



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7638**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on May 7, 2025.

LOCATION: ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.

CONTACT NAME: Darrick Coy

PHONE NUMBER: (989) 590-1109

PROSPECTUS NOTE: All sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.

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

Ice Meaford Red Pine Salvage (54-012-25) / T31N, R02E, SEC. 27, SWNW.

T31N, R02E, SEC. 28, NWNW,SENE,NESE.

T31N, R02E, SEC. 29, N1/2NW,NE.

T31N, R02E, SEC. 30, E1/2NW,NE.

T31N, R02E, SEC. 5 , E1/2NW,W1/2NE.

Montmorency County, Advertised Price \$18,810.00, 118.2 Acres, Red Pine.

SALE NOTE: This sale has received damage form an ice storm. It is a one-year scaled sale with no extensions.

TIMBER SALE INFORMATION

Ice Meaford Red Pine Salvage (54-012-25)

T31N, R02E, SEC. 27; T31N, R02E, SEC. 28; T31N, R02E, SEC. 29; T31N, R02E, SEC. 30; T31N, R02E, SEC. 5.
Montmorency County (Advertised Price \$18,810.00)

SALE NOTE: This sale has received damage from an ice storm. It is a one-year scaled sale with no extensions.

A timber sale contract for this scaled, 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>
Pulpwood		
Red Pine	825 Cords	\$ 22.80 / Cord

* 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 \$5,000.00 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	10.1%
02	7.2%
03	8.6%
04	14.7%
05	13.3%
06	30.1%
07	16.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2026.

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>
65,190	825	0.00%	825	825

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
11	6,588	83	0.00%	83	83
34	19,687	249	0.00%	249	249
40	8,663	110	0.00%	110	110
42	4,700	59	0.00%	59	59
55	5,591	71	0.00%	71	71
74	10,402	132	0.00%	132	132
91	9,558	121	0.00%	121	121
TOTAL:	65,190	825		825	825

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
11	12.0	1	12.0
34	35.7	6	35.7
40	15.7	5	15.7
42	8.5	2	8.5
55	10.1	3	10.1
74	18.9	7	18.9
91	17.3	4	17.3
TOTAL:	118.2		118.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Pine	Pulpwood	83	Cords	12.0	\$1,892.40
2	Red Pine	Pulpwood	59	Cords	8.5	\$1,345.20
3	Red Pine	Pulpwood	71	Cords	10.1	\$1,618.80
4	Red Pine	Pulpwood	121	Cords	17.3	\$2,758.80
5	Red Pine	Pulpwood	110	Cords	15.7	\$2,508.00
6	Red Pine	Pulpwood	249	Cords	35.7	\$5,677.20
7	Red Pine	Pulpwood	132	Cords	18.9	\$3,009.60
TOTAL:			825	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Meaford Red Pine Salvage

Sale Number: 54-012-25 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 yellow paint and cover type changes (see Timber Sale Map). Exterior sale boundary lines against state are designated by cover type changes or roads. 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, and only if marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Also designated for harvest are all stems that are bent over, snapped off, or missing over 40% of their live crown. If harvest units are able to be painted prior to harvest operations, there may be paint on these damaged stems.

2.1.11 - Description of Timber Note (2/04)

Note that this is an ice storm salvage sale. All Payment Units will be scaled by Sale Administrator. Chipping of Sale Area will not be required but is encouraged. If sale is chipped, the Purchaser must provide electronic confirmation of scale tickets at a minimum of once per week. To convert red pine chip weight to cords, we will use a conversion of 1 cord = 1.9 tons or 1 cord = 3,800 pounds. This is from the USDA's Timber Management Field Book, 2008 Edition table 2.10 Weight Table for Various Woods.

Timber prices for other minor species found within the Sale Area are:

Jack Pine: \$13.50/cd

Mixed Hdwd: \$14.00/cd

Mixed Oak: \$7.50/cd

Mixed Aspen: \$16.50/cd

White Pine: \$19.00/cd

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

2.2.5 - Limbed Tree Skidding (12/24)

The skidding of whole trees or tree segments with limbs attached is prohibited, unless approved by the Unit Manager or his/her representative.

3 - Payments

3.2 - Scaled Sales

3.2.1 - Scale Location (2/04)

Forest products will be placed for measurement at approved spots on the landing. Hauling of these products will only be allowed once permission is given from the Sale Administrator.

3.6 - Payment Unit Cutting Schedule

3.6.2 - One Active Unit (1/25)

Each Payment Unit must be completed to the satisfaction of the Unit Manager or his/her representative before the next Payment Unit may be opened. The Purchaser must give a one week notice before finishing a Payment Unit to allow for inspection.

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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only skid trails will be allowed.

4.2 - Maintenance

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

5.1 - 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 to determine landing locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company at least 5 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by 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.

5.8 - Protection of Endangered Species

5.8.8 - Protected Species, Other (2/12)

Within Payment Unit(s) 5 and 6, no harvesting activities (cutting, forwarding, hauling, etc.) shall occur unless the ground is frozen or dry and firm. This restriction is to protect the Eastern Massasauga Rattlesnake and its habitat.

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 Meaford Road for Payment Units 1 and 6, Mills Road for Payment Units 3 and 4, and the unnamed forest roads associated with Payment Units 2 and 5 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.

7.2.3 - Salvage Extension (6/13)

This is a salvage sale with a short contract length. The sale must be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, the contract expiration date of the contract to be extended must be within twelve (12) months from the issue date of this contract. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. The salvage extension must be used before this contract is closed-out. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm in late March 2025. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



TIMBER SALE MAP

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

Sale Number
54-012-25

Date
04/28/2025

Forest Management Unit

County

Mapped By:

Scale

Page

Of

Atlanta Mgt Unit

Montmorency

Cruised By:

1:12,000

1

1

Township

Range

Section(s) and E1/2NW,W1/2NE;

Subdivision(s) Sec. 27 SWNW; Sec. 28 NWNW,SENE,NESE; Sec. 29 N1/2NW,NE; Sec. 30 E1/2NW,NE; Sec. 5

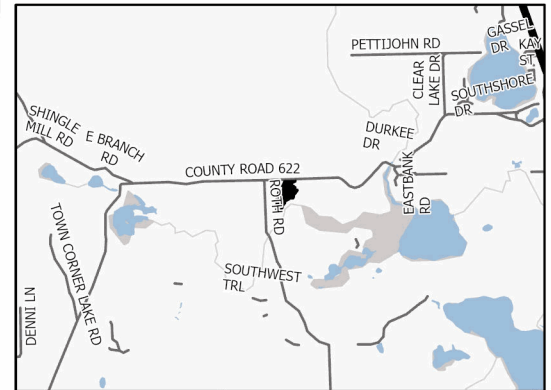
Cover Type

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
1	12
2	8.5
3	10.1
4	17.3
5	15.7
6	35.7
7	18.9

Ice Meaford Red Pine Salvage

118.2 Acres

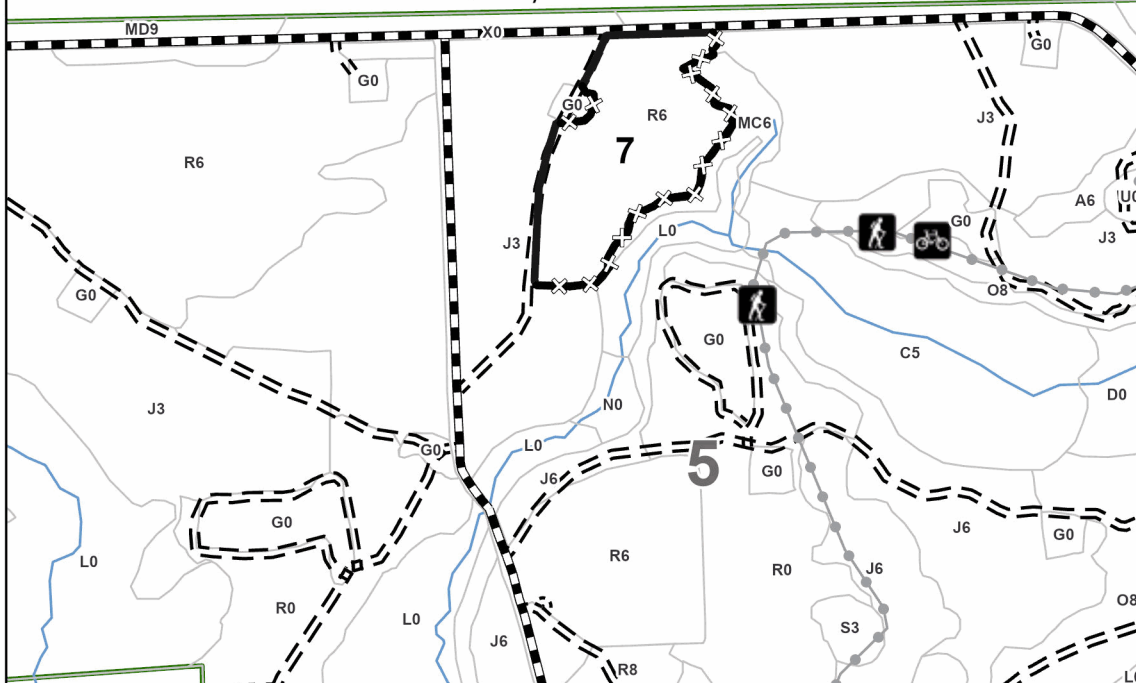
Compartment 40



0 0.13 0.25 0.5 Miles

Private

County Rd 622



Legend

- Payment Unit
- Against State (Unpainted)
- Forest Access Route
- Government Gravel/Dirt
- Recreational Trails
- Nearby Timber Sale
- Retention Areas

Use QR Code to open Map in App





TIMBER SALE MAP

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

Sale Number
54-012-25

Date
04/28/2025

Forest Management Unit
Atlanta Mgt Unit

County
Montmorency

Mapped By:
Cruised By:

Scale
1:12,000

Page
1

Of
1

Township 31N Range 02E Section(s) and Subdivision(s) E1/2NW,W1/2NE;
Sec. 27 SWNW; Sec. 28 NWNW,SENE,NESE; Sec. 29 N1/2NW,NE; Sec. 30 E1/2NW,NE; Sec. 5

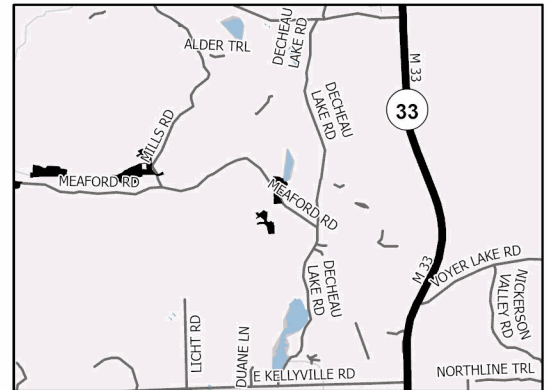
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Locator Map 1:100,000

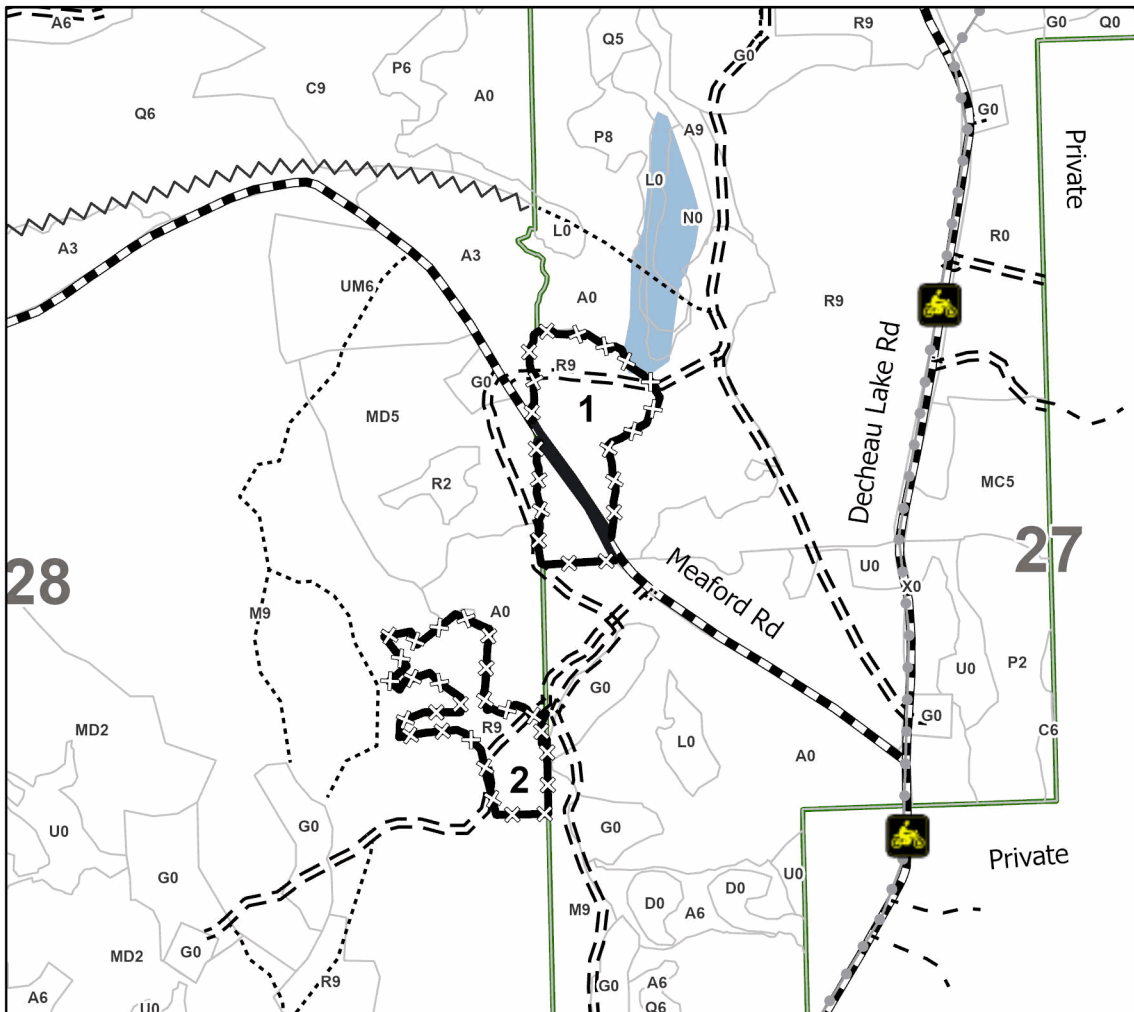


Payment Unit Number	Acres
1	12
2	8.5
3	10.1
4	17.3
5	15.7
6	35.7
7	18.9

Ice Meaford Red Pine Salvage
118.2 Acres
Compartments 44 & 45



0 0.13 0.25 0.5 Miles



Legend

- Payment Unit
- Against State (Unpainted)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Abandoned Railroad
- Recreational Trails
- Nearby Timber Sale
- Retention Areas

Use QR Code to
open Map in App



TIMBER SALE MAP

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

Sale Number
54-012-25

Date
04/28/2025

Forest Management Unit			County	Mapped By:	Scale 1:12,000	Page 1	Of 1
Atlanta Mgt Unit			Montmorency	Cruised By:			
Township 31N	Range 02E	Section(s) and Subdivision(s) E1/2NW,W1/2NE; Sec. 27 SWNW; Sec. 28 NWNW,SENE,NESE; Sec. 29 N1/2NW,NE; Sec. 30 E1/2NW,NE; Sec. 5					

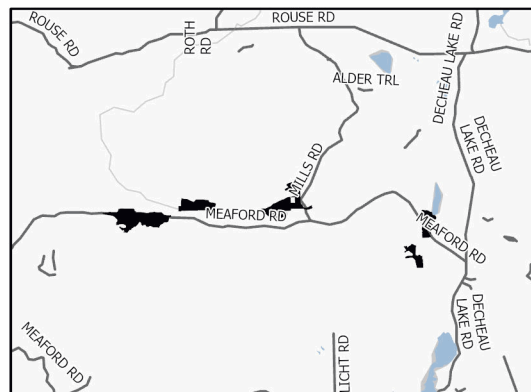
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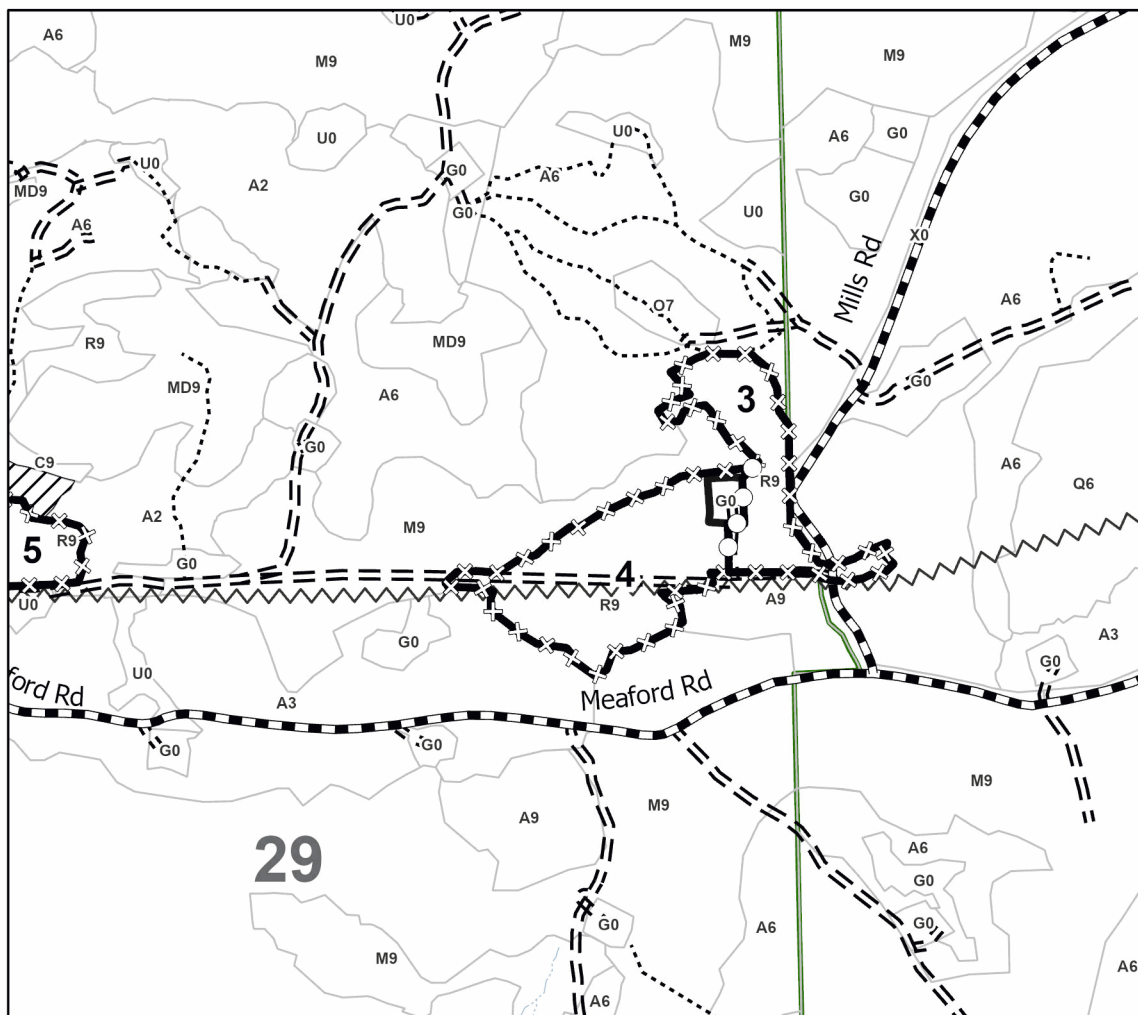
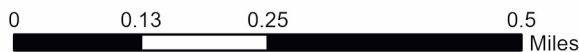
Locator Map 1:100,000



Payment Unit Number	Acres
1	12
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Ice Meaford Red Pine Salvage

118.2 Acres
Compartment 43



Legend

-  Payment Unit
-  Against State (Unpainted)
-  Payment Unit (Yellow)
-  Forest Access Route
-  Administrative Access Only
-  Government Gravel/Dirt
-  Abandoned Railroad
-  Recreational Trails
-  Nearby Timber Sale
-  Retention Areas

Use QR Code to
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TIMBER SALE MAP

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Sale Number
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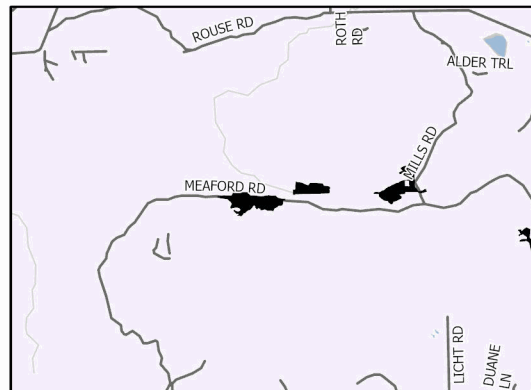
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Locator Map 1:100,000

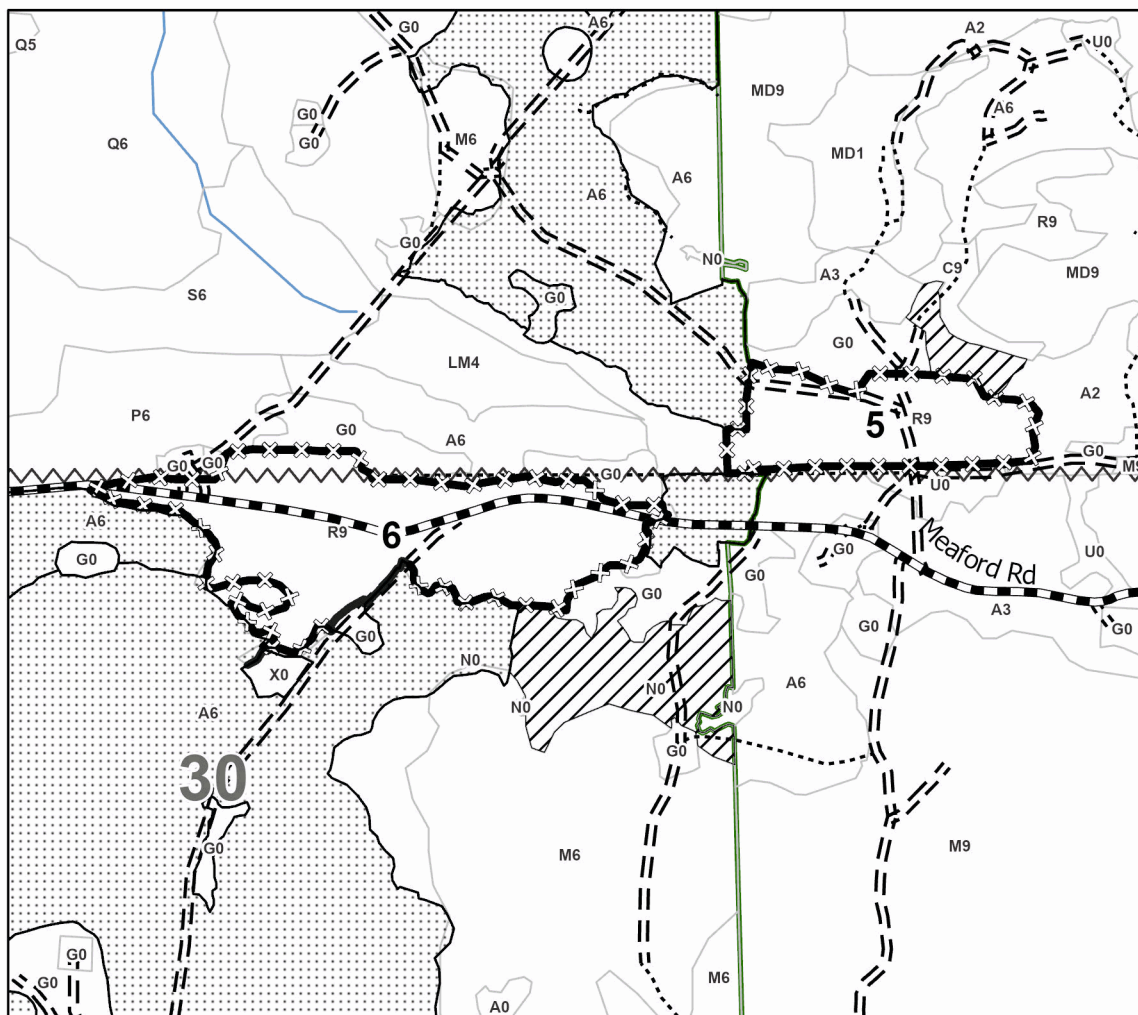
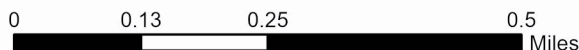


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Ice Meaford Red Pine Salvage

118.2 Acres

Compartments 42 & 43



Legend

-  Payment Unit
-  Against State (Unpainted)
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