



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7703**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on November 19, 2025.

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:

GNA2 Windigo (63-804-25) / T20N, R11W, SEC. 17, NENE.

T20N, R11W, SEC. 8 , NENE,S1/2NE,SE.

T20N, R11W, SEC. 9 , W1/2SW.

Lake County, Advertised Price \$181,038.45, 137.9 Acres, Hardwood, Red Pine.

SALE NOTE: The area encompassed by this timber sale is not certified to the standards of the Forest Stewardship Council (FSC) or the Sustainable Forestry Initiative (SFI).

Forest products from this sale may not be delivered to the mill as "FSC and / or SFI certified". The lands within this sale belong to the National Forest system and are being managed by the State as part of a Good Neighbor Authority (GNA) agreement.

Access may be through other public land.

TIMBER SALE INFORMATION

GNA2 Windigo (63-804-25)

T20N, R11W, SEC. 17; T20N, R11W, SEC. 8; T20N, R11W, SEC. 9.

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Forest products from this sale may not be delivered to the mill as "FSC and / or SFI certified". The lands within this sale belong to the National Forest system and are being managed by the State as part of a Good Neighbor Authority (GNA) agreement.

Access may be through other public land.

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	63.1 MBF	\$ 116.00 / MBF
Quaking Aspen	27.9 MBF	\$ 116.00 / MBF
Red Maple	75.3 MBF	\$ 128.00 / MBF
Red Oak	28.3 MBF	\$ 191.00 / MBF
Red Pine	471.8 MBF	\$ 94.00 / MBF
Pulpwood		
Mixed Aspen	154 Cords	\$ 21.15 / Cord
Mixed Hardwood	399 Cords	\$ 16.70 / Cord
Red Oak	74 Cords	\$ 33.45 / Cord
Red Pine	2,255 Cords	\$ 43.75 / Cord
White Pine	2 Cords	\$ 18.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.24 percent. There are an estimated 4,442 cords on this timber sale, plus or minus 500 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 \$18,103.85 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	18.4%
02	12.3%
03	22.5%
04	14.9%
05	13.2%
06	18.7%

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
350,931	4,442	11.24%	3,943	4,942

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
10	69,255	877	27.02%	640	1,113
16	42,837	542	32.21%	368	717
34	76,634	970	28.18%	697	1,243
36	46,735	592	25.69%	440	744
42	50,511	639	31.11%	440	838
44	64,958	822	22.08%	641	1,004
TOTAL:	350,931	4,442		3,225	5,659

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
10	46.3	5	23.2
		6	23.1
16	16.3	2	16.3
34	27.3	3	27.3
42	22.0	4	22.0
44	26.0	1	26.0
TOTAL:	137.9		137.9

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	7.6	MBF	26.0	\$33,289.05
	Red Maple		24.0	MBF		
	Red Pine		89.1	MBF		
	Mixed Aspen	Pulpwood	9	Cords		
	B. T. Aspen		9	Cords		
	Mixed Hardwood		91	Cords		
	Red Maple		91	Cords		
	Red Pine		440	Cords		
2	Red Maple	Sawtimber	4.8	MBF	16.3	\$22,308.90
	Red Pine		25.5	MBF		
	Mixed Hardwood	Pulpwood	50	Cords		
	Red Maple		50	Cords		
	Red Pine		422	Cords		
3	B. T. Aspen	Sawtimber	27.1	MBF	27.3	\$40,818.90
	Red Maple		5.0	MBF		
	Red Oak		28.3	MBF		
	Red Pine		37.4	MBF		
	Mixed Aspen	Pulpwood	48	Cords		
	B. T. Aspen		48	Cords		
	Mixed Hardwood		89	Cords		
	Red Maple		89	Cords		
	Red Oak		74	Cords		
	Red Pine		528	Cords		
	White Pine		2	Cords		
	4	Quaking Aspen	Sawtimber	15.1		
Red Maple			25.3	MBF		
Red Pine			30.5	MBF		
Mixed Aspen		Pulpwood	9	Cords		
Quaking Aspen			9	Cords		
Mixed Hardwood			53	Cords		
Red Maple			53	Cords		
Red Pine			412	Cords		
5	Quaking Aspen	Sawtimber	12.8	MBF	23.2	\$23,858.55
	Red Maple		1.3	MBF		
	Red Pine		121.3	MBF		
	Mixed Aspen	Pulpwood	20	Cords		
	Quaking Aspen		20	Cords		
	Mixed Hardwood		27	Cords		
	Red Maple		27	Cords		
	Red Pine		227	Cords		
6	B. T. Aspen	Sawtimber	28.4	MBF	23.1	\$33,805.60
	Red Maple		14.9	MBF		
	Red Pine		168.0	MBF		
	Mixed Aspen	Pulpwood	68	Cords		
	B. T. Aspen		61	Cords		
	Quaking Aspen		7	Cords		
	Mixed Hardwood		89	Cords		
	Red Maple		84	Cords		
	Sugar Maple		5	Cords		
	Red Pine		226	Cords		
TOTAL:			666.4	MBF		
TOTAL:			2,884	Cords		

Sale Specific Conditions & Requirements

Sale Name: GNA2 Windigo

Sale Number: 63-804-25 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 orange paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with blue paint.

10 Mile Road is a designated boundary for Payment Unit 6 and is unmarked.

Additionally within Payment Unit 6 the emergent wetland is an unmarked boundary and identified on the Timber Sale Map. No operations are permitted in this area.

2 - Timber Specifications

2.1 - Included Timber

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 1 and 4, all trees are designated for cutting when marked with green paint above and below stump height, regardless of merchantability. Within Payment Units 1 and 4, all aspen and beech that are two (2) inches or more at DBH are designated for cutting. Additionally in Payment Units 1 and 4, red maple that meets minimum piece specifications in 2.2 Utilization is designated for cutting.

Within Payment Unit(s) 2, 5 and 6, all trees are designated for cutting when marked with blue paint above and below stump height, regardless of merchantability. Within Payment Units 2, 5, and 6, all aspen and beech that are two (2) inches or more at DBH are designated for cutting. Additionally, within Payment Units 2 and 5, all red maple that meets minimum piece specifications in 2.2 Utilization is designated for cutting.

Decline pockets are shown on the Timber Sale Map and are approximated. A decline pocket begins where living red pine transitions to red pine snags. The 2-inch spec does not need to be followed within the decline pockets. This is to protect existing regeneration and provide diversity within the stand.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 3 do not cut oak trees greater than sixteen (16) inches at DBH, white pine greater than sixteen (16) inches at DBH and trees marked with orange paint above and below stump height. All other trees which meet minimum piece specifications in 2.2 Utilization are designated for cutting.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed 12 inches.

2.2.12 - GNA, Cut and Remove Included Timber (3/18)

Unless provided otherwise herein, the DNR agrees to sell and permit Purchaser to cut and remove Included Timber, and Purchaser agrees to purchase, cut, and remove Included 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.

4.1.6 - Road Construction (4/24)

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.

4.2 - 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.

4.4 - Access

4.4.5 - Federal Property Access (3/11)

Permission for access across federal land has been obtained by the DNR.

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.

5.2.2 - 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) 1, 2, 3, 4, 5, and 6 cutting, skidding, and hauling are not permitted during the period of April 15 to June 15. This restriction is to protect denning females and their young.

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within all Payment Units 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.

5.2.3.14 - Heterobasidion Root Disease (HRD) (3/21)

This plantation is at risk of infection by the root rot fungus, *Heterobasidion irregulare*. To prevent the spread of this disease, cutting operations within Payment Unit(s) 1, 2, 4, 5, and 6 are restricted to the period of January 1 to February 28. Cutting may only occur outside this period with written permission of the Unit Manager or with the application of a preventative pesticide. Cellu-Treat and RotStop C are currently the only EPA registered products available in the United States for the control of *Heterobasidion*. Both products are a water-soluble powder that must be applied to the stump, in accordance with the product label. Dye must be added to these products to provide visible evidence of adequate coverage. Application of these pesticides requires licensing by the Michigan Department of Agriculture and Rural Development. All applicators are required to: provide to the Sale Administrator notification of application per requirements in 40 CFR 170.120; and document and provide to the Sale Administrator annually, by December 31 and prior to closure of sale, the volume of product used and acres treated.

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.

5.4 - Soil Protection

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

5.6 - Debris and Waste Material

5.6.2 - GNA, Equipment Cleaning (4/24)

(a) Areas, known by the DNR prior to timber sale advertisement, that are infested with invasive species of concern are shown on the Timber Sale Map. A current list of invasive species of concern and a map showing the extent of known infestations is available from the DNR. For purposes of this provision, "Off-Road Equipment" includes all logging and construction machinery, except for log trucks, chip vans, service vehicles, water trucks, pickup trucks, cars, and similar vehicles.

(b) Purchaser shall adhere to the following requirements with regard to cleaning "Off-Road Equipment":

(i) Prior to moving Off-Road Equipment onto the Sale Area, Purchaser shall identify the location of the equipment's most recent operation. Purchaser shall not move any Off-Road Equipment that last operated in an area infested with one or more invasive species of concern onto Sale Area without having cleaned such equipment of seeds, soil, vegetative matter, and other debris that could contain or hold seeds, and having notified the DNR, as provided in (iii). If the location of prior operation cannot be identified, then Purchaser shall assume that the location is infested with invasive species of concern.

(ii) Prior to moving Off-Road Equipment from a cutting unit that is shown on the Timber Sale Map to be infested with invasive species of concern to, or through any other area that is shown as being free of invasive species of concern, or infested with a different invasive species, Purchaser shall clean such equipment of seeds, soil, vegetative matter, and other debris that could contain or hold seeds, and shall notify the DNR, as provided in (iii).

(iii) Prior to moving any Off-Road Equipment subject to the cleaning requirements set forth above, Purchaser shall advise DNR of its cleaning measures and make the equipment available for inspection. DNR shall have two (2) days, excluding weekends and State holidays, to inspect equipment after it has been made available. After satisfactory inspection or after such 2-day period, Purchaser may move the equipment as planned. Equipment shall be considered clean when a visual inspection does not disclose seeds, soil, vegetative matter, and other debris that could contain or hold seeds. Purchaser shall not be required to disassemble equipment unless so directed by the DNR after inspection.

(iv) If Purchaser desires to clean Off-Road Equipment on National Forest land, such as at the end of a project or prior to moving to, or through an area that is free of invasive species of concern, Purchaser shall obtain prior approval from the Unit Manager or his/her representative as to the location for such cleaning and measures, if any, for controlling impacts.

(v) Unit Manager or his/her representative may order delay, interruption, or modification of this Contract pursuant to Condition & Requirement 7.3 or 7.3.4.

(c) Nothing contained in this Condition & Requirement shall be interpreted as creating any warranty on the part of the DNR that all locations of invasive species of concern have been described herein, elsewhere in this Contract, or designated on the ground. Following sale advertisement, additional locations may be described or designated, and other species may be added to the list of invasive species of concern. In such event, the Unit Manager or his/her representative may order delay, interruption, or modification of this Contract pursuant to Condition & Requirement 7.3 or 7.3.4.

(d) The parties shall promptly communicate with one another with respect to description or designation of additional locations; discovery of locations of new species or new infestation; and, addition of species to the list of invasive species of concern.

Any movement of equipment between Payment Units not listed below will require an additional cleaning before entering the new unit.

Equipment can be moved from Payment Unit 1 into any other unit without additional cleaning.

Equipment can be moved between Payment Units 3, 5, and 6 without additional cleaning.

Equipment can be moved from Payment Units 3, 5, and 6 into Payment Units 2 or 4 without additional cleaning.

Equipment can be moved from Payment Unit 4 into Payment Unit 2 without additional cleaning.

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.

5.8.9 - GNA, Bat Habitat and Roost Trees (7/25)

If bats are observed emerging from a tree prior to being felled, or if injured or dead bats are found after a tree is felled, notify the Unit Manager for coordination with Forest Service biologists. If the tree is determined to be a roost, the contract may be amended to include a no activity buffer (typically 150 feet radius around the roost tree or trees).

During operations if any sick, injured, and/or dead bats (regardless of species) are found in the Sale Area the Purchaser shall report its location to the Sale Administrator as soon as possible, but no more than 12 hours upon discovery.

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 County and forest roads 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

SKIP

7.1.1 - GNA, Title (7/16)

General Condition & Requirement 7.1 is inapplicable. The following applies to this contract.

All right, title, and interest in and to any Included Timber shall remain in USDA Forest Service with the State of Michigan acting on behalf of the USDA Forest Service under this GNA contract, until it has been Measured, removed from Sale Area or other authorized cutting area, and paid for, at which time title shall vest in Purchaser. Title to any Included Timber that has been Measured and paid for, but not removed from Sale Area or other authorized cutting area by Purchaser on or prior to Termination Date, shall remain in USDA Forest Service.

7.3 - Contract Modifications

7.3.4 - GNA, Contract Suspension and Modification (5/16)

(a) The Unit Manager may, by written order, delay or interrupt authorized operations under this contract or, notwithstanding Condition & Requirement 7.3, modify this contract, in whole or in part:

(i) To prevent environmental degradation or resource damage, including, but not limited to, harm to habitat, plants, animals, cultural resources, or cave resources;

(ii) To ensure consistency with land and resource management plans or other documents prepared pursuant to the National Environmental Policy Act of 1969, 42 USC 4321-4347;

(iii) To conduct environmental analysis, including, but not limited to, engaging in consultation pursuant to the Endangered Species Act of 1973, 16 USC 1531, et seq.; or

(iv) Upon agreement of the Forest Service, due to administrative appeal or litigation, regardless of whether the Unit Manager's order is required by a court order or this contract is named in such a proceeding.

(b) In the event of an order delaying or interrupting Purchaser's Operations under this Condition & Requirement, Purchaser's remedy shall be:

(i) a no cost contract extension,

(ii) reimbursement for Out-of-Pocket Expenses,

however, the foregoing remedies shall be available only to the extent that the Unit Manager's order was the sole and exclusive cause of the delay or interruption of Purchaser's operations.

(c) Remedies awarded to the Purchaser shall not be duplicative, and the Unit Manager shall have the right to structure remedies provided herein to avoid duplicative compensation.

(d) Purchaser agrees that this Condition & Requirement, and the remedies provided herein shall apply regardless of any finding by any court that the DNR failed to comply with any statute, regulation and/or policy in connection with awarding, advertising, or authorizing this sale, or a similar sale.

7.5 - Loss

7.5.2 - GNA, Liability for Loss (7/16)

If Included Timber is destroyed or damaged by an unexpected event that changes the nature of Included Timber, such as wind, flood, insects, disease, or similar cause, the Purchaser shall bear the timber value loss resulting from such destruction or damage.

Deterioration or loss of timber value due to delay or interruption under 7.3.4 - GNA, contract suspension and modification, shall be borne by the party holding title. In this event, Included Timber to which USDA Forest Service holds title, Purchaser of the State GNA contract will not be obligated to remove and pay for such timber. This Subsection shall not be construed to relieve either party of liability for negligence.

7.10 - Certified Timber

7.10.1 - Non-Certified Timber (2/16)

The area encompassed by this timber sale is not certified to the standards of the Forest Stewardship Council (FSC) or the Sustainable Forestry Initiative (SFI). Forest products from this sale may not be delivered to the mill as "FSC and / or SFI certified". The lands within this sale belong to the National Forest system and are being managed by the State as part of a Good Neighbor Authority (GNA) agreement.

**TIMBER SALE MAP**

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

Sale Number
63-804-25Date
08/13/2025

Forest Management Unit

County

Mapped By: Joel Taylor

Scale

Page

Of

Cadillac Mgt Unit

Lake

Cruised By: Joel Taylor, Nathan Koetje

1:15,840

1

1

Township
20NRange
11W

Section(s) and

Subdivision(s) Sec. 17 NENE; Sec. 8 NENE,S1/2NE,SE; Sec. 9 W1/2SW;

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

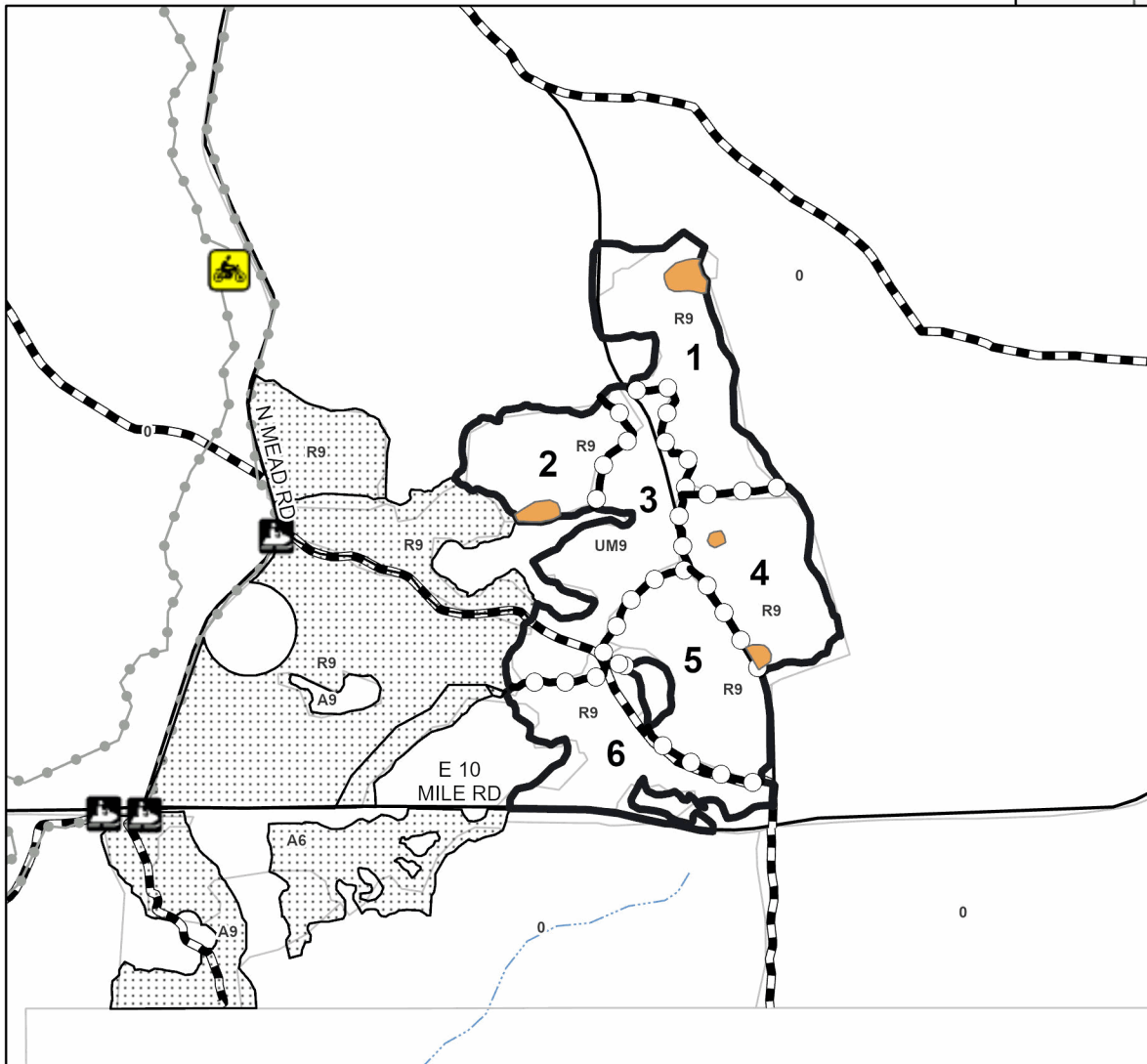
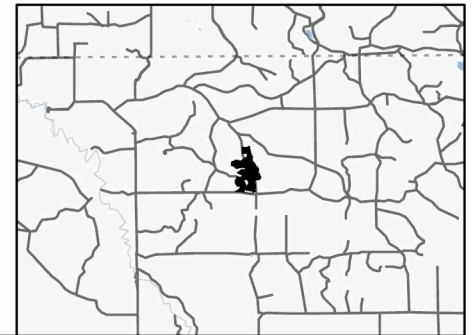
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:200,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	26	4	22
2	16.3	5	23.2
3	27.3	6	23.1

**GNA2
Windigo****137.9 Acres**

0 0.25 0.5 1 Miles

**Legend**

- Against USFS (Orange)
- Payment Unit (Orange)
- Stand
- Nearby Sale
- Decline Pocket
- Paved Road
- Government Gravel/Dirt
- Recreational Trails
- Intermittent Stream

Use QR Code to
open Map in App