



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7693**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on August 28, 2025.

LOCATION: NEWBERRY MGMT UNIT, 5666 S STATE HWY M 123, NEWBERRY, MI 49868.

CONTACT NAME: Keith Magnusson

PHONE NUMBER: (906) 291-0120

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

The Land Of Milk And Honey (42-008-25) / T46N, R12W, SEC. 22, SENE, NESE.

Luce County, Advertised Price \$6,062.95, 29.8 Acres, Hardwood, White Pine.

SALE NOTE: No new roads will be permitted in any Payment Unit.

The County must be contacted prior to constructing an access spur road leading off of the County Road R-O-W.

Within Payment Unit(s) 1 and 2 harvesting is limited to frozen winter conditions (typically from December 15 to March 15) because of poorly drained soil conditions.

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. See Sale Spec 5.2.17 for additional information.

TIMBER SALE INFORMATION

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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 & SPECIES</u> | <u>ESTIMATED UNITS*</u> | <u>ADVERTISED PRICE</u> |
|-------------------------------|-------------------------|-------------------------|
| Sawtimber | | |
| Paper Birch | 0.6 MBF | \$ 21.00 / MBF |
| Red Maple | 6.7 MBF | \$ 25.00 / MBF |
| Pulpwood | | |
| Balsam Fir | 36 Cords | \$ 5.30 / Cord |
| Mixed Hardwood | 215 Cords | \$ 6.55 / Cord |
| Mixed Spruce | 14 Cords | \$ 3.40 / Cord |
| White Pine | 359 Cords | \$ 11.80 / Cord |

* The total volume is statistically estimated within plus (+) or minus (-) 19.87 percent. There are an estimated 641 cords on this timber sale, plus or minus 127 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 \$303.15 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 | 23.6% |
| 02 | 76.4% |
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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 |
| 50,612 | 641 | 19.87% | 513 | 768 |

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 |
| 60 | 16,613 | 210 | 29.72% | 148 | 273 |
| 70 | 33,999 | 430 | 26.22% | 318 | 543 |
| TOTAL: | 50,612 | 641 | | 465 | 816 |

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 |
|---------------|-------------|----|-------------|
| 60 | 9.4 | 1 | 9.4 |
| 70 | 20.4 | 2 | 20.4 |
| TOTAL: | 29.8 | | 29.8 |

DESCRIPTION OF TIMBER BY PU (PU)

| PU | MARKET GROUP | PRODUCT | QUANTITY | UNIT | ACRES | ADVERTISE PRICE |
|---------------|----------------------|-----------|----------|-------|-------|-----------------|
| 1 | Paper Birch | Sawtimber | 0.6 | MBF | 9.4 | \$1,432.90 |
| | Red Maple | | 5.8 | MBF | | |
| | Balsam Fir | Pulpwood | 36 | Cords | | |
| | Mixed Hardwood | | 138 | Cords | | |
| | <i>Beech</i> | | 1 | Cords | | |
| | <i>Paper Birch</i> | | 1 | Cords | | |
| | <i>Quaking Aspen</i> | | 6 | Cords | | |
| | <i>Red Maple</i> | | 130 | Cords | | |
| | Mixed Spruce | | 8 | Cords | | |
| | <i>White Spruce</i> | | 8 | Cords | | |
| | White Pine | | 13 | Cords | | |
| 2 | Red Maple | Sawtimber | 0.9 | MBF | 20.4 | \$4,630.05 |
| | Mixed Hardwood | Pulpwood | 77 | Cords | | |
| | <i>Paper Birch</i> | | 13 | Cords | | |
| | <i>Red Maple</i> | | 64 | Cords | | |
| | Mixed Spruce | | 6 | Cords | | |
| | <i>Black Spruce</i> | | 6 | Cords | | |
| | White Pine | | 346 | Cords | | |
| TOTAL: | | | 7.3 | MBF | | |
| TOTAL: | | | 624 | Cords | | |

Sale Specific Conditions & Requirements

Sale Name: The Land Of Milk And Honey

Sale Number: 42-008-25 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 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 yellow paint. 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

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 1-2, all trees are designated for cutting which meet minimum piece specifications in 2.2 Utilization, except do not cut white pine over 20 inches at DBH, any cedar, hemlock or yellow birch.

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. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only spur roads with T turnarounds off of the county road will be allowed.

4.3 - Public Right-of-Way

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

The County must be contacted prior to constructing an access spur road leading off of the County Road R-O-W.

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. 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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 and 2, unless changed by written agreement, cutting, skidding, and hauling are limited to frozen winter conditions (typically from December 15 to March 15). This restriction is because of poorly drained soil conditions.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)

Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of \$700.00 per timber mat and \$2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

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 421, without permission from 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.

5.4 - Soil Protection

5.4.1 - Rutting Restriction, General (7/16)

In addition, operations are to cease immediately if equipment and weather conditions result in rutting on skid trails which are 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.

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil rutting damage due to wet soil types.

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.

7 - Other Conditions

7.2 - Extensions

7.2.5 - Weather-Related Extension (1/13)

If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.



TIMBER SALE MAP

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

Sale Number
42-008-25

Date
04/04/2025

| | | |
|------------------------|--------|---------------------------------|
| Forest Management Unit | County | Mapped By: Anthony Ciaramitaro |
| Newberry Mgt Unit | Luce | Cruised By: Newberry Unit Staff |

| | | |
|---------|------|----|
| Scale | Page | Of |
| 1:5,090 | 1 | 1 |

| | | |
|----------|-------|-------------------------------|
| Township | Range | Section(s) and Subdivision(s) |
| 46N | 12W | Sec. 22 SENE,NESE; |

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 |

THE LAND OF MILK AND HONEY

29.8 Acres

| Payment Unit Number | Acres |
|---------------------|-------|
| 1 | 9.4 |
| 2 | 20.4 |

| Legend | |
|--------|------------------------|
| | Payment Unit (Red) |
| | Payment Unit (Yellow) |
| | Against Private (Blue) |
| | Survey Grade Corner |
| | Government Gravel/Dirt |
| | Private Gravel/Dirt |

