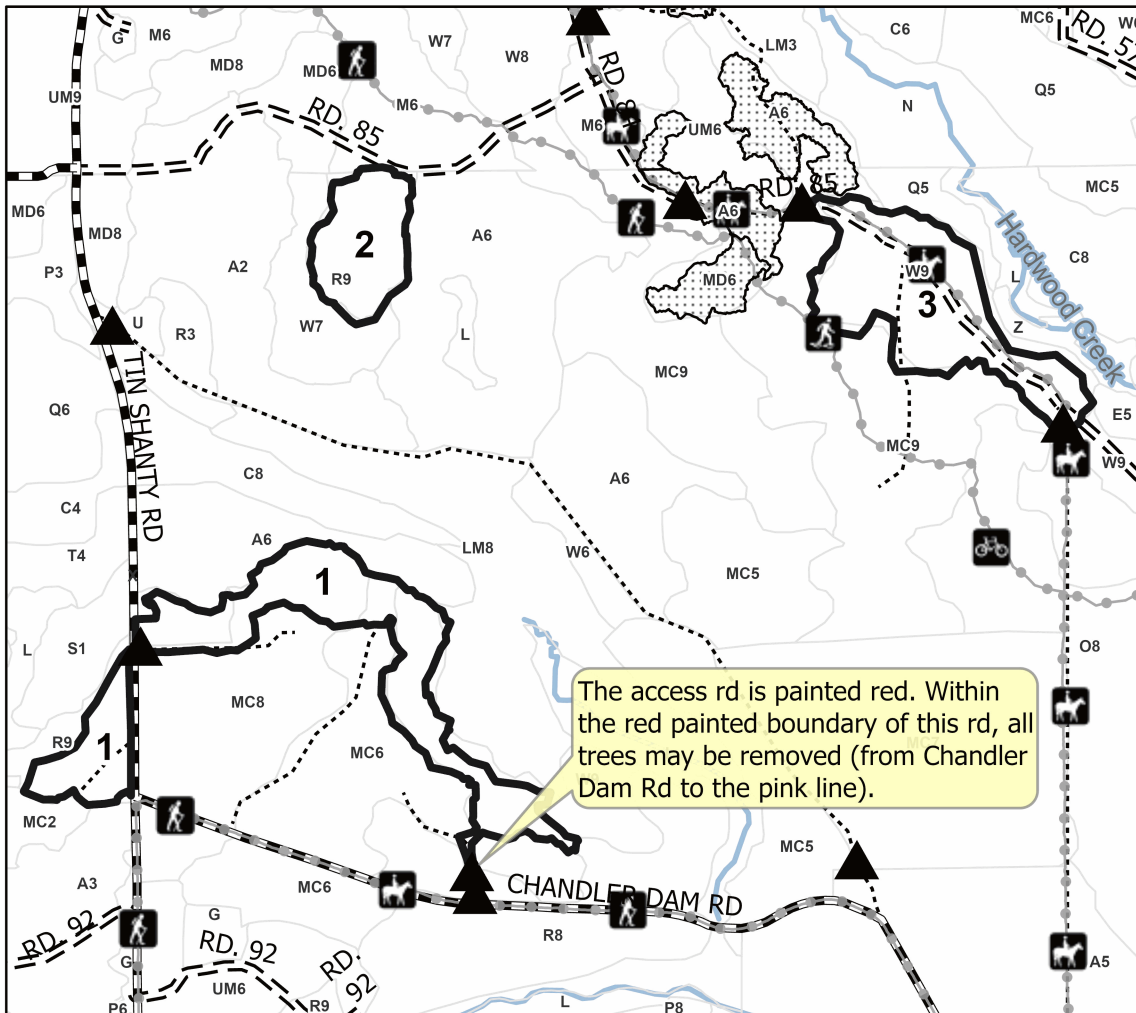
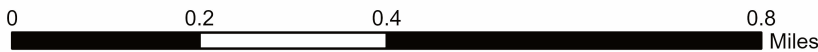
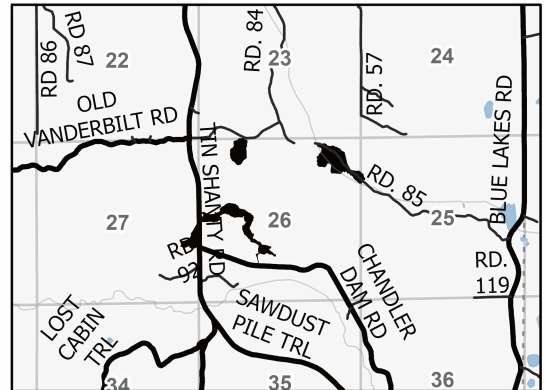
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	25.5
2	8.5
3	19.7

Ice Little Bits Pine

53.7 Acres

Locator Map 1:75,000



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

Use QR Code to open Map in App



TIMBER SALE MAP

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Sale Number
53-017-26

Date
08/27/2026

Forest Management Unit		County	Mapped By: Mittig	Scale 1:15,840	Page	Of
Pigeon River Country Mgt Unit		Otsego	Cruised By: Mittig		2	2
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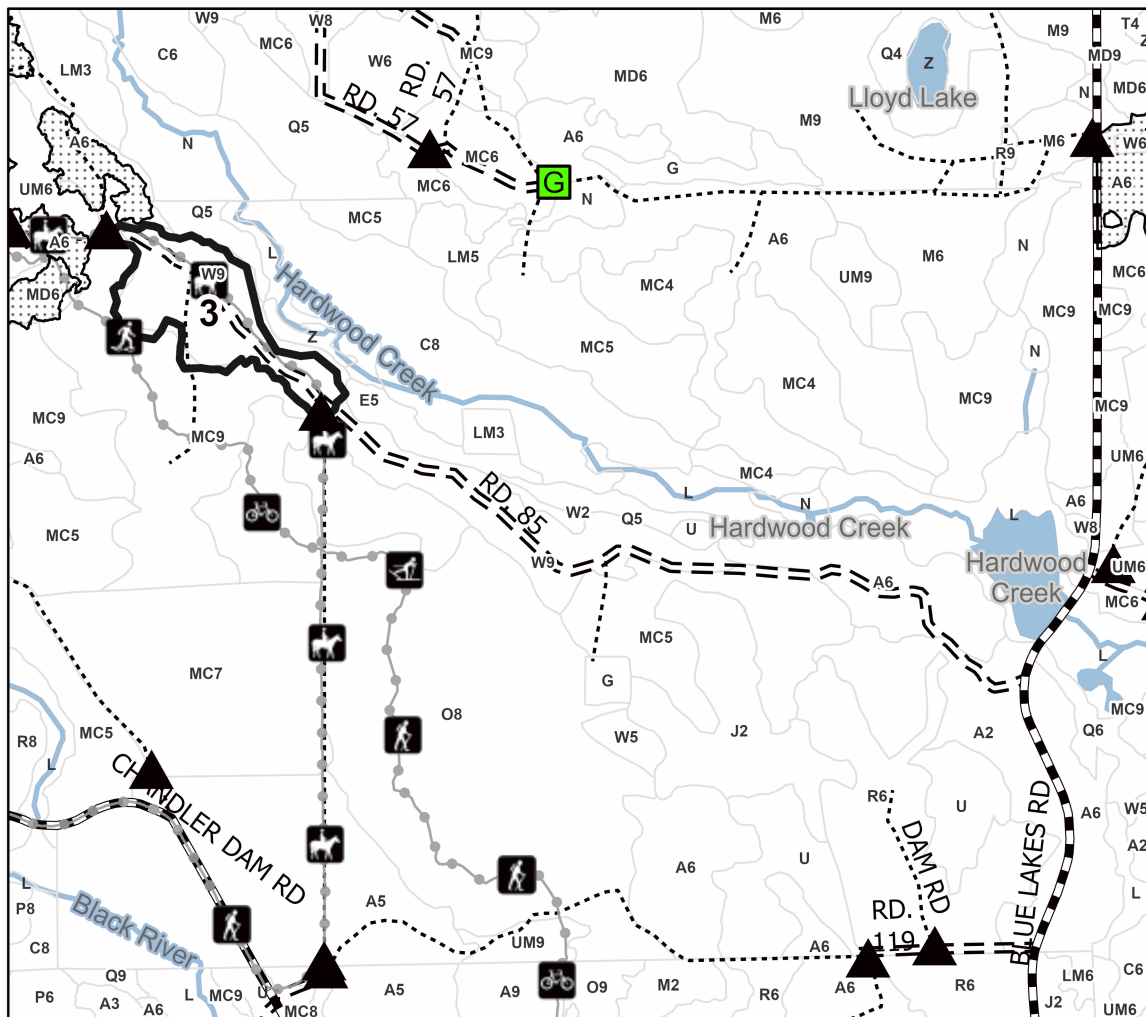
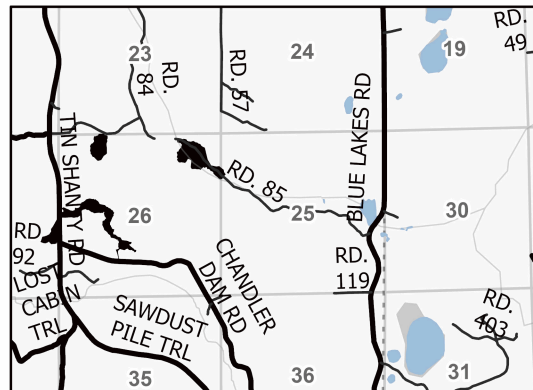
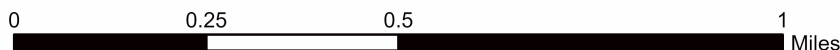
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Locator Map 1:75,000

Payment Unit Number	Acres
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2	8.5
3	19.7

Ice Little Bits Pine

53.7 Acres



Legend

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

Use QR Code to
open Map in App

