



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7490**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on September 26, 2024.**

**LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI**

**CONTACT NAME: Mark Monroe**

**PHONE NUMBER: (989) 983-4101**

**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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Farm Fresh Hardwoods (53-024-24) / T31N, R01W, SEC. 11, N1/2NW, SENW, NE, NESW, N1/2SE.

T31N, R01W, SEC. 12, SWNW.

T31N, R01W, SEC. 2, S1/2NW, SW, S1/2SE.

T31N, R01W, SEC. 3, NESE.

Otsego County, Advertised Price \$34,017.95, 252.5 Acres, Hardwood, Sugar Maple.

## TIMBER SALE INFORMATION

Farm Fresh Hardwoods (53-024-24)

T31N, R01W, SEC. 11; T31N, R01W, SEC. 12; T31N, R01W, SEC. 2; T31N, R01W, SEC. 3.

Otsego County (Advertised Price \$34,017.95)

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	73.3 MBF	\$ 54.00 / MBF
Sugar Maple	75.8 MBF	\$ 189.00 / MBF
Pulpwood		
Basswood	530 Cords	\$ 10.10 / Cord
Mixed Aspen	13 Cords	\$ 18.55 / Cord
Mixed Hardwood	774 Cords	\$ 13.10 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 14.91 percent. There are an estimated 1,666 cords on this timber sale, plus or minus 249 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 \$3,401.80 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	16.7%
02	14.7%
03	11.2%
04	12.3%
05	9.1%
06	13.7%
07	12.4%
08	9.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2027.

### **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
131,631	1,666	14.91%	1,418	1,915

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
8	40,389	511	25.98%	378	644
40	91,242	1,155	18.32%	943	1,367
TOTAL:	131,631	1,666		1,322	2,011

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
8	82.6	1	43.7
		2	38.9
40	169.9	3	27.8
		4	30.6
		5	22.5
		6	33.8
		7	30.8
		8	24.4
TOTAL:	252.5		252.5

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	8.1	MBF	43.7	\$5,668.90
	Sugar Maple		13.6	MBF		
	Basswood	Pulpwood	78	Cords		
	Mixed Hardwood		143	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	<i>0.7</i>	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	<i>2</i>	<i>Cords</i>		
	<i>Ironwood</i>		<i>12</i>	<i>Cords</i>		
	<i>Sugar Maple</i>		<i>128</i>	<i>Cords</i>		
2	Basswood	Sawtimber	7.3	MBF	38.9	\$5,015.50
	Sugar Maple		12.1	MBF		
	Basswood	Pulpwood	69	Cords		
	Mixed Hardwood		125	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	<i>0.7</i>	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	<i>1</i>	<i>Cords</i>		
	<i>Ironwood</i>		<i>9</i>	<i>Cords</i>		
	<i>Sugar Maple</i>		<i>114</i>	<i>Cords</i>		
3	Basswood	Sawtimber	9.5	MBF	27.8	\$3,823.50
	Sugar Maple		8.2	MBF		
	Basswood	Pulpwood	63	Cords		
	Mixed Aspen		2	Cords		
	<i>B. T. Aspen</i>		<i>1</i>	<i>Cords</i>		
	<i>Quaking Aspen</i>		<i>1</i>	<i>Cords</i>		
	Mixed Hardwood		83	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	<i>0.3</i>	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	<i>3</i>	<i>Cords</i>		
	<i>Ironwood</i>		<i>4</i>	<i>Cords</i>		
	<i>Sugar Maple</i>		<i>75</i>	<i>Cords</i>		
4	Basswood	Sawtimber	10.4	MBF	30.6	\$4,188.70
	Sugar Maple		9.0	MBF		
	Basswood	Pulpwood	69	Cords		
	Mixed Aspen		2	Cords		
	<i>B. T. Aspen</i>		<i>1</i>	<i>Cords</i>		
	<i>Quaking Aspen</i>		<i>1</i>	<i>Cords</i>		
	Mixed Hardwood		91	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	<i>0.3</i>	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	<i>4</i>	<i>Cords</i>		
	<i>Ironwood</i>		<i>4</i>	<i>Cords</i>		
	<i>Sugar Maple</i>		<i>82</i>	<i>Cords</i>		
5	Basswood	Sawtimber	7.7	MBF	22.5	\$3,093.10
	Sugar Maple		6.6	MBF		
	Basswood	Pulpwood	51	Cords		
	Mixed Aspen		2	Cords		
	<i>B. T. Aspen</i>		<i>1</i>	<i>Cords</i>		
	<i>Quaking Aspen</i>		<i>1</i>	<i>Cords</i>		
	Mixed Hardwood		67	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	<i>0.2</i>	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	<i>3</i>	<i>Cords</i>		
	<i>Ironwood</i>		<i>3</i>	<i>Cords</i>		
	<i>Sugar Maple</i>		<i>61</i>	<i>Cords</i>		
6	Basswood	Sawtimber	11.5	MBF	33.8	\$4,644.25
	Sugar Maple		10.0	MBF		
	Basswood	Pulpwood	76	Cords		
	Mixed Aspen		3	Cords		
	<i>B. T. Aspen</i>		<i>1</i>	<i>Cords</i>		
	<i>Quaking Aspen</i>		<i>2</i>	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
6 con't	Mixed Hardwood	Pulpwood	100	Cords					
	Beech	Sawtimber	0.4	MBF					
	Beech	Pulpwood	3	Cords					
	Ironwood		5	Cords					
	Sugar Maple		91	Cords					
7	Basswood	Sawtimber	10.5	MBF	30.8	\$4,226.10			
	Sugar Maple		9.1	MBF					
	Basswood	Pulpwood	69	Cords					
	Mixed Aspen		2	Cords					
	B. T. Aspen		1	Cords					
	Quaking Aspen		1	Cords					
	Mixed Hardwood		92	Cords					
	Beech	Sawtimber	0.3	MBF					
	Beech	Pulpwood	4	Cords					
	Ironwood		4	Cords					
	Sugar Maple		83	Cords					
	8	Basswood	Sawtimber	8.3			MBF	24.4	\$3,357.90
		Sugar Maple		7.2			MBF		
Basswood		Pulpwood	55	Cords					
Mixed Aspen			2	Cords					
B. T. Aspen			1	Cords					
Quaking Aspen			1	Cords					
Mixed Hardwood			73	Cords					
Beech		Sawtimber	0.3	MBF					
Beech		Pulpwood	3	Cords					
Ironwood			3	Cords					
Sugar Maple			66	Cords					
TOTAL:			149.1	MBF					
TOTAL:			1,317	Cords					

## **Sale Specific Conditions & Requirements**

**Sale Name: Farm Fresh Hardwoods**

**Sale Number: 53-024-24 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 X's; 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.3 - Cut tree marked unit(s) (12/08)**

Within Payment Unit(s) 1-8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

#### **2.2 - Utilization**

##### **2.2.3 - Stump heights (4/07)**

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches DBH and 4 inches for trees smaller than 10 inches DBH.

##### **2.2.6 - Roundwood operation required (3/21)**

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit(s) 1-8. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

##### **2.2.7 - Uncut designated trees (2/04)**

Liquidated damages of \$5.00 per tree will be assessed for every marked tree not cut.

### **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.

##### **4.1.6 - 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. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks. 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**

##### **4.2.4 - Grading (10/16)**

For completion of the sale, and if deemed necessary by the Sale Administrator, state forest roads (open and closed 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.

### 4.4 - Access

#### 4.4.3 - Access gate (12/08)

The access gate must be locked at all times. This is to prevent someone other than the Purchaser from going through the gate and being locked in.

## 5 - Operations

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.10 - No slash in openings (5/10)

No brush or logging debris is to be left in the maintained wildlife openings which are indicated by G0 on the Timber Sale Map. In addition, no equipment or logging operations are permitted in the opening on the north side of Payment Unit 1, the opening on the north side of Payment Units 4-5, or the opening on the west side of Payment Units 6-8. However, fire control roads along the edges of these openings may be used by forwarders for skidding purposes. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

##### 5.2.1.11 - Slash for reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

#### 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

##### 5.2.3.3 - Bark slippage restriction (3/09)

Within Payment Unit(s) 1-8, cutting and skidding are not permitted during the period of March 15 to July 15. This restriction is because of bark slippage. No exceptions will be granted.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.3 - Dead and down creation, dead trees (6/07)

Except as provided for in General Condition and Requirement 5.2.2, no dead trees, standing or down, are to be cut, skidded, or processed.

#### 5.2.31 - Landing locations (9/13)

Recommended landing areas are marked on the timber sale map with the letters "LD". Landings must be confined to these designated sites unless otherwise authorized by 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.

#### 5.2.40 - Pathway protection (10/10)

The Shore to Shore Trail and Sawdust Pile Trail is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers.

### 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 25 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.

### 5.5 - Protection of Improvements

#### 5.5.3 - Protection of improvements detail (10/13)

The following are specific protection measures for this sale. Please note that there is a buried electric line just inside of the southwest edge of Payment Unit 8 on an old overgrown road. Avoid operating equipment along this edge of the Payment Unit boundary.

### 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 on-site evaluation and recommendation can be made, if necessary.





**TIMBER SALE MAP**

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

Sale Number  
**53-024-24**

Date  
**07/10/2024**

Forest Management Unit		County	Mapped By: Rekowski	Scale	Page	Of
Pigeon River Country Mgt Unit		Otsego	Cruised By: Rekowski	1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
31N	01W	Sec. 3 NESE; Sec. 11 N1/2NW,SENW,NE,NESW,N1/2SE; Sec. 12 SWNW; Sec. 2 S1/2NW,SW,S1/2SE;

**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		

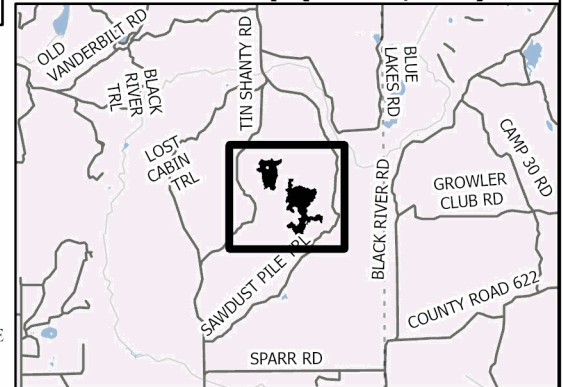
**Density**

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	PU #	Acres
1	43.7	5	22.5
2	38.9	6	33.8
3	27.8	7	30.8
4	30.6	8	24.4

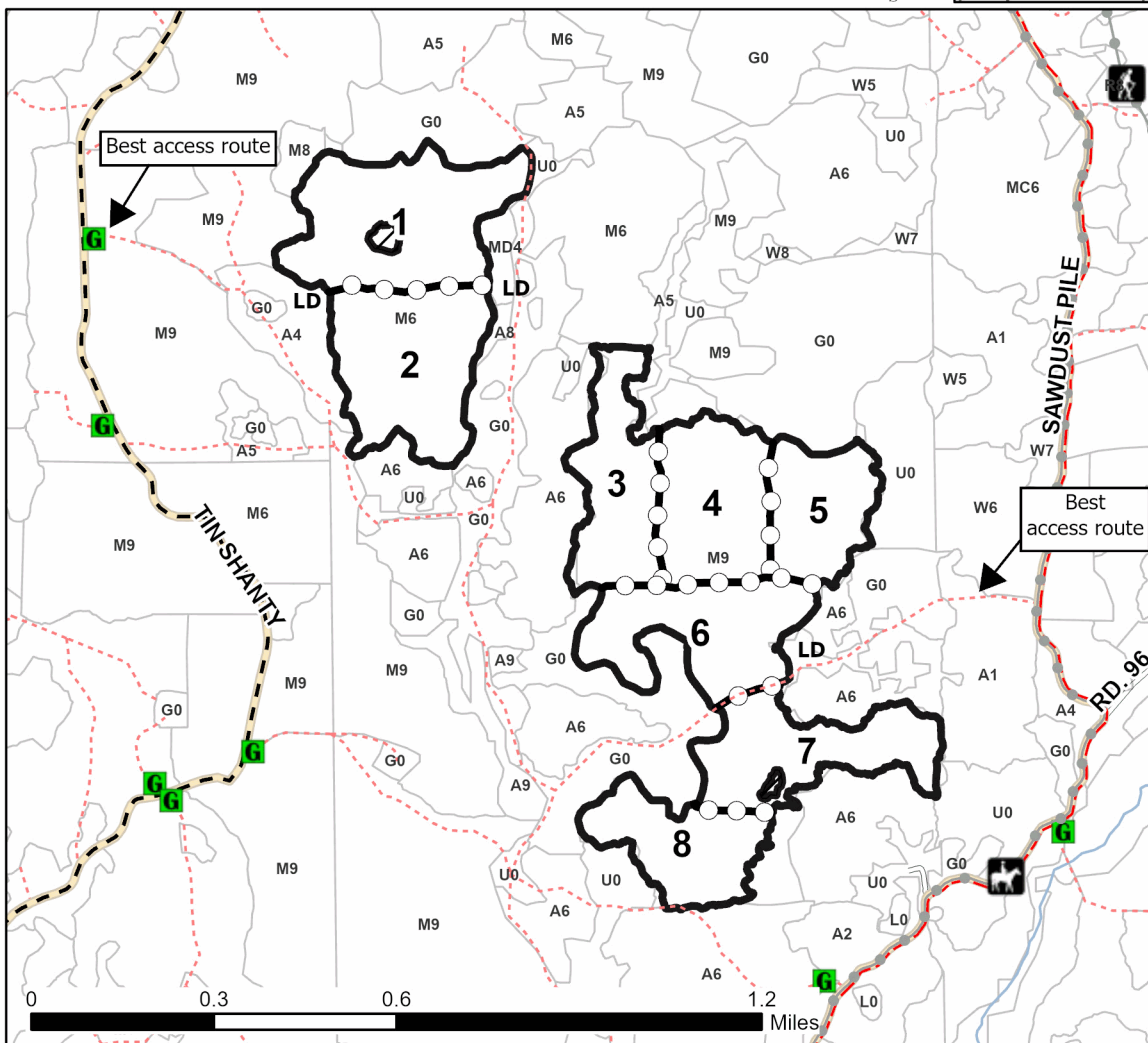
**Farm Fresh Hardwoods**  
**252.5 Acres**

**Locator Map (1:200,000)**



**Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Retention Areas (Red X)
- Stand
- Gravel Road
- County Road - Seasonal
- Secondary Forest Road
- Administrative Access Only
- Non-DNR Road
- Recreational Trail
- Gate



Use QR Code to open Map in App

