



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7887**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on September 3, 2026.

LOCATION: ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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

92 Problems (54-001-24) / T36N, R01E, SEC. 13, NW,NWNE,N1/2SW,SESW,NWSE.

Cheboygan County, Advertised Price \$101,946.15, 92.1 Acres, Aspen, Hardwood.

SALE NOTE: Overall fair to good quality timber. Operation is limited to existing roads; road maintenance will be required. Heavy recreational use area. Payment Units do contain leave trees; please read sale spec '2.1.1 - Clearcut unit(s) with unmerchantable trees' carefully.

Tree list is available upon request.

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

92 Problems (54-001-24)

T36N, R01E, SEC. 13.

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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		
Black/Red (Hybrid) Oak	62.8 MBF	\$ 86.00 / MBF
Red Maple	23.4 MBF	\$ 50.00 / MBF
Red Oak	58.8 MBF	\$ 163.00 / MBF
Red Pine	218.1 MBF	\$ 82.00 / MBF
Pulpwood		
B. T. Aspen	2,644 Cords	\$ 12.95 / Cord
Mixed Oak	657 Cords	\$ 34.55 / Cord
Red Maple	287 Cords	\$ 16.50 / Cord
Red Pine	203 Cords	\$ 30.70 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.05 percent. There are an estimated 4,642 cords on this timber sale, plus or minus 653 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 \$5,097.31 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	26.4%
02	19.4%
03	10.8%
04	9.6%
05	14.2%
06	19.6%

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
366,720	4,642	14.05%	3,990	5,295

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
38	14,393	182	39.60%	110	254
39	108,736	1,376	25.02%	1,032	1,721
41	110,677	1,401	28.54%	1,001	1,801
61	132,914	1,682	23.56%	1,286	2,079
TOTAL:	366,720	4,642		3,429	5,855

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	Black/Red (Hybrid	Sawtimber	33.0	MBF	18.9	\$27,003.60
	Red Maple		5.2	MBF		
	Red Oak		23.3	MBF		
	Red Pine		81.9	MBF		
	B. T. Aspen	Pulpwood	178	Cords		
	Mixed Oak		212	Cords		
	/Red (Hybrid) Oak		113	Cords		
	Red Oak		99	Cords		
	Red Maple		68	Cords		
	Red Pine		86	Cords		
2	Black/Red (Hybrid	Sawtimber	28.2	MBF	13.0	\$19,727.05
	Red Maple		3.1	MBF		
	Red Oak		13.8	MBF		
	Red Pine		55.8	MBF		
	B. T. Aspen	Pulpwood	209	Cords		
	Mixed Oak		142	Cords		
	/Red (Hybrid) Oak		83	Cords		
	Red Oak		59	Cords		
	Red Maple		60	Cords		
	Red Pine		56	Cords		
3	Black/Red (Hybrid	Sawtimber	0.9	MBF	15.8	\$11,054.20
	B. T. Aspen	Pulpwood	642	Cords		
	Mixed Oak		68	Cords		
	/Red (Hybrid) Oak		45	Cords		
	Red Oak		23	Cords		
	Red Maple		19	Cords		
4	Black/Red (Hybrid	Sawtimber	0.7	MBF	13.9	\$9,765.00
	B. T. Aspen	Pulpwood	565	Cords		
	Mixed Oak		61	Cords		
	/Red (Hybrid) Oak		40	Cords		
	Red Oak		21	Cords		
	Red Maple		17	Cords		
5	Red Maple	Sawtimber	6.3	MBF	12.8	\$14,451.00
	Red Oak		9.1	MBF		
	Red Pine		33.7	MBF		
	B. T. Aspen	Pulpwood	441	Cords		
	Mixed Oak		73	Cords		
	Red Oak		73	Cords		
	Red Maple		52	Cords		
	Red Pine		26	Cords		
6	Red Maple	Sawtimber	8.8	MBF	17.7	\$19,945.30
	Red Oak		12.6	MBF		
	Red Pine		46.7	MBF		
	B. T. Aspen	Pulpwood	609	Cords		
	Mixed Oak		101	Cords		
	Red Oak		101	Cords		
	Red Maple		71	Cords		
	Red Pine		35	Cords		
TOTAL:			363.1	MBF		
TOTAL:			3,791	Cords		

Sale Specific Conditions & Requirements

Sale Name: 92 Problems

Sale Number: 54-001-24 Seq#: 3

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. Retention patches are marked with Red X's; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-6, cut all trees that are two (2) inches or more at DBH, with the following exceptions:

-Within Payment Units 1-2 and 5-6, do not cut white pine or any trees marked with green paint.

-Within Payment Units 3 and 4, do not cut any pine.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) valued at \$25,000 or more 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. There will be only one division per Payment Unit.

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5 % of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged Timber.

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 chipped, utilized or otherwise removed from the sale.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

4.1.12 - No New Roads (1/12)

No new roads will be permitted within the Sale Area. All operations are limited to existing roads. Only skid trails and landings will be allowed. The use of the Cross-Country Ski Trail/Road as a haul route, skid trail or road will not be permitted.

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.

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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within PU #1 and #6, 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.

5.2.4 - 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) 1-6 leave one 12-inch or larger diameter (or largest diameter trees within stand) whole tree on the ground for every 2 acres, preferably a hardwood species such as oak or maple or if no hardwoods are present, a pine species (white or red). These trees will be evenly scattered throughout the unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

5.2.29 - Shrub Protection (1/20)

Within Payment Units 1 and 2, do not cut or damage Juniper. 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.

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 Black Lake ORV trail is present within the Sale Area and is shown on the Timber Sale Map. Trees with yellow ORV markers shall be cut off above the markers and at least 5 feet above ground. All stumps within 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.

5.2.40 - Pathway Protection (10/10)

The Black Mountain Pathway is a multi-use, non-motorized trail is within the Sale Area and is shown on the Timber Sale Map. Any trees containing blue pathway markers may be harvested above the markers. In addition, do not cut or damage any posts containing blue pathway markers or trail signs. The Producer will be held responsible for any damages associated with trail signs and/or posts. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. No equipment, log trucks or vehicles will be permitted on the pathway. Skid trails across the pathway within Payment Unit 5 will be limited to two (2) crossings. Talk to Sale Administrator about location.

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 access 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 Black Mountain Pathway and the Black Lake ORV 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.

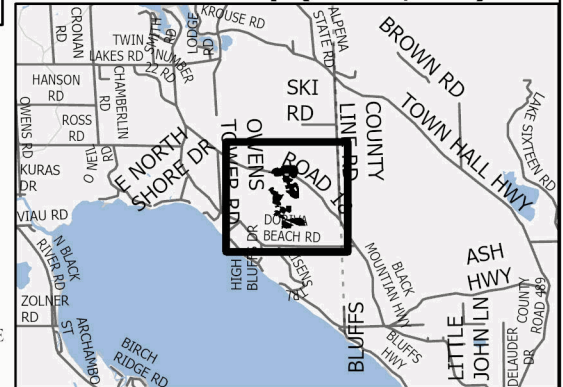
Forest Management Unit		County	Mapped By: T.Kubitskey	Scale 1:15,840	Page 1	Of 1
Atlanta Mgt Unit		Cheboygan	Cruised By: T.Kubitskey			
Township 36N	Range 01E	Section(s) and Subdivision(s) Sec. 13 NW,NWNE,N1/2SW,SESW,NWSE;				

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

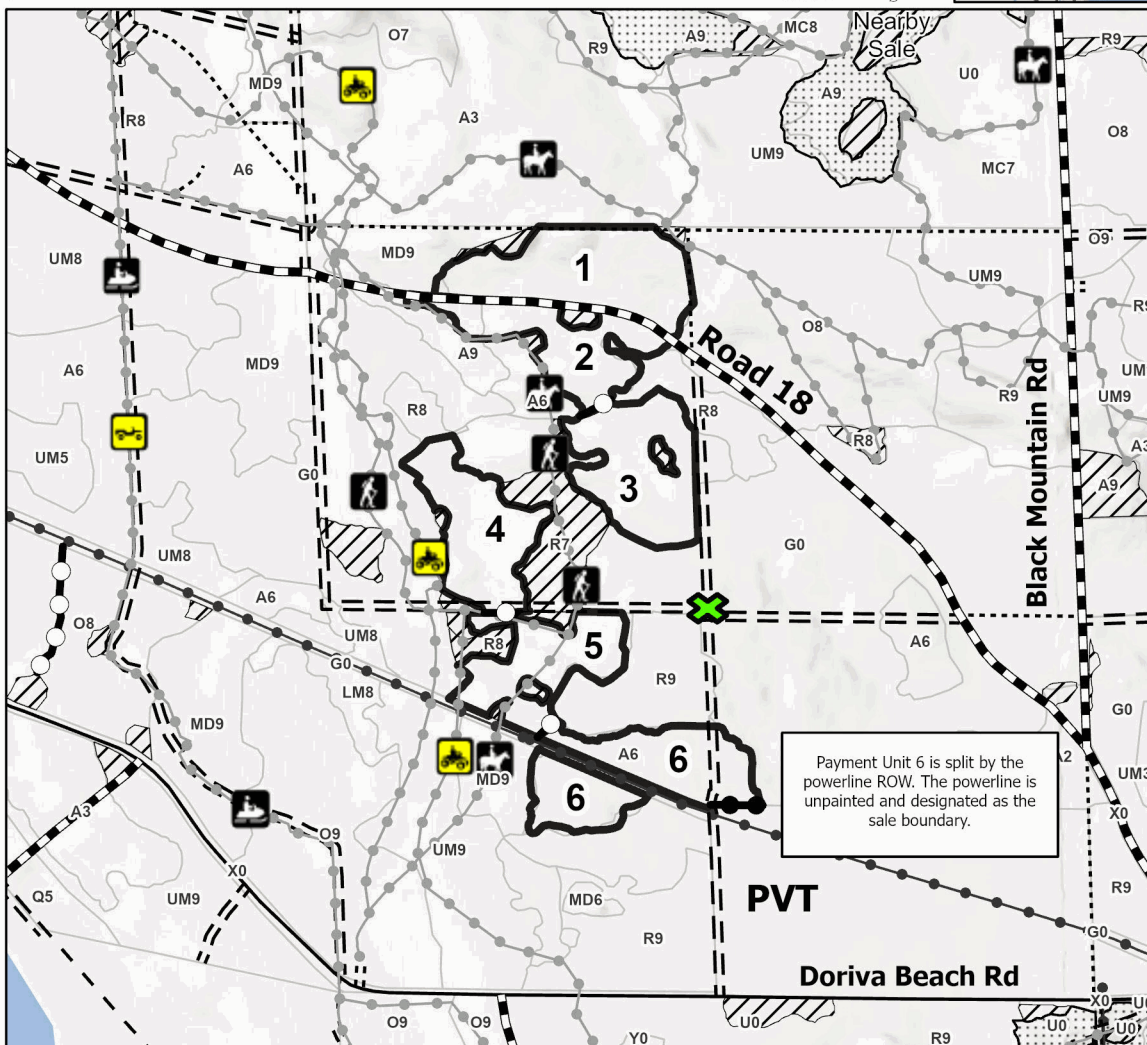
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map (1:200,000)

PU #	Acres	PU #	Acres
1	18.9	4	13.9
2	13	5	12.8
3	15.8	6	17.7

92 Problems
92.1 Acres
 Compartment 176

0 0.25 0.5 1 Miles

**Legend**

- Sale Boundary (Red)
- Payment Unit (Yellow)
- Private Line (Blue)
- Nearby Timber Sale
- Stand
- Retention Areas (Red)
- Recreational Trail
- Pipeline
- Powerline
- Forest Access Route
- Administrative Access Only
- Paved Road
- County Gravel/Dirt
- Private Gravel/Dirt

-84.2592674°W
45.5023136°N

Use QR Code to open Map in App

