DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7947

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on November 10, 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 Rangeline East Hardwoods (53-019-26) / T32N, R01W, SEC. 18, NWNW,S1/2NW,SW.
T32N, R02W, SEC. 13, E1/2NE,NESE.
Otsego County, Advertised Price $15,909.15, 101.6 Acres, Hardwood, Sugar Maple.
SALE NOTE: Most trees marked for harvest have some kind of damage from the ice storm of March 2025, with broken crowns being the most common form of damage.

TIMBER SALE INFORMATION

Ice Rangeline East Hardwoods (53-019-26)
T32N, R01W, SEC. 18; T32N, R02W, SEC. 13.
Otsego County (Advertised Price $15,909.15)

SALE NOTE: Most trees marked for harvest have some kind of damage from the ice storm of March 2025, with broken crowns being the most common form of damage.

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				
Basswood	81.6	MBF	$ 37.00	/ MBF
Sugar Maple	137.9	MBF	$ 50.00	/ MBF
Pulpwood				
B. T. Aspen	28	Cords	$ 3.00	/ Cord
Basswood	216	Cords	$ 12.90	/ Cord
Mixed Hardwood	437	Cords	$ 7.15	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.68 percent. There are an estimated 1,194 cords on this timber sale, plus or minus 211 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 $1,590.92 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	26.4%
02	44.3%
03	15.0%
04	14.3%

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
94,291	1,194	17.68%	982	1,405

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
6	64,228	813	22.66%	629	997
206	11,549	146	32.45%	99	194
306	18,514	234	41.99%	136	333
TOTAL:	**94,291**	**1,194**		**863**	**1,524**

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
6	74.9	1	28.0
		2	46.8
		3	0.1
206	4.3	4	4.3
306	22.4	3	22.4
TOTAL:	**101.6**		**101.6**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	21.5	MBF	28.0	$4,202.95
	Sugar Maple		38.4	MBF		
	Basswood	Pulpwood	56	Cords		
	Mixed Hardwood		107	Cords		
	Beech		*4*	*Cords*		
	Ironwood		*4*	*Cords*		
	Sugar Maple		*99*	*Cords*		
2	Basswood	Sawtimber	35.9	MBF	46.8	$7,045.05
	Sugar Maple		64.2	MBF		
	Basswood	Pulpwood	94	Cords		
	Mixed Hardwood		181	Cords		
	Beech		*7*	*Cords*		
	Ironwood		*7*	*Cords*		
	Sugar Maple		*167*	*Cords*		
3	Basswood	Sawtimber	11.7	MBF	22.5	$2,382.05
	Sugar Maple		8.3	MBF		
	B. T. Aspen	Pulpwood	28	Cords		
	Basswood		52	Cords		
	Mixed Hardwood		109	Cords		
	Red Oak	*Sawtimber*	*0.9*	*MBF*		
	Beech	*Pulpwood*	*66*	*Cords*		
	Ironwood		*8*	*Cords*		
	Sugar Maple		*33*	*Cords*		
4	Basswood	Sawtimber	12.5	MBF	4.3	$2,279.10
	Sugar Maple		27.0	MBF		
	Basswood	Pulpwood	14	Cords		
	Mixed Hardwood		40	Cords		
	Sugar Maple		*40*	*Cords*		
		TOTAL:	219.5	MBF		
		TOTAL:	681	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Rangeline East Hardwoods **Sale Number: 53-019-26 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 red and yellow 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

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 4, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint. Note that this Payment Unit is split into four separate small patch clearcuts located along Rangeline Road.

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, cut all aspen, beech, and ironwood trees, except for those marked with green paint.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)
The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

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.

4.1.7 - Road Closure (10/11)
Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. 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.

4.1.12 - No New Roads (1/12)
No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

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 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.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)
No brush or logging debris is to be left in the maintained wildlife opening which is indicated by 'G' on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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, 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.

5.4 - 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.

5.8 - 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 Rangeline and Ford Lake 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.

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 ice storm of March 2025. 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
53-019-26	09/20/2026

Forest Management Unit	County	Mapped By: Rekowski	Scale	Page	Of
Pigeon River Country Mgt Unit	Otsego	Cruised By: Rekowski	1:12,000	1	1

Township	Range	Section(s) and Subdivision(s)
32N	01W / 02W	Sec. 13 E1/2NE,NESE; Sec. 18 NWNW,S1/2NW,SW;

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	28.1
2	46.8
3	22.4
4	4.3

