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:

Lagoon Hardwoods (33-028-26) / T35N, R25W, SEC. 16, SENW,N1/2NE,SWNE,NESW,NWSE.
T35N, R25W, SEC. 9 , SE.
Menominee County, Advertised Price $31,064.15, 101.4 Acres, Hardwood, Spruce/Fir/ Tamarack.

SALE NOTE: Payment Units 1 and 6 are limited to the period of December 1st to March 31st, unless there is an extended dry period. Payment Unit 1, needs to be accessed through private property. The Camp O Road, is also the Forest Island Route, so it needs to be kept clear of debris and properly signed.

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

Lagoon Hardwoods (33-028-26)
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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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE
Sawtimber			
Red Maple	90.2	MBF	$ 101.00 / MBF
Sugar Maple	3.1	MBF	$ 230.00 / MBF
Pulpwood			
Balsam Fir	95	Cords	$ 8.60 / Cord
Green Ash	546	Cords	$ 7.50 / Cord
Mixed Hardwood	890	Cords	$ 15.75 / Cord
Mixed Spruce	25	Cords	$ 10.05 / Cord
N. White Cedar	52	Cords	$ 7.15 / Cord
Quaking Aspen	28	Cords	$ 23.10 / Cord
White Pine	56	Cords	$ 18.60 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.20 percent. There are an estimated 1,912 cords on this timber sale, plus or minus 252 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 $1,553.21 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	6.2%
02	20.0%
03	16.6%
04	18.6%
05	22.7%
06	15.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
151,056	1,912	13.20%	1,660	2,165

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
56	19,588	248	15.53%	209	286
59	30,161	382	26.54%	280	483
60	101,308	1,282	17.95%	1,052	1,513
TOTAL:	**151,056**	**1,912**		**1,542**	**2,282**

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
56	12.4	1	12.4
59	36.4	6	36.4
60	52.6	2	13.5
		3	11.2
		4	12.6
		5	15.3
TOTAL:	**101.4**		**101.4**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	5	Cords	12.4	$1,939.30
	Green Ash		228	Cords		
	Green Ash		*228*	*Cords*		
	Mixed Hardwood		8	Cords		
	Red Maple		*8*	*Cords*		
	Mixed Spruce		6	Cords		
	White Spruce		*6*	*Cords*		
2	Red Maple	Sawtimber	22.0	MBF	13.5	$6,217.20
	Sugar Maple		0.8	MBF		
	Balsam Fir	Pulpwood	19	Cords		
	Green Ash		37	Cords		
	Green Ash		*37*	*Cords*		
	Mixed Hardwood		189	Cords		
	Red Maple		*183*	*Cords*		
	Sugar Maple		*6*	*Cords*		
	Mixed Spruce		4	Cords		
	Black Spruce		*1*	*Cords*		
	White Spruce		*3*	*Cords*		
	N. White Cedar		13	Cords		
	White Pine		14	Cords		
3	Red Maple	Sawtimber	18.2	MBF	11.2	$5,155.45
	Sugar Maple		0.7	MBF		
	Balsam Fir	Pulpwood	16	Cords		
	Green Ash		31	Cords		
	Green Ash		*31*	*Cords*		
	Mixed Hardwood		157	Cords		
	Red Maple		*152*	*Cords*		
	Sugar Maple		*5*	*Cords*		
	Mixed Spruce		3	Cords		
	Black Spruce		*1*	*Cords*		
	White Spruce		*2*	*Cords*		
	N. White Cedar		11	Cords		
	White Pine		11	Cords		
4	Red Maple	Sawtimber	20.5	MBF	12.6	$5,788.25
	Sugar Maple		0.7	MBF		
	Balsam Fir	Pulpwood	17	Cords		
	Green Ash		34	Cords		
	Green Ash		*34*	*Cords*		
	Mixed Hardwood		177	Cords		
	Red Maple		*171*	*Cords*		
	Sugar Maple		*6*	*Cords*		
	Mixed Spruce		4	Cords		
	Black Spruce		*1*	*Cords*		
	White Spruce		*3*	*Cords*		
	N. White Cedar		12	Cords		
	White Pine		13	Cords		
5	Red Maple	Sawtimber	25.0	MBF	15.3	$7,037.40
	Sugar Maple		0.9	MBF		
	Balsam Fir	Pulpwood	21	Cords		
	Green Ash		42	Cords		
	Green Ash		*42*	*Cords*		
	Mixed Hardwood		215	Cords		
	Red Maple		*207*	*Cords*		
	Sugar Maple		*8*	*Cords*		
	Mixed Spruce		3	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	*White Spruce*	*Pulpwood*	*3*	*Cords*		
	N. White Cedar		16	Cords		
	White Pine		15	Cords		
6	Red Maple	Sawtimber	4.5	MBF	36.4	$4,926.55
	Balsam Fir	Pulpwood	17	Cords		
	Green Ash		174	Cords		
	Black Ash		*15*	*Cords*		
	Green Ash		*159*	*Cords*		
	Mixed Hardwood		144	Cords		
	Balsam Poplar		*66*	*Cords*		
	Red Maple		*78*	*Cords*		
	Mixed Spruce		5	Cords		
	White Spruce		*5*	*Cords*		
	Quaking Aspen		28	Cords		
	White Pine		3	Cords		
		TOTAL:	93.3	MBF		
		TOTAL:	1,692	Cords		

Sale Specific Conditions & Requirements

Sale Name: Lagoon Hardwoods **Sale Number: 33-028-26 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. 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. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid for.

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 three (3) inches or more at DBH, with the following exceptions.

Within Payment Unit 1, do not cut cedar and beech. In addition, do not cut trees marked with green paint or spruce and fir less than seven (7) inches at DBH.

Within Payment Units 2 - 5, do not cut hemlock or white pine, spruce and beech less then five (5) inches at DBH. In addition, do not cut trees marked with green paint.

Within Payment Unit 6, do not cut cedar.

2.1.9 - Harvest Exception (12/24)
Do not cut any cedar trees in Payment Unit 6 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 to leave an intact stand upon sale completion. All cut cedar 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.

2.1.11 - Description of Timber Note (2/04)
Note that the green ash volume contains some black ash. All ash is in a state of decline, with some mortality from the emerald ash borer and should be cut as soon as possible. The price has been lowered due to the poor condition of the ash, with most green ash still being salvageable.

2.1.15 - Hazard Trees Near Roads (12/24)
Cut and remove all standing dead trees within 100 feet of the cleared portion of the Camp O Road. These trees may be utilized or must be scattered back into the Sale Area.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)
Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Units 2 - 5.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)
Payment Unit(s) $18,000 in value or greater 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.

4 - Transportation

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 during other 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.

4.4 - Access

4.4.1 - Private property access (3/11)
Permission for access across private land to harvest Payment Unit 1, is the responsibility of the Purchaser.

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 and 6, cutting and skidding 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 each Payment Unit.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)
It is recommended, but not required, that within Payment Unit(s) 4, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is because of some lower ground within portions of the Payment Unit.

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 the Camp O Road/Forest Island ORV Route prior to beginning operations. The road must be posted at appropriate distances from the Sale Area approximately 350 feet 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. The Camp O Road is part of the Forest Island ORV Route. This road/trail must be kept clear of debris and all posts must be protected.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)
The Sale Area has received damage from the emerald ash borer. 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
33-028-26	08/31/2026

Forest Management Unit	County	Mapped By: Beaudo	Scale	Page	Of
Escanaba Mgt Unit	Menominee	Cruised By: Salter, Beaudo	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
35N	25W	Sec. 16 SENW,N1/2NE,SWNE,NESW,NWSE; Sec. 9 SE;

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

