



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7528**

**SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on May 12, 2025.**

**LOCATION: GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.**

**CONTACT NAME: Mike Brodeur**

**PHONE NUMBER: (906) 346-9201**

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

Oak Wilt Ground Zero (32-007-25) / T45N, R28W, SEC. 6 , NENW,S1/2NW,N1/2NE,N1/2SW,NWSE.  
T45N, R29W, SEC. 1 , SENE,NESE.

Marquette County, Advertised Price \$52,678.00, 90.8 Acres, Jack Pine, Red Oak.

SALE NOTE: Oak wilt has been found in the Sale Area. There will be no amendments to the restrictions regarding oak wilt. The contract will not be extended to reduce chance of oak wilt spread. There is green and yellow paint within Payment Unit 1. The area was previously marked, and the green and yellow paint can be ignored.

## TIMBER SALE INFORMATION

Oak Wilt Ground Zero (32-007-25)

T45N, R28W, SEC. 6; T45N, R29W, SEC. 1.

Marquette County (Advertised Price \$52,678.00)

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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:

<u>PRODUCTS &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Oak	190.0 MBF	\$ 156.00 / MBF
Pulpwood		
B. T. Aspen	21 Cords	\$ 21.55 / Cord
Jack Pine	29 Cords	\$ 29.05 / Cord
Red Maple	20 Cords	\$ 9.15 / Cord
Red Oak	1,400 Cords	\$ 15.40 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 16.80 percent. There are an estimated 1,914 cords on this timber sale, plus or minus 322 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 \$5,267.80 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	41.4%
02	51.6%
03	7.0%
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
151,173	1,914	16.80%	1,592	2,235

## 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
6	9,338	118	141.61%	0	286
16	62,712	794	26.67%	582	1,006
20	79,123	1,002	19.37%	808	1,196
<b>TOTAL:</b>	<b>151,173</b>	<b>1,914</b>		<b>1,390</b>	<b>2,487</b>

## 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
6	5.6	3	5.6
16	48.0	1	48.0
20	37.2	2	37.2
<b>TOTAL:</b>	<b>90.8</b>		<b>90.8</b>

## DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Oak	Sawtimber	75.6	MBF	48.0	\$21,823.30
	B. T. Aspen	Pulpwood	21	Cords		
	Jack Pine		29	Cords		
	Red Maple		2	Cords		
	Red Oak		566	Cords		
2	Red Oak	Sawtimber	98.1	MBF	37.2	\$27,154.90
	Red Maple	Pulpwood	6	Cords		
	Red Oak		766	Cords		
3	Red Oak	Sawtimber	16.3	MBF	5.6	\$3,699.80
	Red Maple	Pulpwood	12	Cords		
	Red Oak		68	Cords		
TOTAL:			190.0	MBF		
TOTAL:			1,470	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Oak Wilt Ground Zero**

**Sale Number: 32-007-25 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 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. The painted boundary line trees are not Included Timber and are to be protected.

### **2 - Timber Specifications**

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

##### **2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)**

Within Payment Unit(s) 1-3, cut all trees that are two (2) inches or more at DBH, except do not cut red pine and white pine.

#### **2.2 - Utilization**

##### **2.2.3 - Stump Heights (12/24)**

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH. This is in order to facilitate planting operations.

### **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.

##### **4.1.4 - Timber Removed for Construction (3/23)**

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

##### **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. 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**

##### **4.2.2 - Fill Material (4/07)**

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

##### **4.2.3 - Road maintenance (8/13)**

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary.

#### 4.3 - Public Right-of-Way

##### 4.3.2 - County R-O-W (12/06)

The County must be contacted prior to crossing or harvesting in the County Road R-O-W.

### 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 any operations. The Unit Manager or his/her representative must be contacted at least 3 days in advance to schedule the conference.

#### 5.2 - Conduct of Operations

##### 5.2.1 - Slash

###### 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.

##### 5.2.3 - Operating Restrictions

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

Cutting, skidding, and 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.

##### 5.2.32 - 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.

##### 5.2.37 - No Decking Areas (12/08)

No decking is allowed within 50 feet of County Road CMM.

##### 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

##### 5.4.1 - 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.

##### 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.

### 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 Road CMM and Perch Lake 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.

## **7 - Other Conditions**

### **7.2 - Extensions**

#### **7.2.2 - No Extensions (3/09)**

There will be no extensions granted on this contract. This is due to Oak Wilt in the Sale Area and limiting the spread to new areas.



**TIMBER SALE MAP**

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

Sale Number  
**32-007-25**

Date  
**01/31/2025**

Forest Management Unit  
Gwinn Mgt Unit

County  
Marquette

Mapped By: Siler

Cruised By: Siler & Gould

Scale  
1:20,000

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Of  
1

Township 45N Range 28W / Section(s) and Subdivision(s) Sec. 1 SENE,NESE; Sec. 6 NENW,S1/2NW,N1/2NE,N1/2SW,NWSE;

**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**

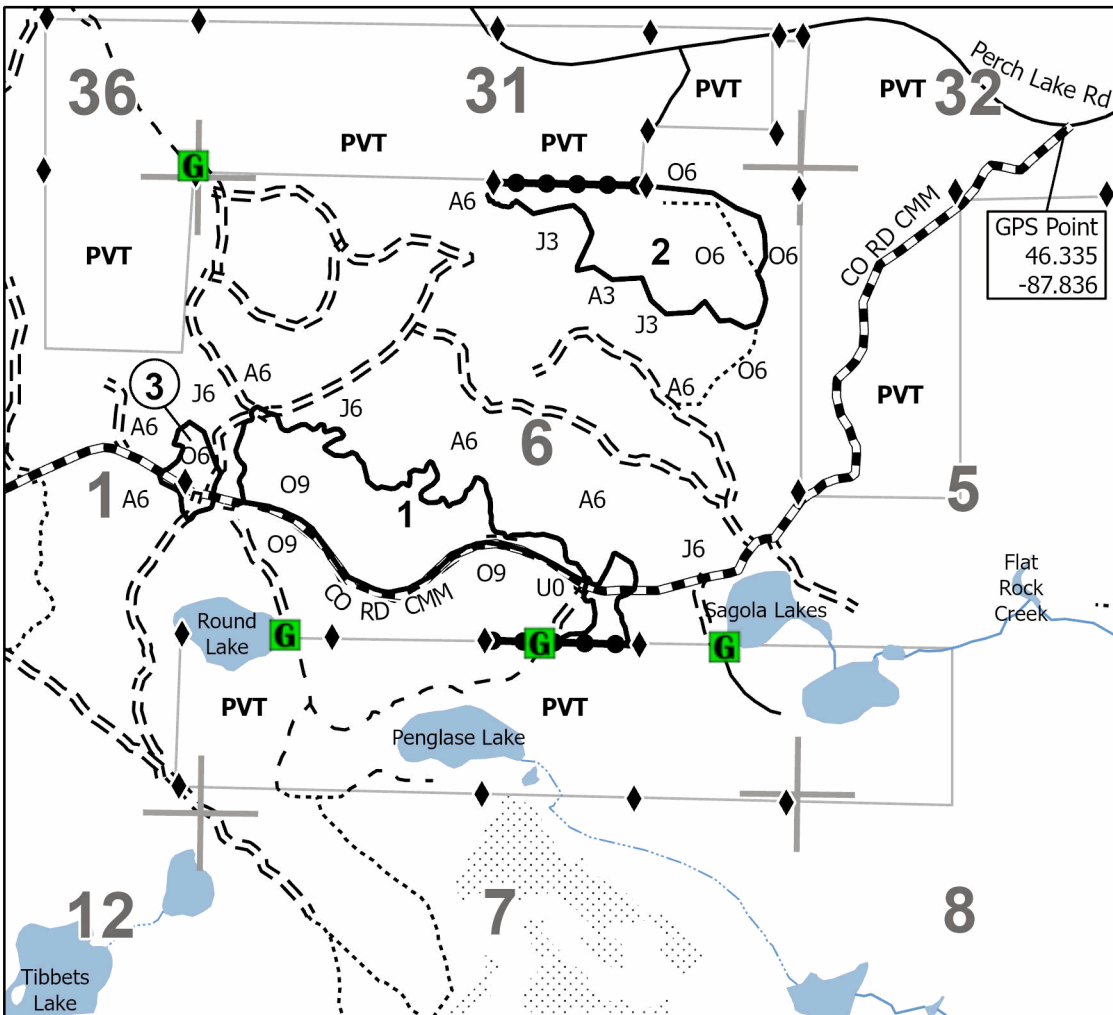
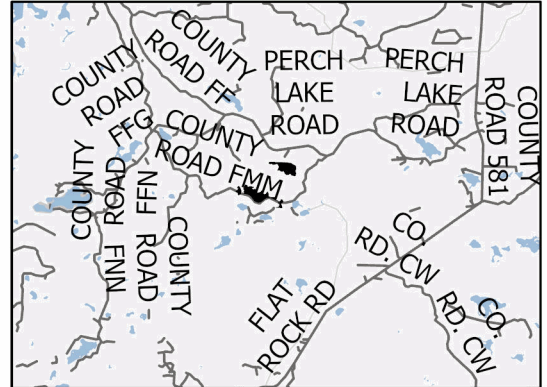
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	48.1
2	37.2
3	5.6

**Oak Wilt Ground Zero**

**90.8 Acres**

**Locator Map 1:200,000**



**Legend**

- Against State (Red)
- Private Line (Blue)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- State Boundary
- Intermittent Stream
- Perennial River
- Lakes and Rivers
- Survey Grade Corner
- Gate
- Section Corner
- Nearby Timber Sale

Use QR Code to open Map in App

