DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7930

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on November 12, 2026.**
LOCATION: **ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837**.

CONTACT NAME: Dan Racine
PHONE NUMBER: (906) 789-8231

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

Mighty Makosky (33-003-26) / T38N, R24W, SEC. 15, S1/2SE.
T38N, R24W, SEC. 22, N1/2NE,SENE,NESE,S1/2SE.
T38N, R24W, SEC. 23, NW,NWSW,S1/2SW.
T38N, R24W, SEC. 26, N1/2NW.
Delta County, Advertised Price $49,363.85, 147.7 Acres, Hardwood, Spruce/Fir/ Tamarack.
SALE NOTE: Within Payment Unit(s) 1, 2, 3, and 4, unless agreed to by the Unit Manager or his/her representative, cutting,
skidding, and hauling are limited to frozen winter conditions, or dry summer conditions. This restriction is because
of low wet ground.

TIMBER SALE INFORMATION

Mighty Makosky (33-003-26)
T38N, R24W, SEC. 15; T38N, R24W, SEC. 22; T38N, R24W, SEC. 23; T38N, R24W, SEC. 26.
Delta County (Advertised Price $49,363.85)

SALE NOTE: Within Payment Unit(s) 1, 2, 3, and 4, unless agreed to by the Unit Manager or his/her representative, cutting, skidding, and hauling are limited to frozen winter conditions, or dry summer conditions. This restriction is because of low wet ground.

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE	
Sawtimber				
Paper Birch	4.8	MBF	$ 73.00	/ MBF
Red Maple	22.1	MBF	$ 101.00	/ MBF
Yellow Birch	1.5	MBF	$ 31.00	/ MBF
Pulpwood				
Balsam Fir	274	Cords	$ 8.60	/ Cord
Misc. Species 2	65	Cords	$ 3.75	/ Cord
Mixed Aspen	522	Cords	$ 23.10	/ Cord
Mixed Hardwood	810	Cords	$ 15.75	/ Cord
Mixed Spruce	210	Cords	$ 10.05	/ Cord
Red Pine	92	Cords	$ 69.55	/ Cord
Tamarack	106	Cords	$ 7.05	/ Cord
White Pine	541	Cords	$ 18.60	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.45 percent. There are an estimated 2,688 cords on this timber sale, plus or minus 389 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 $2,468.19 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	8.3%
02	7.4%
03	17.1%
04	4.6%
05	11.4%
06	19.2%
07	14.6%
08	17.4%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2030.

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
212,387	2,688	14.45%	2,300	3,077

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
1	4,229	54	151.69%	0	135
4	64,912	822	20.91%	650	993
12	23,744	301	31.86%	205	396
15	46,609	590	36.32%	376	804
23	72,893	923	28.58%	659	1,186
TOTAL:	**212,387**	**2,688**		**1,889**	**3,515**

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
1	1.3	2	1.3
4	64.5	1	17.8
		3	36.9
		4	9.8
12	21.0	5	21.0
15	19.2	6	19.2
23	41.7	7	19.0
		8	22.7
TOTAL:	**147.7**		**147.7**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Spruce	Pulpwood	41	Cords	17.8	$4,078.55
	Black Spruce		*41*	*Cords*		
	Red Pine		11	Cords		
	Tamarack		29	Cords		
	White Pine		145	Cords		
2	Red Pine	Pulpwood	52	Cords	1.3	$3,672.40
	White Pine		3	Cords		
3	Mixed Spruce	Pulpwood	86	Cords	36.9	$8,455.40
	Black Spruce		*86*	*Cords*		
	Red Pine		23	Cords		
	Tamarack		61	Cords		
	White Pine		299	Cords		
4	Mixed Spruce	Pulpwood	23	Cords	9.8	$2,249.25
	Black Spruce		*23*	*Cords*		
	Red Pine		6	Cords		
	Tamarack		16	Cords		
	White Pine		80	Cords		
5	Paper Birch	Sawtimber	4.8	MBF	21.0	$5,621.15
	Red Maple		18.2	MBF		
	Yellow Birch		1.5	MBF		
	Balsam Fir	Pulpwood	35	Cords		
	Mixed Hardwood		164	Cords		
	Balsam Poplar		*6*	*Cords*		
	Paper Birch		*52*	*Cords*		
	Red Maple		*95*	*Cords*		
	Yellow Birch		*11*	*Cords*		
	Mixed Spruce		37	Cords		
	White Spruce		*37*	*Cords*		
	White Pine		7	Cords		
6	Balsam Fir	Pulpwood	176	Cords	19.2	$9,501.40
	Misc. Species 2		16	Cords		
	Mixed Aspen		231	Cords		
	Quaking Aspen		*231*	*Cords*		
	Mixed Hardwood		159	Cords		
	American Elm		*4*	*Cords*		
	Balsam Poplar		*26*	*Cords*		
	Paper Birch		*28*	*Cords*		
	Red Maple		*97*	*Cords*		
	Sugar Maple		*4*	*Cords*		
	Mixed Spruce		5	Cords		
	White Spruce		*5*	*Cords*		
	White Pine		2	Cords		
7	Red Maple	Sawtimber	1.8	MBF	19.0	$7,200.10
	Balsam Fir	Pulpwood	29	Cords		
	Misc. Species 2		22	Cords		
	Mixed Aspen		133	Cords		
	B. T. Aspen		*41*	*Cords*		
	Quaking Aspen		*92*	*Cords*		
	Mixed Hardwood		222	Cords		
	Balsam Poplar		*97*	*Cords*		
	Paper Birch		*19*	*Cords*		
	Red Maple		*103*	*Cords*		
	Yellow Birch		*3*	*Cords*		
	Mixed Spruce		8	Cords		
	Black Spruce		*6*	*Cords*		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	*White Spruce*	*Pulpwood*	*2*	*Cords*		
	White Pine		2	Cords		
8	Red Maple	Sawtimber	2.1	MBF	22.7	$8,585.60
	Balsam Fir	Pulpwood	34	Cords		
	Misc. Species 2		27	Cords		
	Mixed Aspen		158	Cords		
	B. T. Aspen		*49*	*Cords*		
	Quaking Aspen		*109*	*Cords*		
	Mixed Hardwood		265	Cords		
	Balsam Poplar		*116*	*Cords*		
	Paper Birch		*23*	*Cords*		
	Red Maple		*123*	*Cords*		
	Yellow Birch		*3*	*Cords*		
	Mixed Spruce		10	Cords		
	Black Spruce		*8*	*Cords*		
	White Spruce		*2*	*Cords*		
	White Pine		3	Cords		
		TOTAL:	28.4	MBF		
		TOTAL:	2,620	Cords		

Sale Specific Conditions & Requirements

Sale Name: Mighty Makosky **Sale Number: 33-003-26 Seq#: 1**

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 paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut within Payment Units 1, 3, 4, 7, and 8.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 6, 7, and 8, cut all trees that are three (3) inches or more at DBH except,

Within Payment Unit(s) 6, do not cut any hemlock.

Within Payment Unit(s) 7 & 8, do not cut hemlock or cedar and trees that are twenty-six (26) inches or greater in diameter.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)
Within Payment Unit(s) 1, 3, 4, and 5, cut all trees which meet minimum piece specifications in 2.2 Utilization , except:

Within Payment Unit 5, leave all cedar and hemlock, and trees marked with green paint. Also do not harvest any trees twenty-six (26) inches or greater in diameter.

Within Payment Units 1, 3, 4, leave all trees marked with green paint.

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.9 - Harvest Exception (12/24)
Do not cut any cedar or hemlock in payment unit 5, and also do not cut any hemlock within payment units 6, 7, and 8 other than those that are necessary to remove in order to operate within the Sale Area. Every effort must be made to preserve the existing cedar and hemlock and to leave an intact stand upon sale completion. All cut cedar and hemlock shall be piled separately by product and scaled in the woods, unless other scaling arrangements are agreed to by the Unit Manager or his/her representative. Stumpage price for cedar shall be $25.00 per cord, and Hemlock shall be $30.00 per cord.

2.1.11 - Description of Timber Note (2/04)
Note that Misc Species 2 is dying ash trees.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)
Payment Unit(s) with a value greater than $18,000 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. In addition, extreme care should be taken to avoid damage to cedar and hemlock seedlings and saplings. Within the Sale Area, if more than 50% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at $100 per acre for all acreage within that specified portion of the Sale Area that was damaged.

4 - Transportation

4.1 - Construction

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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

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 wet weather conditions.

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. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

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

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)
Within Payment Unit(s) 1, 2, 3, and 4, cutting, skidding, and hauling are limited to the period of December 1st to March 31st, unless there is an extended dry or frozen period and the sale administrator allows harvesting during that period of time. This restriction is because of low wet ground within Payment Units 1, 2, 3, and 4.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)
It is recommended, but not required, that within Payment Unit(s) 5, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of low wet ground.

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.

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 Makosky Road 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.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from Emerald Ash Borer and Spruce Budworm. 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.

Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
33-003-26	08/18/2026

Forest Management Unit	County	Mapped By: George Wilson	Scale	Page	Of
Escanaba Mgt Unit	Delta	Cruised By: George Wilson	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
38N	24W	Sec. 15 S1/2SE; Sec. 22 N1/2NE,SENE,NESE,S1/2SE; Sec. 23 NW,NWSW,S1/2SW; Sec. 26 N1/2NW;

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	Payment Unit Number	Acres
1	17.8	5	21
2	1.3	6	19.2
3	36.9	7	18.9
4	9.8	8	22.7

Mighty Makosky

147.7 Acres

Compartment 82

