DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7921

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on October 29, 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:

Bearly Aspen (54-029-24) / T34N, R07E, SEC. 29, SENW,NESW,NWSE.
T34N, R07E, SEC. 32, W1/2NE.
Presque Isle County, Advertised Price $4,342.65, 28.6 Acres, Aspen, Hardwood.
SALE NOTE: There are special protection trees in Payment Unit 1. Refer to sale spec 3.4.2 for details.

TIMBER SALE INFORMATION

Bearly Aspen (54-029-24)
T34N, R07E, SEC. 29; T34N, R07E, SEC. 32.
Presque Isle County (Advertised Price $4,342.65)

SALE NOTE: There are special protection trees in Payment Unit 1. Refer to sale spec 3.4.2 for details.

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				
Sugar Maple	10.4	MBF	$ 81.00	/ MBF
Pulpwood				
Balsam Fir	12	Cords	$ 10.80	/ Cord
Mixed Aspen	136	Cords	$ 7.70	/ Cord
Mixed Hardwood	129	Cords	$ 9.25	/ Cord
Mixed Spruce	27	Cords	$ 3.70	/ Cord
Paper Birch	115	Cords	$ 7.80	/ Cord
Red Pine	5	Cords	$ 21.05	/ Cord
White Pine	3	Cords	$ 9.35	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 26.20 percent. There are an estimated 451 cords on this timber sale, plus or minus 118 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 $1,000.00 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	35.5%
02	64.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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
35,616	451	26.20%	333	569

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
48	10,485	133	46.68%	71	195
71	25,131	318	32.84%	214	423
TOTAL:	**35,616**	**451**		**284**	**617**

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
48	8.3	1	8.3
71	20.3	2	20.3
TOTAL:	**28.6**		**28.6**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Sugar Maple	Sawtimber	5.7	MBF	8.3	$1,539.95
	Mixed Aspen	Pulpwood	23	Cords		
	Quaking Aspen		*23*	*Cords*		
	Mixed Hardwood		54	Cords		
	Sugar Maple		*54*	*Cords*		
	Paper Birch		38	Cords		
	Red Pine		5	Cords		
	Red Pine	*Sawtimber*	*0.6*	*MBF*		
	Red Pine	*Pulpwood*	*4*	*Cords*		
2	Sugar Maple	Sawtimber	4.7	MBF	20.3	$2,802.70
	Balsam Fir	Pulpwood	12	Cords		
	Mixed Aspen		113	Cords		
	B. T. Aspen		*22*	*Cords*		
	Quaking Aspen		*91*	*Cords*		
	Mixed Hardwood		75	Cords		
	Ironwood		*18*	*Cords*		
	Sugar Maple		*57*	*Cords*		
	Mixed Spruce		27	Cords		
	Black Spruce		*11*	*Cords*		
	White Spruce		*16*	*Cords*		
	Paper Birch		77	Cords		
	White Pine		3	Cords		
	White Pine	*Sawtimber*	*1.2*	*MBF*		
	White Pine	*Pulpwood*	*1*	*Cords*		
		TOTAL:	10.4	MBF		
		TOTAL:	427	Cords		

Sale Specific Conditions & Requirements

Sale Name: Bearly Aspen **Sale Number: 54-029-24 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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red 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.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 1 and 2, cut all trees that are 2 inches or more at DBH, except do not cut trees marked with teal paint in Payment Unit 1.

Special protection trees identified in accordance with 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

3 - Payments

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)
The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with teal paint or designated species, size, etc. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay $250 per tree as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated 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 dispersed throughout the sale, chipped, utilized or otherwise removed from 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, and 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 roads that are reopened shall be considered new roads. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. 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 a Payment Unit to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 10 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

5.2.2 - 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

5.2.3.11 - Coppice Regeneration Protection (4/10)
Timber harvesting in Payment Unit 2 must be completed before significant aspen sprouting occurs in that Payment Unit so as to minimize damage to the new regeneration. Any post-harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

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) 2, leave one 12-inch diameter or larger log-length (8ft minimum) piece or whole tree on the ground for every two acres, preferably a hardwood species such as oak or maple or if no hardwoods present, a pine species (white or red). These trees will be scattered throughout the unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

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 is 12 inches or greater in depth and 50 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 Miller 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.

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
54-029-24	09/20/2024

Forest Management Unit	County	Mapped By: Allison Bundschuh	Scale	Page	Of
Atlanta Mgt Unit	Presque Isle	Cruised By: Allison Bundschuh	1:10,000	1	2

Township	Range	Section(s) and Subdivision(s)
34N	07E	Sec. 29 SENW,NESW,NWSE; Sec. 32 W1/2NE;

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

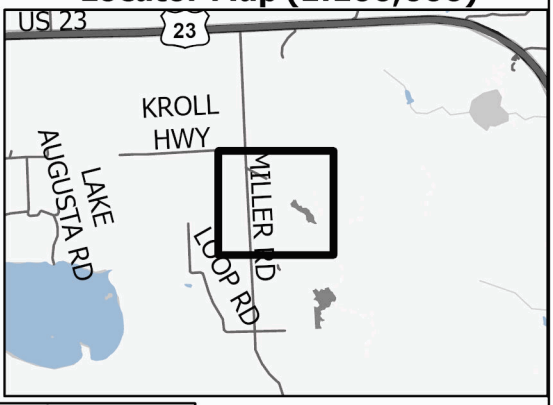
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU #	Acres
1	8.3
2	20.3

Bearly Aspen

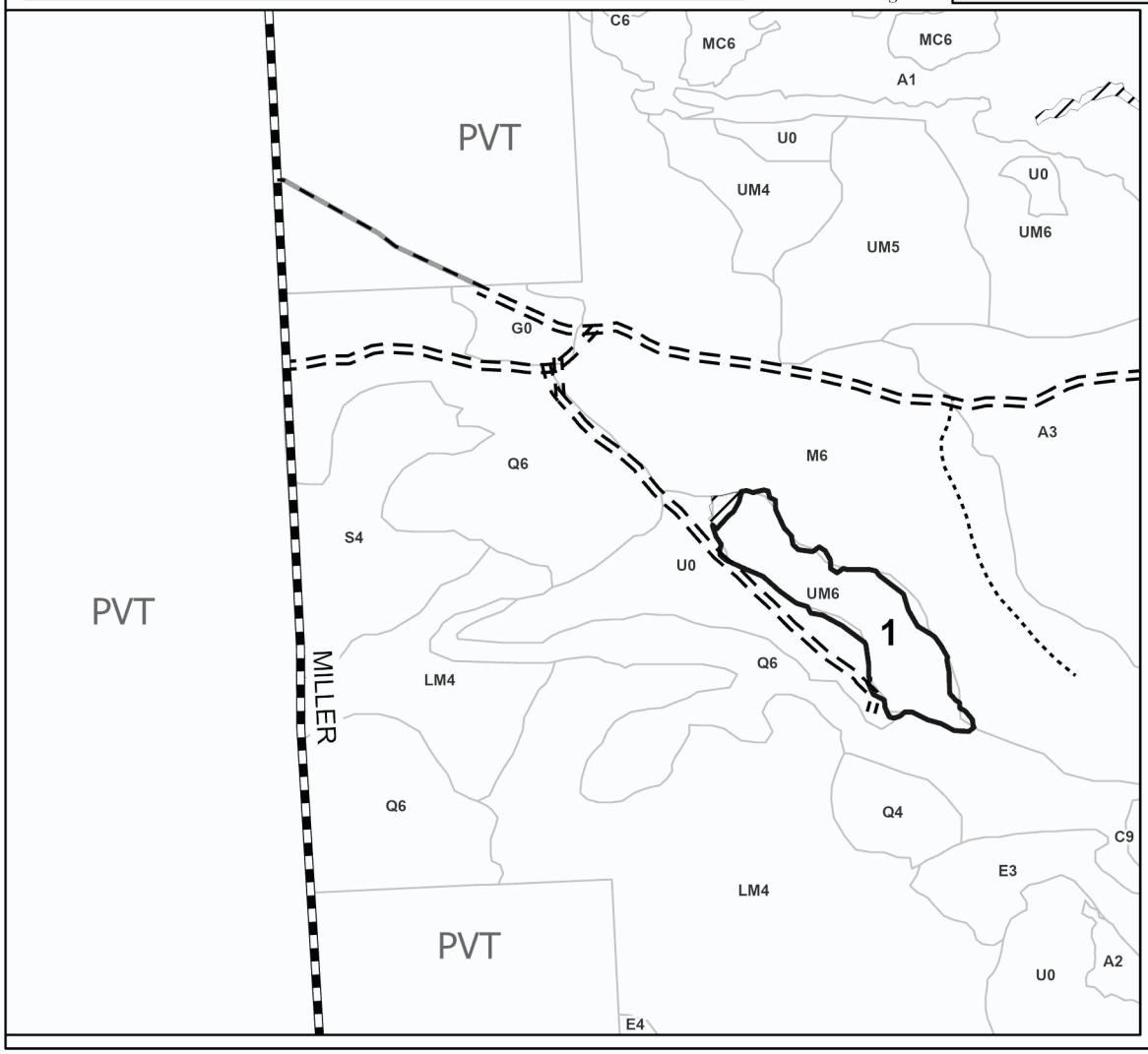
28.6 Acres

Locator Map (1:100,000)



0 0.15 0.3 0.6 Miles

N W E S



Legend

- Sale Boundary-Red
- Stand
- Retention Areas
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

Use QR Code to open Map in App

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
54-029-24	09/20/2024

Forest Management Unit	County	Mapped By: Allison Bundschuh	Scale	Page	Of
Atlanta Mgt Unit	Presque Isle	Cruised By: Allison Bundschuh	1:10,000	2	2

Township	Range	Section(s) and Subdivision(s)
34N	07E	Sec. 29 SENW,NESW,NWSE; Sec. 32 W1/2NE;

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

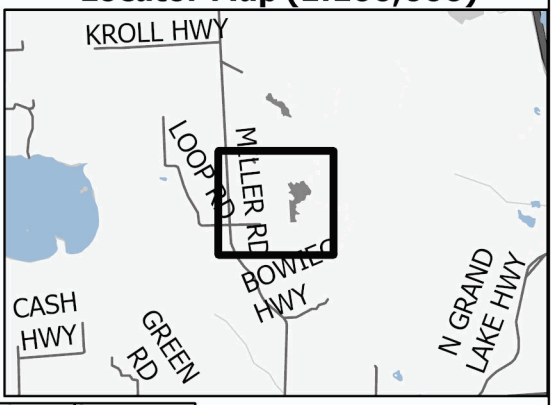
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

PU #	Acres
1	8.3
2	20.3

Bearly Aspen

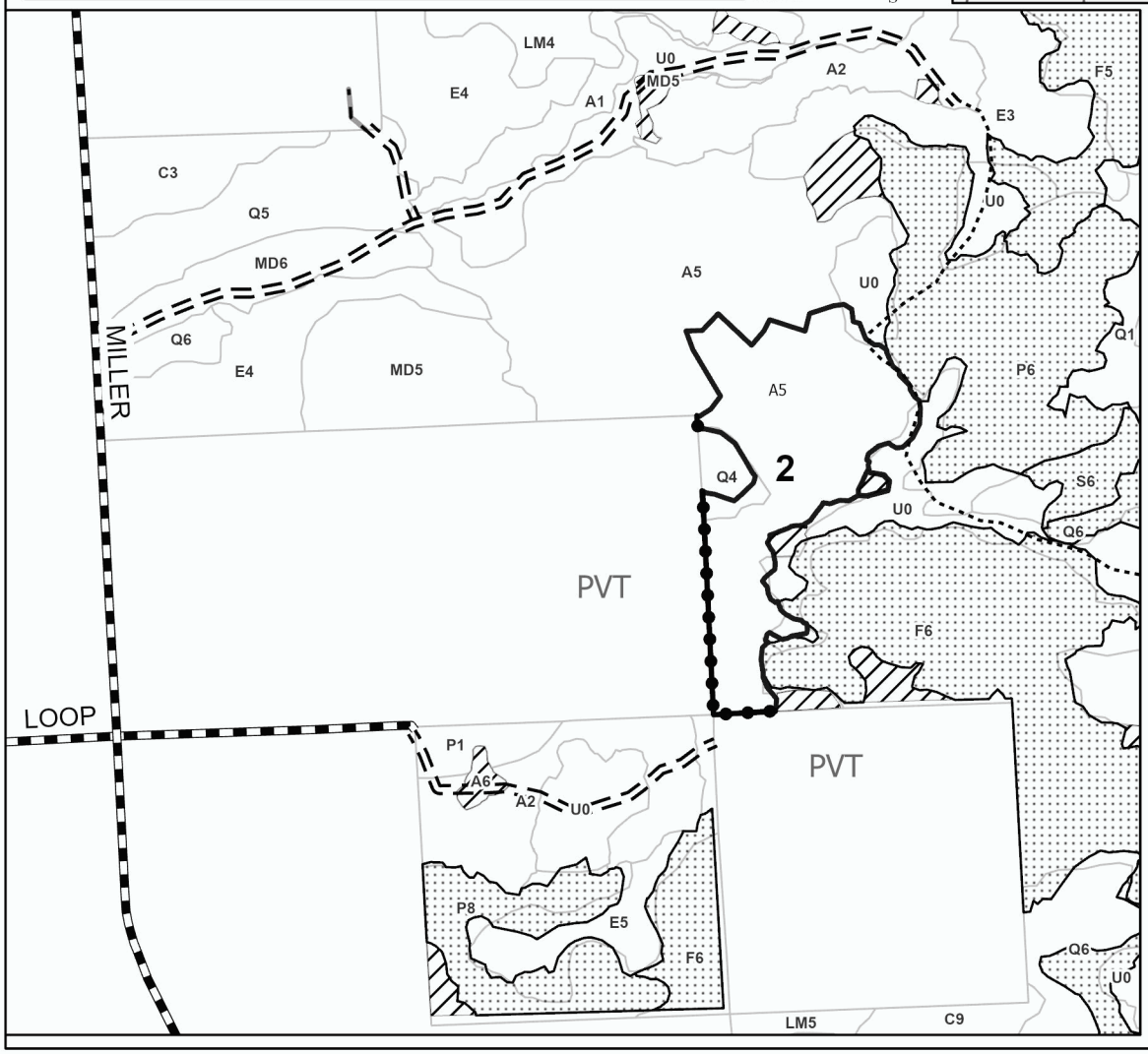
28.6 Acres

Locator Map (1:100,000)



0 0.15 0.3 0.6 Miles

N W E S



Legend

- Sale Boundary-Red
- Nearby Timber Sale
- Stand
- Retention Areas
- Private Line (Blue)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

Use QR Code to open Map in App