



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7336**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on November 29, 2023.

LOCATION: BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.

CONTACT NAME: David Flsher

PHONE NUMBER: (231) 745-4651

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

Wolf Lake Red Oak (63-010-23) / T19N, R13W, SEC. 35, SENW,S1/2NE,SW.
T19N, R13W, SEC. 36, SWNW,S1/2SE.

Lake County, Advertised Price \$190,752.80, 91.3 Acres, Hardwood, Red Oak.

SALE NOTE: 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

Wolf Lake Red Oak (63-010-23)

T19N, R13W, SEC. 35; T19N, R13W, SEC. 36.

Lake County (Advertised Price \$190,752.80)

SALE NOTE: 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.

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:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	85.3 MBF	\$ 110.00 / MBF
Black/Red (Hybrid) Oak	229.8 MBF	\$ 116.00 / MBF
Northern Pin Oak	134.0 MBF	\$ 116.00 / MBF
Red Maple	39.6 MBF	\$ 117.00 / MBF
Red Oak	404.4 MBF	\$ 197.00 / MBF
White Oak	23.3 MBF	\$ 97.00 / MBF
Pulpwood		
B. T. Aspen	119 Cords	\$ 31.05 / Cord
Black/Red (Hybrid) Oak	319 Cords	\$ 31.80 / Cord
Northern Pin Oak	275 Cords	\$ 31.80 / Cord
Red Maple	375 Cords	\$ 22.95 / Cord
Red Oak	618 Cords	\$ 31.80 / Cord
White Oak	51 Cords	\$ 31.80 / Cord
White Pine	6 Cords	\$ 24.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 7.36 percent. There are an estimated 4,264 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 \$9,537.64 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	25.8%
02	29.5%
03	27.9%
04	16.8%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2026.

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
336,872	4,264	7.36%	3,950	4,578

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
29	95,392	1,207	15.20%	1,024	1,391
42	84,022	1,064	15.51%	899	1,229
44	109,428	1,385	10.95%	1,234	1,537
70	48,030	608	25.56%	453	763
TOTAL:	336,872	4,264		3,609	4,920

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
29	24.5	2	24.5
42	26.0	1	26.0
44	30.3	3	30.3
70	10.5	4	10.5
TOTAL:	91.3		91.3

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	32.8	MBF	26.0	\$49,223.75
	Black/Red (Hybrid		216.6	MBF		
	Red Maple		7.3	MBF		
	Red Oak		30.9	MBF		
	B. T. Aspen	Pulpwood	26	Cords		
	Black/Red (Hybrid		312	Cords		
	Red Maple		91	Cords		
	Red Oak		23	Cords		
2	B. T. Aspen	Sawtimber	9.3	MBF	24.5	\$56,326.85
	Northern Pin Oak		130.6	MBF		
	Red Maple		21.9	MBF		
	Red Oak		108.3	MBF		
	B. T. Aspen	Pulpwood	4	Cords		
	Northern Pin Oak		261	Cords		
	Red Maple		139	Cords		
	Red Oak		146	Cords		
3	B. T. Aspen	Sawtimber	27.0	MBF	30.3	\$53,142.45
	Northern Pin Oak		3.4	MBF		
	Red Maple		7.7	MBF		
	Red Oak		171.2	MBF		
	B. T. Aspen	Pulpwood	66	Cords		
	Northern Pin Oak		14	Cords		
	Red Maple		115	Cords		
	Red Oak		315	Cords		
4	B. T. Aspen	Sawtimber	16.2	MBF	10.5	\$32,059.75
	Black/Red (Hybrid		13.2	MBF		
	Red Maple		2.7	MBF		
	Red Oak		94.0	MBF		
	White Oak		23.3	MBF		
	B. T. Aspen	Pulpwood	23	Cords		
	Black/Red (Hybrid		7	Cords		
	Red Maple		30	Cords		
	Red Oak		134	Cords		
	White Oak		51	Cords		
	White Pine		6	Cords		
TOTAL:			916.4	MBF		
TOTAL:			1,763	Cords		

Sale Specific Conditions & Requirements

Sale Name: Wolf Lake Red Oak

Sale Number: 63-010-23 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 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

2.1.2 - Clearcut unit(s) w/o unmerchantable trees (8/11)

Within Payment Unit(s) 1-4, cut all trees which meet minimum piece specifications in 2.2 Utilization, except in Payment Units 1-3, do not cut any white oak, white pine, or red pine & in Payment Unit 4, do not cut any white pine that are eighteen (18) inches or more at DBH.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing payment units (7/14)

Payment Unit(s) 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.

3.4 - Damaged Timber

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are marked with a red boundary line. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay triple stumpage as fixed, agreed and liquidated damages for each acre or part thereof 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.

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. Skid trails only will be allowed.

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 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.

4.2.5 - 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 (10/16)

A pre-sale conference on site between the Purchaser and sale administrator is required prior to beginning a Payment Unit 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.

5.1.4 - 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

5.2.1 - Slash

5.2.1.8 - Slash height (12/08)

No slash or tree tops may exceed 24 inches in height.

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

5.2.3.1 - Operating restrictions (9/11)

Within Payment Unit(s) 4, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen winter conditions only. This restriction is because of sensitive soils within the Sale Area.

5.2.3.4 - Oak wilt restriction, no exceptions (1/18)

Within Payment Unit 4, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.3.5 - Oak wilt restriction (1/18)

Within Payment Units 1-3, 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 15th and clearing a tree-length buffer along uncut oak cover before April 15th. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

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) 1-4, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every 2 acres and at least three (3) large tops per acre. These logs and tops will be evenly scattered throughout the Payment Units, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

5.2.29 - Shrub protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

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.

5.2.39 - ORV trail/route protection (4/18)

The Little Manistee Route is an ORV trail and is shown on the Timber Sale Map. All stumps within 5 feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route.

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.

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 Centerline Road and Merrillville 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.

6.2.3 - Recreational trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the Little Manistee ORV Route prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. Signs must be removed when harvest operations are suspended or completed. The Purchaser will provide these signs.

**TIMBER SALE MAP**

This information provided by authority of Part 525, 1994 PA 451, as amended.

Sale Number	Year
63 - 010	23

Forest Management Unit		County	Mapped By	Date	Page of	
Cadillac		Lake	Park	08/22/2023	1	1
Township		Range	Section(s) and Subdivision(s)	Scale		
19N		13W	Sec 35: SENW,S1/2NE,SW, Sec 36: SWNW,S1/2SE	1:15,840		

Cover Type				Density	
A = Aspen	H = Hemlock	N = Marsh	U = Upland Brush	0 = Non Stocked	5 = Pole Timber Medium
B = Paper Birch	J = Jack Pine	O = Oak	UM = Upland Mixed	1 = Seedling Sapling Poor	6 = Pole Timber Well
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh	2 = Seedling Sapling Medium	7 = Saw Timber Poor
D = Treed Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seedling Sapling Well	8 = Saw Timber Medium
E = Swamp Hdwoods	M = Mpl, Bch, Brch	R = Red Pine	X = Non Stocked	4 = Pole Timber Poor	9 = Saw Timber Well
F = Spruce Fir	MC = Mixed Conifer	S = Black Spruce	Z = Water		
G = Grass	MD = Mixed Deciduous	T = Tamarack			

PU	Acres	PU	Acres
1	26	4	10.5
2	24.5		
3	30.3		

Wolf Lake Red Oak

Compartment 018
91.3 Acres

