DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7935

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on December 3, 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:

Ice C15 HWD Salvage (54-035-26) / T29N, R03E, SEC. 5 , SWSW.
T29N, R03E, SEC. 6 , SESE.
T29N, R03E, SEC. 7 , NENE.
T29N, R03E, SEC. 8 , NWNW.
Montmorency County, Advertised Price $15,259.05, 39.6 Acres, Red Oak, Sugar Maple.
SALE NOTE: This sale contains damaged trees from the 2025 Michigan Ice Storm. This sale was cruised, and timber volumes were estimated using standard methods used by the Michigan DNR. The timber volume lying on the ground was not cruised. Advertised prices were reduced accordingly to reflect the damaged condition of the stands and steep slopes. Completely dead oak volume was cruised separately from live volume. 5.2.3.5 - Oak Wilt Restriction, 7.5.1 - Deteriorating Timber. 2 Year Contract.

TIMBER SALE INFORMATION

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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				
Basswood	13.7	MBF	$ 30.00	/ MBF
Red Oak	89.0	MBF	$ 103.00	/ MBF
Sugar Maple	37.6	MBF	$ 86.00	/ MBF
Pulpwood				
Basswood	53	Cords	$ 11.60	/ Cord
Misc. Species 3	29	Cords	$ 5.50	/ Cord
Red Oak	11	Cords	$ 23.45	/ Cord
Sugar Maple	122	Cords	$ 11.60	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 32.97 percent. There are an estimated 543 cords on this timber sale, plus or minus 179 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 remainder is due before cutting begins.
   (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	100.0%

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
42,875	543	32.97%	364	722

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
34	42,875	543	32.97%	364	722
TOTAL:	**42,875**	**543**		**364**	**722**

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
34	39.6	1	39.6
TOTAL:	**39.6**		**39.6**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	13.7	MBF	39.6	$15,259.05
	Red Oak		89.0	MBF		
	Sugar Maple		37.6	MBF		
	Basswood	Pulpwood	53	Cords		
	Misc. Species 3		29	Cords		
	Red Oak		11	Cords		
	Sugar Maple		122	Cords		
		TOTAL:	140.3	MBF		
		TOTAL:	215	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice C15 HWD Salvage **Sale Number: 54-035-26 Seq#: 1**

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)
The sale boundary is marked and identified by red paint, along with a road. Exterior sale boundary lines against state are marked with red paint, with the exception of a portion of the east boundary, which is unpainted and designated by Hardwood Hills Rd. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.7 - Leave Tree Marked Unit(s) (6/14)
Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except do not cut beech or any trees marked with orange paint above and below stump height.

2.1.11 - Description of Timber Note (2/04)
Note that this is a salvage sale. This sale contains damaged and dead trees from spongy moth, oak decline, and the 2025 ice storm. All timber standing, fallen, snapped, and/or broken timber is designated for harvest, except for leave trees mentioned in spec 2.1.7. This sale was cruised, and timber volumes were estimated using standard methods used by the Michigan DNR. The timber volume lying on the ground was not cruised. Dead standing oak was cruised as Misc. Species 3 (29 cords) and was separated from live volumes. Advertised prices were reduced accordingly to reflect the damaged condition of the stands.

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.

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.

Within the Sale Area, if more than 50% of the sugar maple saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at $250 dollars per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5% 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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in the Sale Area. All operations are limited to existing roads. Only Skid trails will be allowed.

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 to determine landing locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)
The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)
No slash or tree tops may exceed 24 inches in height.

5.2.3 - Operating Restrictions

5.2.3.5 - Oak Wilt Restriction (1/18)
Within the Sale Area, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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

5.4.2 - 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.

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 Hardwood Hills Rd 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 the 2025 ice storm. 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
54-035-26	10/06/2026

Forest Management Unit	County	Mapped By: Neff	Scale	Page	Of
Atlanta Mgt Unit	Montmorency	Cruised By: Neff	1:7,000	1	1

Township	Range	Section(s) and Subdivision(s)
29N	03E	Sec. 5 SWSW; Sec. 6 SESE; Sec. 7 NENE; Sec. 8 NWNW;

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

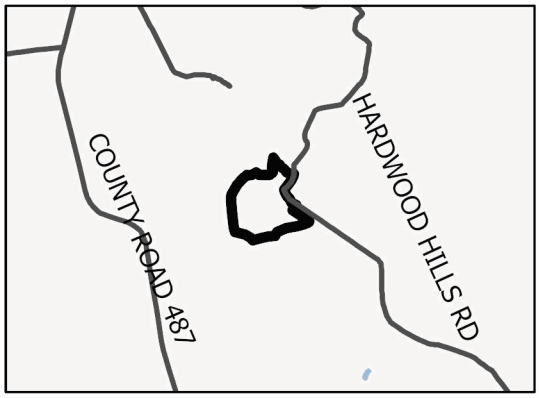
Payment Unit Number	Acres
1	39.6

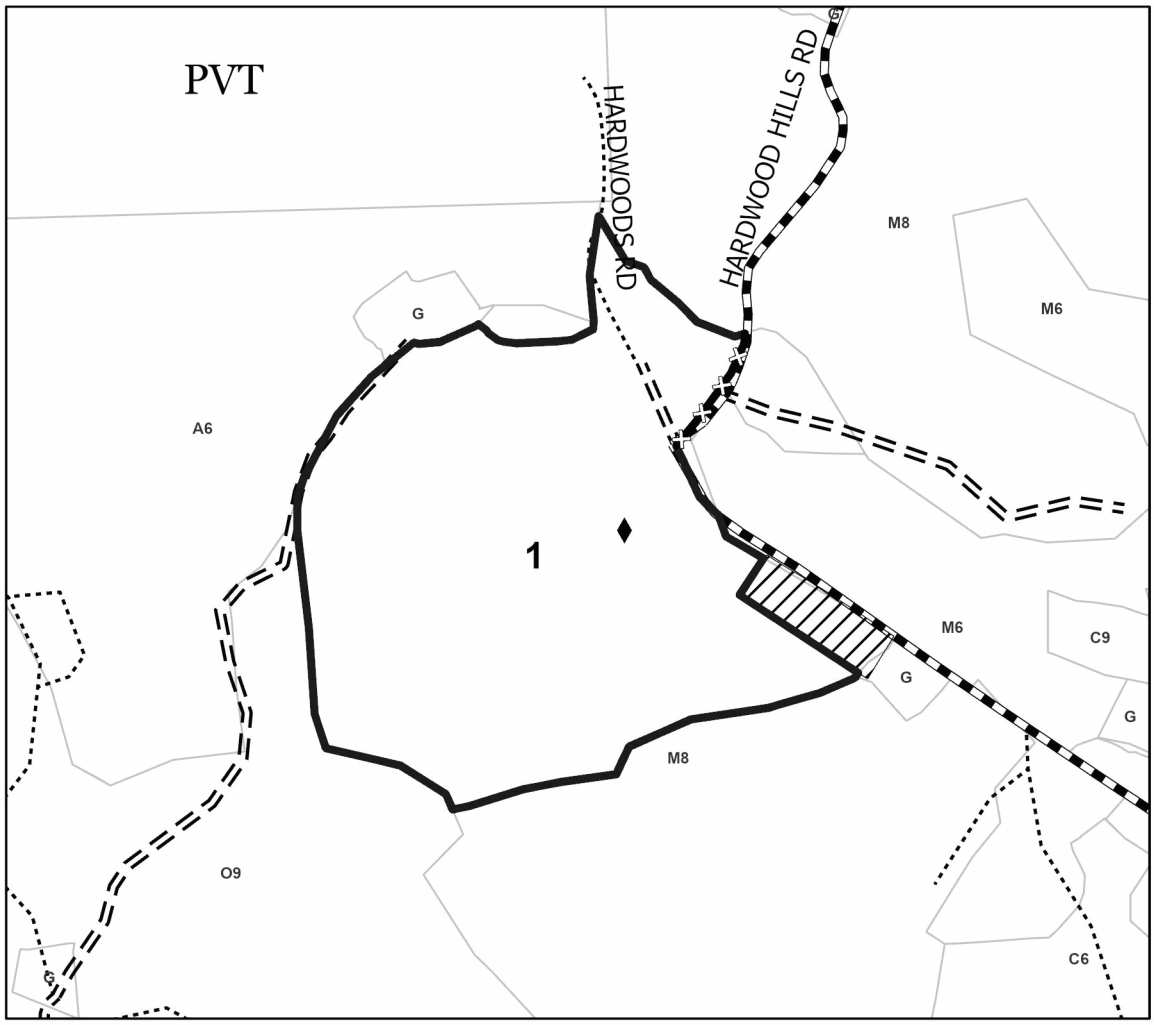
Ice C15 HWD Salvage

39.6 Acres

0 0.13 0.25 0.5 Miles

Locator Map 1:50,000





Legend
- Payment Unit
- Retention Areas
- Against State (Red)
- Against State (Unpainted)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Survey Corner

Use QR Code to open Map in App