



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7687**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on December 15, 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:

North Smoke Mix (32-018-25) / T43N, R25W, SEC. 28, W1/2SW.

T43N, R25W, SEC. 29, S1/2NE, SE.

T43N, R25W, SEC. 32, NE, NESE.

T43N, R25W, SEC. 33, SWNW, NWSW.

Marquette County, Advertised Price \$66,041.65, 112.0 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: A snowmobile and ORV trail run through the sale area.

Three Special Protection Areas exist in the Sale Area. These are identified on the timber sale map.

This sale contains operating restrictions between 12/01 and 04/01 due to wet ground and deer winter ranges. There is also a Unit that is restricted between 04/15 and 07/15 due to bark slippage.

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

North Smoke Mix (32-018-25)

T43N, R25W, SEC. 28; T43N, R25W, SEC. 29; T43N, R25W, SEC. 32; T43N, R25W, SEC. 33.

Marquette County (Advertised Price \$66,041.65)

SALE NOTE: A snowmobile and ORV trail run through the sale area.

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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		
Basswood	1.5 MBF	\$ 46.00 / MBF
Black Cherry	1.2 MBF	\$ 33.00 / MBF
Paper Birch	2.0 MBF	\$ 83.00 / MBF
Red Maple	0.8 MBF	\$ 84.00 / MBF
Sugar Maple	7.6 MBF	\$ 199.00 / MBF
Pulpwood		
Balsam Fir	284 Cords	\$ 9.35 / Cord
Balsam Poplar	67 Cords	\$ 22.75 / Cord
Basswood	55 Cords	\$ 14.40 / Cord
Mixed Aspen	2,331 Cords	\$ 22.75 / Cord
Mixed Hardwood	162 Cords	\$ 11.10 / Cord
Mixed Spruce	125 Cords	\$ 10.30 / Cord
Sugar Maple	171 Cords	\$ 11.10 / Cord
Tamarack	95 Cords	\$ 12.65 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.66 percent. There are an estimated 3,324 cords on this timber sale, plus or minus 454 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 \$6,604.17 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	22.0%
02	10.9%
03	2.7%
04	30.5%
05	15.2%
06	1.3%
07	3.3%
08	14.1%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
262,597	3,324	13.66%	2,870	3,778

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
19	14,492	183	32.75%	123	244
20	35,965	455	34.10%	300	610
38	7,303	92	36.95%	58	127
52	36,896	467	32.01%	318	617
68	167,941	2,126	18.73%	1,728	2,524
TOTAL:	262,597	3,324		2,527	4,121

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Sugar Maple	Sawtimber	2.2	MBF	20.6	\$14,539.15
	Balsam Fir	Pulpwood	63	Cords		
	Balsam Poplar		5	Cords		
	Basswood		8	Cords		
	Mixed Aspen		559	Cords		
	<i>B. T. Aspen</i>		34	Cords		
	<i>Quaking Aspen</i>		525	Cords		
	Mixed Hardwood		8	Cords		
	<i>Ironwood</i>		1	Cords		
	<i>Paper Birch</i>		5	Cords		
	<i>Red Maple</i>		2	Cords		
	Sugar Maple		43	Cords		
2	Paper Birch	Sawtimber	0.9	MBF	18.2	\$7,177.20
	Sugar Maple		0.8	MBF		
	Balsam Fir	Pulpwood	21	Cords		
	Balsam Poplar		51	Cords		
	Basswood		5	Cords		
	Mixed Aspen		103	Cords		
	<i>Quaking Aspen</i>		103	Cords		
	Mixed Hardwood		84	Cords		
	<i>Black Cherry</i>		12	Cords		
	<i>Paper Birch</i>		46	Cords		
	<i>Red Maple</i>		26	Cords		
	Mixed Spruce		77	Cords		
	<i>Black Spruce</i>		76	Cords		
	<i>White Spruce</i>		1	Cords		
	Sugar Maple		22	Cords		
	Tamarack		95	Cords		
3	Basswood	Sawtimber	1.5	MBF	6.0	\$1,793.35
	Balsam Fir	Pulpwood	1	Cords		
	Basswood		26	Cords		
	Mixed Aspen		56	Cords		
	<i>Quaking Aspen</i>		56	Cords		
	Sugar Maple		6	Cords		
4	Sugar Maple	Sawtimber	3.1	MBF	28.5	\$20,133.50
	Balsam Fir	Pulpwood	87	Cords		
	Balsam Poplar		7	Cords		
	Basswood		11	Cords		
	Mixed Aspen		774	Cords		
	<i>B. T. Aspen</i>		47	Cords		
	<i>Quaking Aspen</i>		727	Cords		
	Mixed Hardwood		11	Cords		
	<i>Ironwood</i>		2	Cords		
	<i>Paper Birch</i>		6	Cords		
	<i>Red Maple</i>		3	Cords		
	Sugar Maple		59	Cords		
5	Sugar Maple	Sawtimber	1.5	MBF	14.2	\$10,044.65
	Balsam Fir	Pulpwood	43	Cords		
	Balsam Poplar		4	Cords		
	Basswood		5	Cords		
	Mixed Aspen		386	Cords		
	<i>B. T. Aspen</i>		24	Cords		
	<i>Quaking Aspen</i>		362	Cords		
	Mixed Hardwood		6	Cords		
	<i>Ironwood</i>		1	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Paper Birch</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
	Sugar Maple		30	Cords		
6	Red Maple	Sawtimber	0.2	MBF	3.0	\$851.35
	Balsam Fir	Pulpwood	8	Cords		
	Mixed Aspen		25	Cords		
	<i>B. T. Aspen</i>		2	<i>Cords</i>		
	<i>Quaking Aspen</i>		23	<i>Cords</i>		
	Mixed Hardwood		6	Cords		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Paper Birch</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Mixed Spruce		11	Cords		
	<i>Black Spruce</i>		5	<i>Cords</i>		
	<i>White Spruce</i>		6	<i>Cords</i>		
	Sugar Maple		1	Cords		
	7	Red Maple	Sawtimber	0.6		
Balsam Fir		Pulpwood	20	Cords		
Mixed Aspen			65	Cords		
<i>B. T. Aspen</i>			4	<i>Cords</i>		
<i>Quaking Aspen</i>			61	<i>Cords</i>		
Mixed Hardwood			16	Cords		
<i>Black Cherry</i>			4	<i>Cords</i>		
<i>Paper Birch</i>			2	<i>Cords</i>		
<i>Red Maple</i>			10	<i>Cords</i>		
Mixed Spruce			26	Cords		
<i>Black Spruce</i>			12	<i>Cords</i>		
<i>White Spruce</i>			14	<i>Cords</i>		
Sugar Maple			4	Cords		
8		Black Cherry	Sawtimber	1.2	MBF	13.7
	Paper Birch		1.1	MBF		
	Balsam Fir	Pulpwood	41	Cords		
	Mixed Aspen		363	Cords		
	<i>Quaking Aspen</i>		363	<i>Cords</i>		
	Mixed Hardwood		31	Cords		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Paper Birch</i>		22	<i>Cords</i>		
	<i>Red Maple</i>		6	<i>Cords</i>		
	Mixed Spruce		11	Cords		
	<i>Black Spruce</i>		3	<i>Cords</i>		
	<i>White Spruce</i>		8	<i>Cords</i>		
	Sugar Maple		6	Cords		
	TOTAL:			13.1	MBF	
TOTAL:			3,290	Cords		

Sale Specific Conditions & Requirements

Sale Name: North Smoke Mix

Sale Number: 32-018-25 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 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 paint; no operating of equipment or 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. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH, except do not cut basswood, cedar, hemlock, or pine.

Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH, except do not cut yellow birch, American elm, cedar, hemlock, or pine.

Within Payment Unit(s) 4 & 5, cut all trees that are two (2) inches or more at DBH, except do not cut basswood, black cherry, white spruce, cedar, hemlock, or pine.

Within Payment Unit(s) 6, 7, & 8, cut all trees that are two (2) inches or more at DBH, except do not cut cedar, hemlock, or pine.

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

Within Payment Unit(s) 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all spruce and fir which meet minimum piece specifications in 2.2 Utilization.

3 - Payments

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% of trees (> 4.5" DBH) within a specified area of the sale are damaged, liquidated damages will be assessed for all trees damaged. Rates will be in accordance with General Condition and Requirement 3.4 Damaged 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.

4.1.4 - 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

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during wet weather conditions.

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 must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference 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 5 days in advance to schedule the conference.

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 2-8, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen conditions, generally the period of December 1 to April 1. This restriction is due to wet soils and deer winter range.

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 3, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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 Trail G/Trail 33 without permission of the Unit Manager or his/her representative.

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)

Trail G 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 20 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. Skidding across the trail or route may only occur in locations

approved by the Sale Administrator. If the ORV trail is used, it must be maintained and restored to a condition equal to, or better than, before the sale.

5.2.41 - Snowmobile Trail Protection (9/11)

Trail 33 is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail, and any trucking of forest products shall only occur from Monday to Thursday during daylight hours. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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.

5.7 - Protection of Historical Sites

5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are excluded from the Sale Area with a red boundary line. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay \$1500 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged.

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 Little West Road and CR 557 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Trail 33 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 Trail G 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.

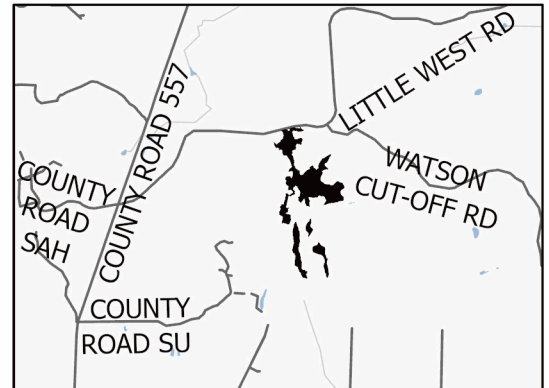
Forest Management Unit		County	Mapped By: Rosten	Scale 1:16,500	Page 1	Of 1
Gwinn Mgt Unit		Marquette	Cruised By: Gwinn Staff			
Township 43N	Range 25W	Section(s) and Subdivision(s) Sec. 28 W1/2SW; Sec. 29 S1/2NE,SE; Sec. 32 NE,NESE; Sec. 33 SWNW,NWSW;				

Cover Type

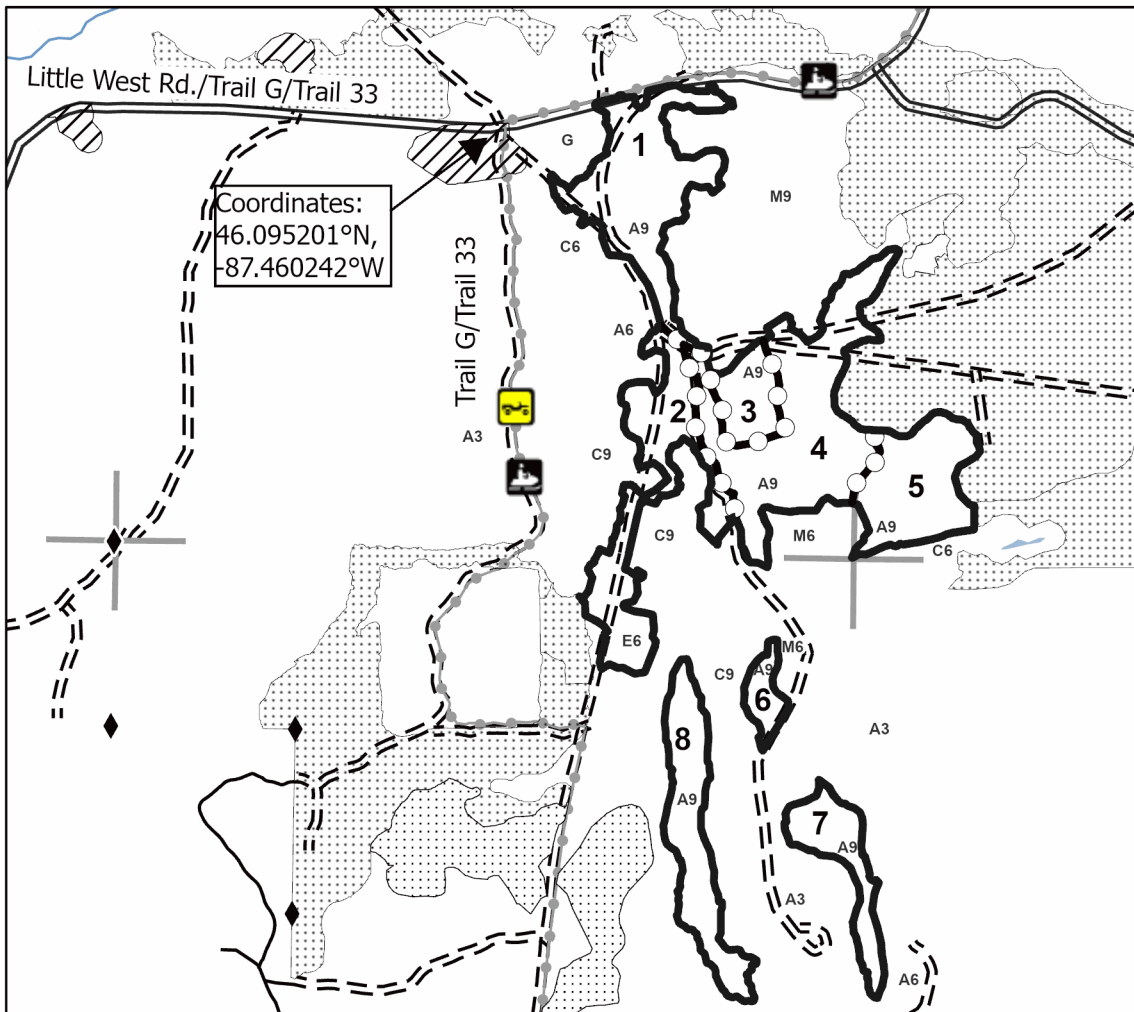
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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 1:100,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	20.6	5	14.2
2	18.2	6	3
3	6	7	7.8
4	28.5	8	13.7

North Smoke Mix**112.0 Acres****Legend**

- Against State (Red)
- Payment Unit (Yellow)
- Recreational Trails
- == Primary Forest Road
- == Forest Access Route
- Paved Road
- ORV Route
- Snowmobile
- Survey Corners
- MIRIS Section Corner
- Nearby Timber Sale
- Special Protection Area

Use QR Code to open Map in App

