



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7468**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on August 21, 2024.**

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

**CONTACT NAME: David Fisher**

**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:

Over The Hill Oak Again (63-010-24) / T23N, R09W, SEC. 35, NENW,S1/2NW,W1/2NE,N1/2SW.  
T23N, R09W, SEC. 36, NESW,NWSE.

Wexford County, Advertised Price \$84,374.30, 72.7 Acres, Aspen, Hardwood.

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

Over The Hill Oak Again (63-010-24)

T23N, R09W, SEC. 35; T23N, R09W, SEC. 36.

Wexford County (Advertised Price \$84,374.30)

**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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	6.3 MBF	\$ 85.00 / MBF
Mixed Oak	504.1 MBF	\$ 108.00 / MBF
Red Pine	28.0 MBF	\$ 99.00 / MBF
Sugar Maple	10.1 MBF	\$ 206.00 / MBF
Pulpwood		
B. T. Aspen	92 Cords	\$ 24.40 / Cord
Mixed Hardwood	258 Cords	\$ 20.30 / Cord
Mixed Oak	488 Cords	\$ 32.50 / Cord
Red Pine	26 Cords	\$ 46.20 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 26.84 percent. There are an estimated 2,150 cords on this timber sale, plus or minus 577 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 \$6,749.94 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	60.7%
02	28.4%
03	10.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

### **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
169,882	2,150	26.84%	1,573	2,728

**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	151,355	1,916	27.67%	1,386	2,446
92	12,043	152	164.11%	0	403
94	6,485	82	225.75%	0	267
TOTAL:	169,882	2,150		1,386	3,116

**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	60.2	1	41.0
		2	19.2
92	5.9	3	5.9
94	6.6	3	6.6
TOTAL:	72.7		72.7

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE		
1	B. T. Aspen	Sawtimber	4.3	MBF	41.0	\$51,246.60		
	Mixed Oak		318.9	MBF				
	/Red (Hybrid) Oak		159.7	MBF				
	Red Oak		159.2	MBF				
	Red Pine	Pulpwood	19.1	MBF				
	B. T. Aspen		13	Cords				
	Mixed Hardwood		159	Cords				
	Red Maple		159	Cords				
	Mixed Oak		313	Cords				
	White Oak		Sawtimber	2.9			MBF	
	/Red (Hybrid) Oak			Pulpwood			82	Cords
	Red Oak						223	Cords
	White Oak						2	Cords
	Red Pine		18	Cords				
2	B. T. Aspen	Sawtimber	2.0	MBF	19.2	\$23,991.50		
	Mixed Oak		149.3	MBF				
	/Red (Hybrid) Oak		74.8	MBF				
	Red Oak		74.5	MBF				
	Red Pine	Pulpwood	8.9	MBF				
	B. T. Aspen		6	Cords				
	Mixed Hardwood		75	Cords				
	Red Maple		75	Cords				
	Mixed Oak		147	Cords				
	White Oak		Sawtimber	1.3			MBF	
	/Red (Hybrid) Oak			Pulpwood			38	Cords
	Red Oak						105	Cords
	White Oak						1	Cords
	Red Pine		8	Cords				
3	Mixed Oak	Sawtimber	35.9	MBF	12.5	\$9,168.70		
	Red Oak		35.9	MBF				
	Sugar Maple	Pulpwood	10.1	MBF				
	B. T. Aspen		73	Cords				
	Mixed Hardwood		24	Cords				
	Red Maple		10	Cords				
	Sugar Maple		14	Cords				
	Mixed Oak		29	Cords				
	Red Oak		26	Cords				
	White Oak		3	Cords				
TOTAL:			548.5	MBF				
TOTAL:			865	Cords				

## **Sale Specific Conditions & Requirements**

**Sale Name: Over The Hill Oak Again**

**Sale Number: 63-010-24 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 blue paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. 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

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

Within Payment Unit(s) 3, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut white pine or hemlock.

##### 2.1.5 - Overstory removal unit(s) (8/11)

Within Payment Unit(s) 1 & 2, all trees seven (7) inches or greater in DBH, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut white pine or white oak.

### **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.

### **4 - Transportation**

#### 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**

#### 5.2 - 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 Payment Unit(s) 1 & 2, 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, leave one, 12" diameter or larger log-length (8-foot minimum) piece on the ground for every 2 acres. These will be evenly scattered throughout the Payment Unit.

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

The Long Lake Motorcycle Trail is an ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. 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. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

### 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

#### 6.2.3 - Recreational trail posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Long Lake Motorcycle Trail 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.



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	Year
63-010	24

Forest Management Unit	County	Mapped By	Date	Page	of
Cadillac Management Unit	Wexford	Tweeddale	6/22/24	1	1
Township	Range	Section(s) and Subdivision(s)	Scale		
23N	09W	Sec. 35 NENW, S1/2NW, W1/2NE, N1/2SW, Sec. 36 NESW, NW SE	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 = Seeding Sapling Poor	6 = Pole Timber Well
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh	2 = Seeding Sapling Medium	7 = Saw Timber Poor
D = Tired Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seeding Sapling Well	8 = Saw Timber Medium
E = Swamp Hardwoods	M = Mpl. Ech. Birch	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		
C = Cress	MD = Mixed Deciduous	T = Tamarack			

PU	Acres
1	41
2	19.2
3	12.5

## OVER THE HILL OAK AGAIN

Compartment 140  
72.7 Acres

