



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7748**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on November 25, 2025.

LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.

CONTACT NAME: Josh Brinks

PHONE NUMBER: (906) 203-0210

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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

Hungry Heifer HW (45-104-25) / T44N, R11W, SEC. 10, SENE.

T44N, R11W, SEC. 11, N1/2SE.

T44N, R11W, SEC. 11, S1/2NW,NENE,S1/2NE,N1/2SW.

T44N, R11W, SEC. 12, SWNW.

T44N, R11W, SEC. 2 , SESE.

Mackinac County, Advertised Price \$158,030.65, 188.1 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

Hungry Heifer HW (45-104-25)

T44N, R11W, SEC. 10; T44N, R11W, SEC. 11; T44N, R11W, SEC. 12; T44N, R11W, SEC. 2.

Mackinac County (Advertised Price \$158,030.65)

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	5.7 MBF	\$ 79.00 / MBF
Black Cherry	12.2 MBF	\$ 90.00 / MBF
Red Maple	83.0 MBF	\$ 108.00 / MBF
Sugar Maple	241.0 MBF	\$ 321.00 / MBF
Pulpwood		
Balsam Fir	307 Cords	\$ 8.75 / Cord
Mixed Aspen	707 Cords	\$ 20.60 / Cord
Mixed Hardwood	1,512 Cords	\$ 18.10 / Cord
Red Pine	254 Cords	\$ 100.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.20 percent. There are an estimated 3,577 cords on this timber sale, plus or minus 437 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 \$7,901.53 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	16.2%
02	4.2%
03	5.6%
04	8.2%
05	15.9%
06	49.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
282,593	3,577	12.20%	3,141	4,014

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
31	20,101	254	26.35%	187	321
38	32,927	417	34.39%	273	560
39	171,482	2,171	18.03%	1,779	2,562
40	40,257	510	22.03%	397	622
42	17,826	226	23.78%	172	279
TOTAL:	282,593	3,577		2,809	4,345

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	Red Pine	Pulpwood	254	Cords	10.1	\$25,539.70
2	Red Maple	Sawtimber	19.2	MBF	24.9	\$6,629.45
	Sugar Maple		5.2	MBF		
	Balsam Fir	Pulpwood	1	Cords		
	Mixed Hardwood		159	Cords		
	<i>Beech</i>		8	<i>Cords</i>		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		121	<i>Cords</i>		
	<i>Sugar Maple</i>		28	<i>Cords</i>		
3	Red Maple	Sawtimber	25.8	MBF	33.6	\$8,924.30
	Sugar Maple		7.0	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Hardwood		214	Cords		
	<i>Beech</i>		10	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		164	<i>Cords</i>		
	<i>Sugar Maple</i>		37	<i>Cords</i>		
4	Basswood	Sawtimber	4.7	MBF	21.5	\$12,904.30
	Sugar Maple		32.2	MBF		
	Balsam Fir	Pulpwood	38	Cords		
	Mixed Hardwood		103	Cords		
	<i>Basswood</i>		8	<i>Cords</i>		
	<i>Beech</i>		3	<i>Cords</i>		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Ironwood</i>		11	<i>Cords</i>		
	<i>Sugar Maple</i>		72	<i>Cords</i>		
	<i>White Ash</i>		5	<i>Cords</i>		
5	Basswood	Sawtimber	1.0	MBF	41.6	\$25,111.20
	Black Cherry		1.7	MBF		
	Red Maple		12.8	MBF		
	Sugar Maple		59.4	MBF		
	Balsam Fir	Pulpwood	18	Cords		
	Mixed Aspen		87	Cords		
	<i>Quaking Aspen</i>		87	<i>Cords</i>		
	Mixed Hardwood		137	Cords		
	<i>Basswood</i>		3	<i>Cords</i>		
	<i>Beech</i>		2	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		17	<i>Cords</i>		
	<i>Sugar Maple</i>		112	<i>Cords</i>		
6	Black Cherry	Sawtimber	10.5	MBF	56.4	\$78,921.70
	Red Maple		25.2	MBF		
	Sugar Maple		137.2	MBF		
	Balsam Fir	Pulpwood	248	Cords		
	Mixed Aspen		620	Cords		
	<i>Balsam Poplar</i>		7	<i>Cords</i>		
	<i>Quaking Aspen</i>		613	<i>Cords</i>		
	Mixed Hardwood		899	Cords		
	<i>Black Cherry</i>		160	<i>Cords</i>		
	<i>Ironwood</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		119	<i>Cords</i>		
	<i>Sugar Maple</i>		610	<i>Cords</i>		
	<i>Yellow Birch</i>		6	<i>Cords</i>		
TOTAL:			341.9	MBF		

TOTAL:	2,780	Cords
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Sale Specific Conditions & Requirements

Sale Name: Hungry Heifer HW

Sale Number: 45-104-25 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, red and purple paint or are unmarked and identified by a road. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with purple paint, with the exception of the boundary between Payment Units 2 & 3 which is unpainted and designated by the road. Retention patches are marked with red paint; 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

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

Within Payment Unit(s) 6, cut all deciduous trees that are two (2) inches or more at DBH and all conifers that are four (4) inches or more at DBH.

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

Within Payment Unit(s) 2-5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all fir and beech which meet minimum piece specifications in 2.2 Utilization are designated for cutting unless marked with green paint.

Within Payment Unit 1, all trees are designated cutting when marked with yellow paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit(s) 1 shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-5, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-6 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.

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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 5% 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, 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. 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 is required: 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.

4.2.4 - Grading (10/16)

For completion of the sale, state forest 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.

5 - Operations

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. Slash should be left at a minimum of 4 to 6 feet high to discourage deer browse. Stumps shall be cut low to the ground.

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) 2-5, unless changed by written agreement, cutting and skidding are not permitted during the period of May 1 to July 15. This restriction is because of bark slippage.

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) 6, leave 5 or more drumming logs by cutting a tree 8-15 inches at DBH by 8-10 feet long and fell immediately adjacent to its stump, which should be at least 3 feet tall. -OR- Create drumming logs by using unmerchantable woody material 8-10 feet long or greater, and 8-15 inches at DBH, placed flat on the ground next to a cut stump at least 3 feet tall. These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

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.

5.2.39 - ORV Trail/Route Protection (4/18)

The ORV and motorcycle trails are shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (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.

5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail 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. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. 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. The snowmobile trail may only be crossed at right angles. 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 within 50 feet of the snowmobile trail. All stumps within 5 feet of the snowmobile trail must be cut at ground level.

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.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail 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 the ORV and motorcycle trails 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.

Sale Number
45-104-25Date
08/11/2025Forest Management Unit
Sault Ste Marie Mgt UnitCounty
Mackinac

Mapped By: Plato

Cruised By: Contractor

Scale
1:15,840Page
1Of
1

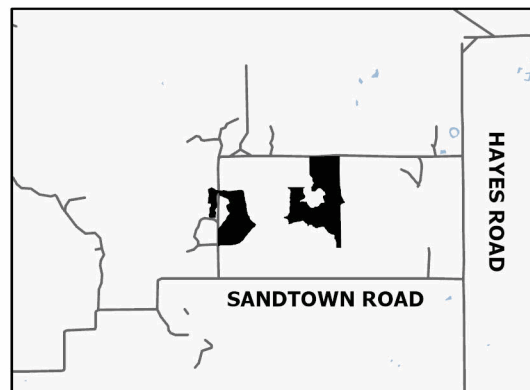
Township	Range	Section(s) and Subdivision(s)
44N	11W	SESE; Sec. 10 SENE; Sec. 11 N1/2SE; Sec. 11 S1/2NW,NENE,S1/2NE,N1/2SW; Sec. 12 SWNW; Sec. 2

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

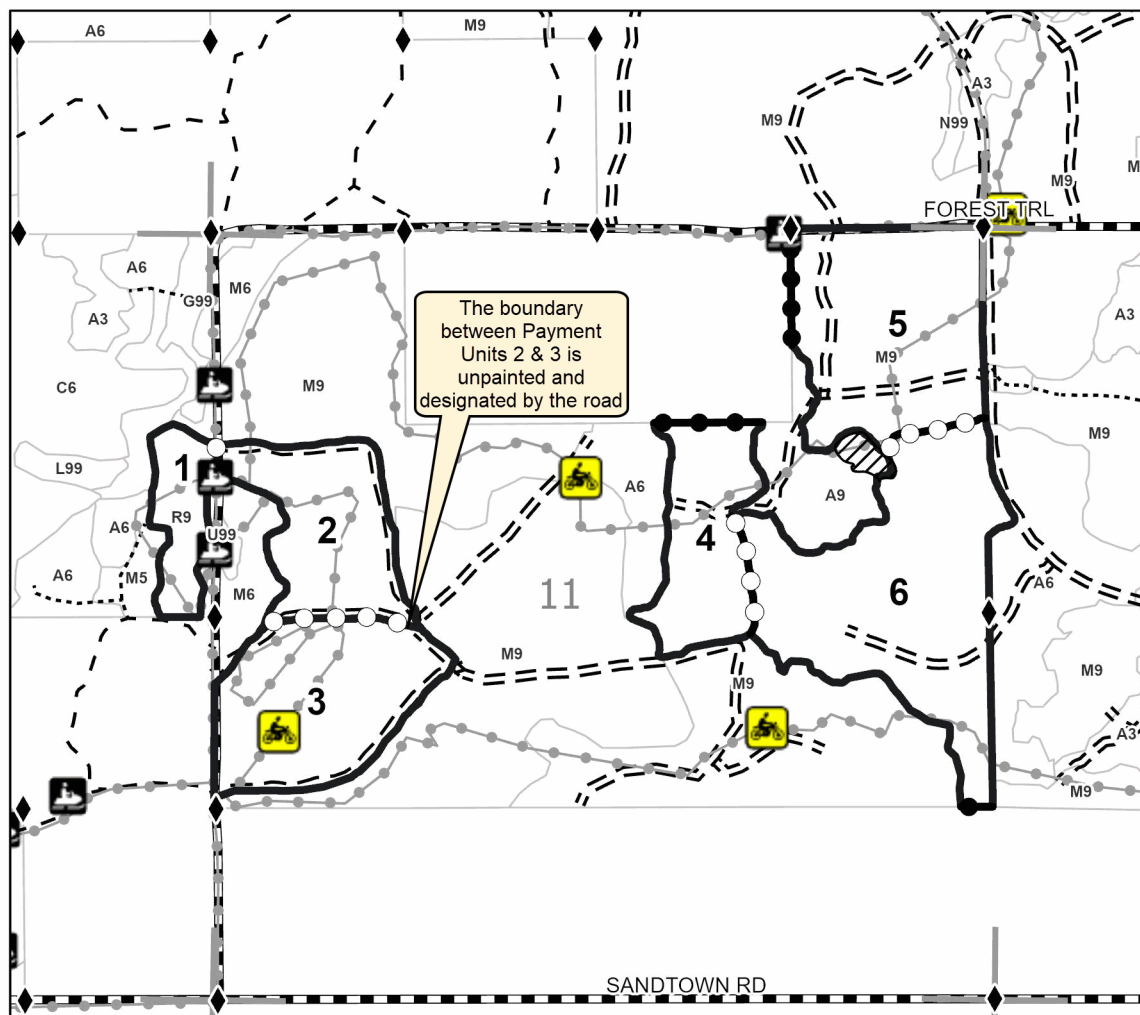
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:100,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	10.1	4	21.5
2	24.9	5	41.6
3	33.6	6	56.4

Hungry Heifer HW**188.1 Acres**

0 0.25 0.5 1 Miles

**Legend**

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Purple)
- Recreational Trails
- Survey Grade Corner
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Retention Areas

Use QR Code to open Map in App

