DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7864

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on November 9, 2026.**
LOCATION: **GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841**.

CONTACT NAME: Mike Brodeur
PHONE NUMBER: (906) 346-9201

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

The Camp 4 Mystery (32-012-26) / T46N, R23W, SEC. 4 , NWSW,S1/2SW,W1/2SE.
T46N, R23W, SEC. 5 , E1/2NW,W1/2NE,SESE.
Marquette County, Advertised Price $24,113.40, 99.3 Acres, Hardwood, Spruce/Fir/Tamarack.
SALE NOTE: Payment Units 1, 2, and 4 are restricted to winter harvest due to wet soils.

TIMBER SALE INFORMATION

The Camp 4 Mystery (32-012-26)
T46N, R23W, SEC. 4; T46N, R23W, SEC. 5.
Marquette County (Advertised Price $24,113.40)

SALE NOTE: Payment Units 1, 2, and 4 are restricted to winter harvest due to wet soils.

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				
Black Cherry	0.8	MBF	$ 25.00	/ MBF
Red Maple	15.9	MBF	$ 99.00	/ MBF
Sugar Maple	0.9	MBF	$ 167.00	/ MBF
Pulpwood				
B. T. Aspen	16	Cords	$ 14.55	/ Cord
Balsam Fir	253	Cords	$ 8.00	/ Cord
Black Spruce	21	Cords	$ 9.30	/ Cord
Misc. Species 2	83	Cords	$ 1.00	/ Cord
Mixed Hardwood	233	Cords	$ 9.85	/ Cord
Quaking Aspen	111	Cords	$ 14.55	/ Cord
Red Maple	1,432	Cords	$ 9.85	/ Cord
White Pine	26	Cords	$ 7.35	/ Cord
White Spruce	175	Cords	$ 9.30	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.13 percent. There are an estimated 2,389 cords on this timber sale, plus or minus 314 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 $2,411.34 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	42.1%
02	9.1%
03	14.8%
04	34.0%

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
188,757	2,389	13.13%	2,076	2,703

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
27	86,307	1,092	19.89%	875	1,310
37	16,031	203	34.09%	134	272
39	20,799	263	29.32%	186	340
41	65,621	831	25.17%	622	1,040
TOTAL:	**188,757**	**2,389**		**1,817**	**2,962**

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
27	41.8	1	41.8
37	11.7	2	11.7
39	17.1	3	17.1
41	28.7	4	28.7
TOTAL:	**99.3**		**99.3**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	102	Cords	41.8	$10,154.40
	Black Spruce		21	Cords		
	Misc. Species 2		31	Cords		
	Mixed Hardwood		69	Cords		
	Black Cherry		*19*	*Cords*		
	Paper Birch		*50*	*Cords*		
	Red Maple		713	Cords		
	White Pine		26	Cords		
	White Spruce		131	Cords		
2	Red Maple	Sawtimber	2.7	MBF	11.7	$2,198.10
	Balsam Fir	Pulpwood	23	Cords		
	Mixed Hardwood		5	Cords		
	Sugar Maple		*5*	*Cords*		
	Quaking Aspen		7	Cords		
	Red Maple		162	Cords		
3	Black Cherry	Sawtimber	0.8	MBF	17.1	$3,572.90
	Red Maple		10.1	MBF		
	Sugar Maple		0.9	MBF		
	B. T. Aspen	Pulpwood	16	Cords		
	Balsam Fir		8	Cords		
	Mixed Hardwood		53	Cords		
	Black Cherry		*6*	*Cords*		
	Paper Birch		*15*	*Cords*		
	Sugar Maple		*32*	*Cords*		
	Quaking Aspen		4	Cords		
	Red Maple		153	Cords		
	White Spruce		2	Cords		
4	Red Maple	Sawtimber	3.1	MBF	28.7	$8,188.00
	Balsam Fir	Pulpwood	120	Cords		
	Misc. Species 2		52	Cords		
	Mixed Hardwood		106	Cords		
	Basswood		*13*	*Cords*		
	Sugar Maple		*44*	*Cords*		
	Yellow Birch		*49*	*Cords*		
	Quaking Aspen		100	Cords		
	Red Maple		404	Cords		
	White Spruce		42	Cords		
		TOTAL:	17.6	MBF		
		TOTAL:	2,350	Cords		

Sale Specific Conditions & Requirements

Sale Name: The Camp 4 Mystery **Sale Number: 32-012-26 Seq#: 2**

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 unless marked with orange paint. Yalmer Road is the southern boundary for Payment Unit (s) 2-4 and is not painted.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 1, 2, and 4, cut all trees that are two (2) inches or more at DBH, except within Payment Unit (s) 1, do not cut cedar and hemlock. Also, within Payment Unit (s) 1, do not cut white pine greater than or equal to 15" DBH. Within Payment Unit (s) 2, do not cut white pine, hemlock, cedar, yellow birch, black cherry, and white ash. Within Payment Unit (s) 4, do not cut cedar, hemlock, and trees marked in green paint.

2.1.7 - Leave Tree Marked Unit(s) (6/14)
Within Payment Unit(s) 3, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except cedar, hemlock, white pine, yellow birch, and trees marked with green paint above and below stump height.

2.1.11 - Description of Timber Note (2/04)
Note that in Payment Unit (s) 4, Misc. Species 2 is dead ash.

3 - Payments

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 tree seedlings and saplings. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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 dispersed throughout the sale.

4.1.4 - Timber Removed for Construction (3/23)
Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

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, 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. All new roads built into the sale must be blocked to vehicle traffic within 30 days of completion of hauling. 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. 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

4.2.2 - 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.

4.2.3 - Road maintenance (8/13)
The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

4.2.4 - Grading (10/16)
For completion of the sale, Camp 4 Road 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 between the Purchaser and Sale Administrator is required prior to beginning any operations. 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

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)
Within Payment Unit(s) 1, 2, and 4, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen conditions, generally the period of 12/1 to 4/1. This restriction is due to wet soils.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)
Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser’s use of the DNR’s mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of $700.00 per timber mat and $2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

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.

5.2.37 - No Decking Areas (12/08)
No decking is allowed within 50 feet of Yalmer Road and Camp 4 Road.

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 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.

5.4.2 - 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.

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 Yalmer Road and Camp 4 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
32-012-26	03/16/2026

Forest Management Unit	County	Mapped By: Gould	Scale	Page	Of
Gwinn Mgt Unit	Marquette	Cruised By: Gould, Siler	1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
46N	23W	Sec. 4 NWSW,S1/2SW,W1/2SE; Sec. 5 E1/2NW,W1/2NE,SESE;

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

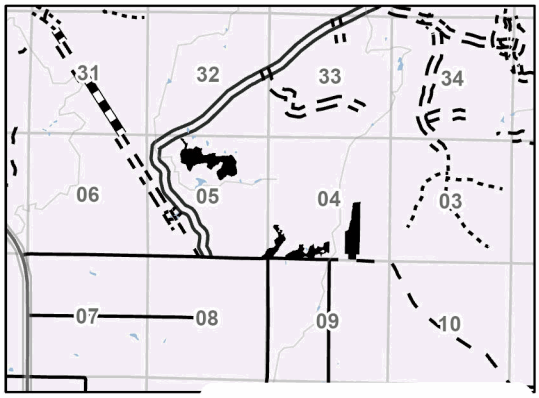
Payment Unit Number	Acres
1	41.8
2	11.7
3	17.1
4	28.7

The Camp 4 Mystery

99.3 Acres

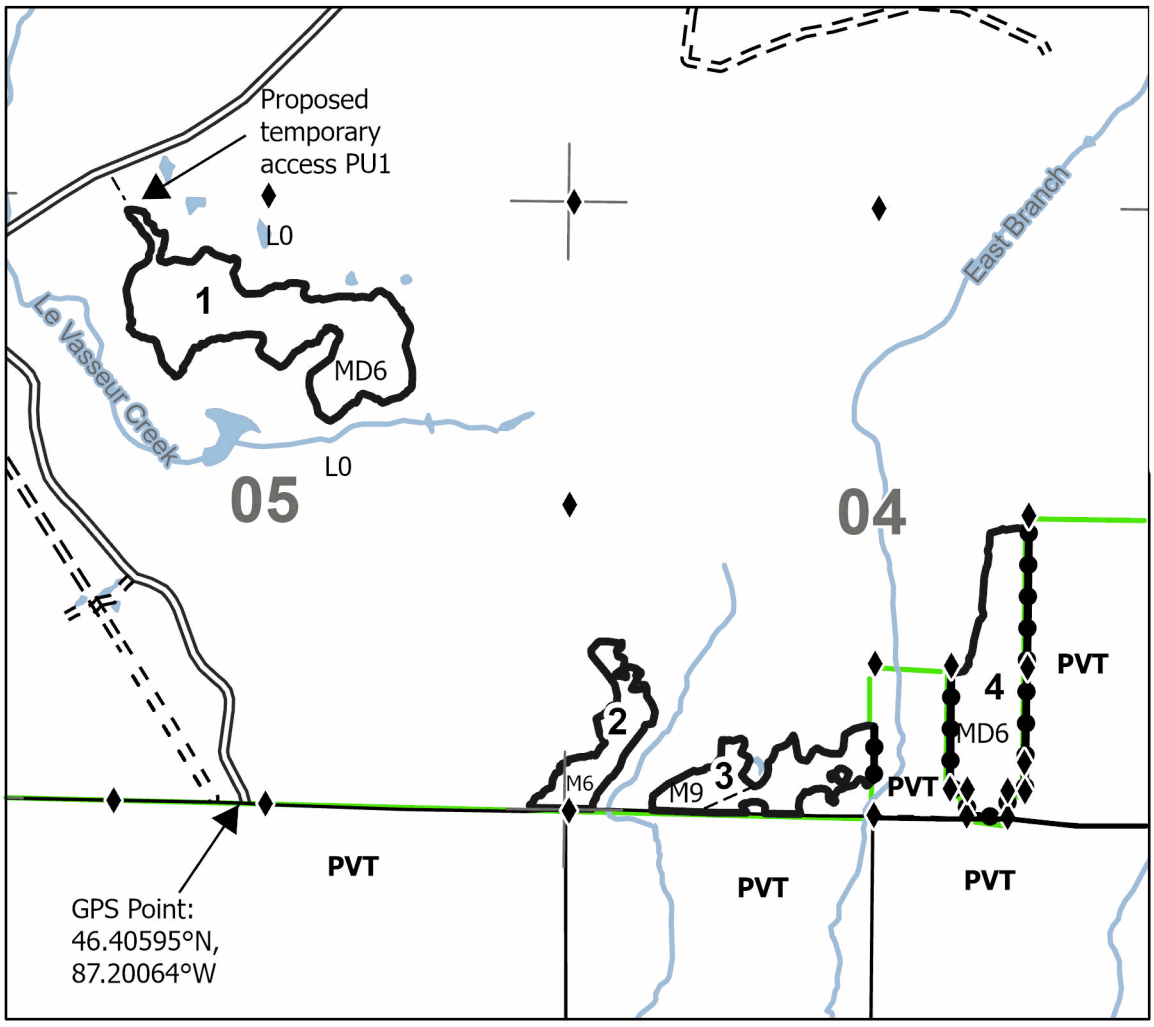
Compartment 32293

Locator Map 1:100,000



0 0.25 0.5 1 Miles

N W E S



Legend

- Lakes and Rivers
- Against State (Red)
- Private Line (Blue)
- Streams
- Primary Forest Road
- Forest Access Route
- Paved Road
- Private Gravel/Dirt
- Survey Grade Corner
- 01 Section Numbers
- State Boundary

Use QR Code to open Map in App