



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7791**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on April 16, 2026.**

LOCATION: **BARAGA MGMT UNIT, 427 US 41 NORTH, BARAGA, MI 49908.**

CONTACT NAME: Brad Carlson

PHONE NUMBER: (906) 353-6651

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, CRYSTAL FALLS MANAGEMENT UNIT, for certain timber on the following described lands:

Pothole Pulp (12-051-26) / T43N, R31W, SEC. 10, N1/2NE.

T43N, R31W, SEC. 11, NWNE,S1/2NE,NWSE.

T43N, R31W, SEC. 14, N1/2NW,SWNW,W1/2NE.

T43N, R31W, SEC. 15, E1/2NE.

Iron County, Advertised Price \$109,404.55, 173.7 Acres, Aspen, Hardwood.

SALE NOTE: Access may be through private land.

TIMBER SALE INFORMATION

Pothole Pulp (12-051-26)

T43N, R31W, SEC. 10; T43N, R31W, SEC. 11; T43N, R31W, SEC. 14; T43N, R31W, SEC. 15.

Iron County (Advertised Price \$109,404.55)

SALE NOTE: Access may be through private 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		
Basswood	17.6 MBF	\$ 51.00 / MBF
Paper Birch	5.4 MBF	\$ 90.00 / MBF
Red Maple	10.1 MBF	\$ 171.00 / MBF
Sugar Maple	21.5 MBF	\$ 303.00 / MBF
Pulpwood		
Balsam Fir	98 Cords	\$ 5.40 / Cord
Mixed Aspen	4,931 Cords	\$ 17.75 / Cord
Mixed Hardwood	932 Cords	\$ 12.50 / Cord
White Spruce	7 Cords	\$ 10.70 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.15 percent. There are an estimated 6,143 cords on this timber sale, plus or minus 685 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 \$5,470.23 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	12.1%
02	10.5%
03	9.6%
04	17.1%
05	13.8%
06	13.9%
07	11.2%
08	5.5%
09	6.3%
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
485,329	6,143	11.15%	5,458	6,829

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
1	112,304	1,422	13.13%	1,235	1,608
2	139,331	1,764	21.62%	1,382	2,145
3	194,622	2,464	21.56%	1,932	2,995
4	27,106	343	32.84%	230	456
5	11,966	151	44.55%	84	219
TOTAL:	485,329	6,143		4,864	7,423

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	Paper Birch	Sawtimber	2.9	MBF	20.4	\$13,277.00
	Mixed Aspen	Pulpwood	684	Cords		
	<i>Quaking Aspen</i>		684	Cords		
	Mixed Hardwood		70	Cords		
	<i>Balsam Poplar</i>		27	Cords		
	<i>Black Cherry</i>		5	Cords		
	<i>Ironwood</i>		3	Cords		
	<i>Paper Birch</i>		8	Cords		
	<i>Red Maple</i>		26	Cords		
	<i>Sugar Maple</i>		1	Cords		
2	Paper Birch	Sawtimber	2.5	MBF	17.6	\$11,485.00
	Mixed Aspen	Pulpwood	590	Cords		
	<i>Quaking Aspen</i>		590	Cords		
	Mixed Hardwood		63	Cords		
	<i>Balsam Poplar</i>		25	Cords		
	<i>Black Cherry</i>		4	Cords		
	<i>Ironwood</i>		3	Cords		
	<i>Paper Birch</i>		7	Cords		
	<i>Red Maple</i>		23	Cords		
	<i>Sugar Maple</i>		1	Cords		
3	Red Maple	Sawtimber	1.6	MBF	15.4	\$10,522.60
	Balsam Fir	Pulpwood	36	Cords		
	Mixed Aspen		490	Cords		
	<i>B. T. Aspen</i>		10	Cords		
	<i>Quaking Aspen</i>		480	Cords		
	Mixed Hardwood		106	Cords		
	<i>Balsam Poplar</i>		2	Cords		
	<i>Black Ash</i>		1	Cords		
	<i>Black Cherry</i>		7	Cords		
	<i>Paper Birch</i>		4	Cords		
	<i>Red Maple</i>		83	Cords		
	<i>Sugar Maple</i>		9	Cords		
	White Spruce		3	Cords		
4	Red Maple	Sawtimber	2.6	MBF	27.1	\$18,525.95
	Balsam Fir	Pulpwood	62	Cords		
	Mixed Aspen		865	Cords		
	<i>B. T. Aspen</i>		18	Cords		
	<i>Quaking Aspen</i>		847	Cords		
	Mixed Hardwood		188	Cords		
	<i>Balsam Poplar</i>		4	Cords		
	<i>Black Ash</i>		2	Cords		
	<i>Black Cherry</i>		13	Cords		
	<i>Paper Birch</i>		6	Cords		
	<i>Red Maple</i>		146	Cords		
	<i>Sugar Maple</i>		17	Cords		
	White Spruce		4	Cords		
5	Basswood	Sawtimber	1.0	MBF	17.8	\$15,087.90
	Red Maple		2.1	MBF		
	Sugar Maple		1.1	MBF		
	Mixed Aspen	Pulpwood	718	Cords		
	<i>B. T. Aspen</i>		168	Cords		
	<i>Quaking Aspen</i>		550	Cords		
	Mixed Hardwood		128	Cords		
	<i>Balsam Poplar</i>		10	Cords		
	<i>Basswood</i>		19	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Ironwood</i> <i>Red Maple</i> <i>Sugar Maple</i>	<i>Pulpwood</i>	6 54 39	<i>Cords</i> <i>Cords</i> <i>Cords</i>		
6	Basswood Red Maple Sugar Maple Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Balsam Poplar</i> <i>Basswood</i> <i>Ironwood</i> <i>Red Maple</i> <i>Sugar Maple</i>	Sawtimber Pulpwood	1.0 2.1 1.1 726 170 556 130 10 20 6 55 39	MBF MBF MBF Cords <i>Cords</i> <i>Cords</i> Cords <i>Cords</i> <i>Cords</i> <i>Cords</i> <i>Cords</i> <i>Cords</i>	18.0	\$15,254.90
7	Basswood Red Maple Sugar Maple Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Balsam Poplar</i> <i>Basswood</i> <i>Ironwood</i> <i>Red Maple</i> <i>Sugar Maple</i>	Sawtimber Pulpwood	0.8 1.7 0.9 585 137 448 104 8 16 5 44 31	MBF MBF MBF Cords <i>Cords</i> <i>Cords</i> Cords <i>Cords</i> <i>Cords</i> <i>Cords</i> <i>Cords</i> <i>Cords</i>	14.5	\$12,287.95
8	Basswood Sugar Maple Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Balsam Poplar</i> <i>Basswood</i> <i>Ironwood</i> <i>Sugar Maple</i>	Sawtimber Pulpwood	8.4 1.5 225 78 147 94 4 36 7 47	MBF MBF Cords <i>Cords</i> <i>Cords</i> Cords <i>Cords</i> <i>Cords</i> <i>Cords</i> <i>Cords</i>	23.0	\$6,051.65
9	Basswood Sugar Maple Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Basswood</i> <i>Ironwood</i> <i>Sugar Maple</i>	Sawtimber Pulpwood	6.4 16.9 48 48 49 4 2 43	MBF MBF Cords <i>Cords</i> Cords <i>Cords</i> <i>Cords</i> <i>Cords</i>	19.9	\$6,911.60
TOTAL:			54.6	MBF		
TOTAL:			5,968	Cords		

Sale Specific Conditions & Requirements

Sale Name: Pothole Pulp

Sale Number: 12-051-26 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 yellow paint. 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 red or yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The blue and red 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

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 5, 6, and 7, cut all trees which meet minimum piece specifications in 2.2 Utilization, except all conifer, oak, birch, and black cherry.

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

Within Payment Unit(s) 8 and 9, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

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

Within Payment Unit(s) 1, 2, 3, and 4, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except cedar, oak, yellow birch, and trees marked with green paint above and below stump height.

In addition, within:

Payment Units 1 and 2, leave all conifer.

Payment Units 3 and 4, leave all red pine and white pine.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 8 and 9. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor (feller bunching harvester will not be allowed) in order to retain existing understory.

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. 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

4.1.4 - 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. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land (Sage Timber Michigan LLC) is the responsibility of the Purchaser. A copy of the written permission from the private landowner must be given to the Unit Manager within 30 days of the bid opening and prior to the beginning of operations.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Units 1 - 7, 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.

5.2.2 - 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) 8 and 9, 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 the county road (Way Dam Road).

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 are 12 inches or greater in depth and 50 feet in length. Note: Trees within 10 feet of ruts exceeding 6 inches deep will be considered damaged due to damage caused to the tree roots and will be billed in accordance with 3.4 Damaged Timber (see spec 5.4.1). 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.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the vernal pond areas or drainages. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale. All or most of these areas have already been excluded from the timber sale.

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

6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Way Dam 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.



TIMBER SALE MAP

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

Sale Number	Date	
12-051-26	01/28/2026	
Scale	Page	Of
1:20,000	1	1

Forest Management Unit	County	Mapped By: Brolin
Crystal Falls Mgt Unit	Iron	Cruised By: Brolin

Township	Range	Section(s) and Subdivision(s)
43N	31W	Sec. 10 N1/2NE; Sec. 11 NWNE,S1/2NE,NWSE; Sec. 14 N1/2NW,SWNW,W1/2NE; Sec. 15 E1/2NE;

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		

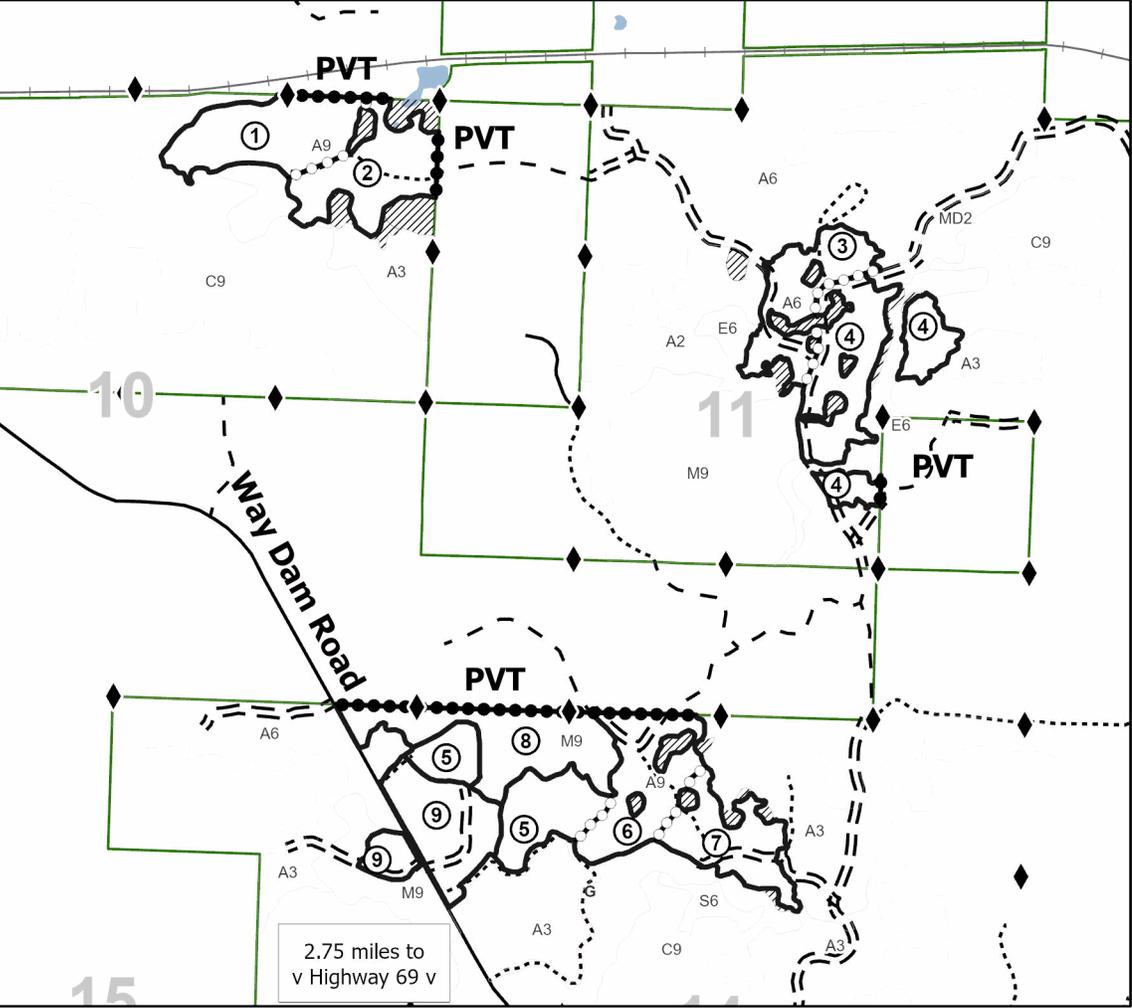
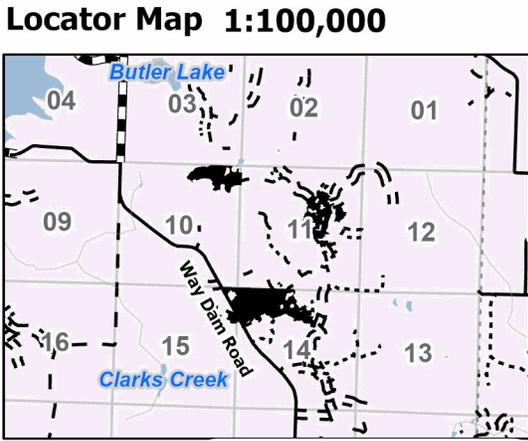
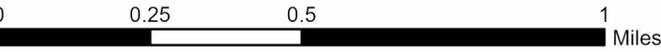
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Pothole Pulp										
Iron - Compartment 145										
UNIT	1	2	3	4	5	6	7	8	9	TOTALS
ACRES	20.4	17.6	15.4	27.1	17.8	18	14.5	23	19.9	173.7
Sawlogs MBF										
Sugar Maple	0.0	0.0	0.0	0.0	1.1	1.1	0.9	1.5	16.9	21.5
Basswood	0.0	0.0	0.0	0.0	1.0	1.0	0.8	8.4	6.4	17.6
Red Maple	0.0	0.0	1.6	2.6	2.1	2.1	1.7	0.0	0.0	10.1
Paper Birch	2.9	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.4
TOTAL	2.9	2.5	1.6	2.6	4.2	4.2	3.4	9.9	23.3	54.6
Pulpwood CORDS										
Mixed Aspen	684	590	490	865	718	726	585	225	48	4931
Mixed Hardwood	70	63	106	188	128	130	104	94	49	932
Balsam Fir	0	0	36	62	0	0	0	0	0	98
White Spruce	0	0	3	4	0	0	0	0	0	7
TOTAL	754	653	635	1119	846	856	689	319	97	5968

Pothole Pulp

173.7 Acres

Compartment 145



Legend	
	Against State (Red)
	Private Line (Blue)
	Payment Unit (Yellow)
	Retention Area
	State Forests
	Forest Access Route
	Administrative Access Only
	Paved Road
	Private Gravel/Dirt
	Railroads
	Survey Corner
	Lakes and Rivers

2.75 miles to
v Highway 69 v

Use QR Code to
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