



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7796**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on April 2, 2026.**

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:

Borgstrom's Best (42-012-25) / T45N, R08W, SEC. 19, SWSW.

T45N, R08W, SEC. 30, NWNW.

T45N, R09W, SEC. 24, SESE.

T45N, R09W, SEC. 25, SENW,N1/2NE,SWNE,E1/2SW,W1/2SE.

Luce County, Advertised Price \$13,831.70, 63.0 Acres, Aspen, Hardwood.

SALE NOTE: The DNR will secure any necessary stream crossing permits that may be required. The County must be contacted prior to any road construction leading from the County Road R-O-W. A driveway permit will be needed from them.

Within Payment Unit(s) 1-4, harvesting is limited to the period of December 15 to March 15 because of wet soil types as well as deer yard restrictions.

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

Borgstrom's Best (42-012-25)

T45N, R08W, SEC. 19; T45N, R08W, SEC. 30; T45N, R09W, SEC. 24; T45N, R09W, SEC. 25.

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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	\$ 11.00 / MBF
Red Maple	25.5 MBF	\$ 30.00 / MBF
Sugar Maple	2.1 MBF	\$ 315.00 / MBF
Pulpwood		
Balsam Fir	390 Cords	\$ 4.20 / Cord
Mixed Aspen	747 Cords	\$ 10.05 / Cord
Mixed Hardwood	522 Cords	\$ 5.95 / Cord
Mixed Spruce	45 Cords	\$ 2.35 / Cord
Paper Birch	32 Cords	\$ 1.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.59 percent. There are an estimated 1,802 cords on this timber sale, plus or minus 299 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 \$1,383.17 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	8.6%
02	42.5%
03	28.2%
04	20.7%

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
142,321	1,802	16.59%	1,503	2,100

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
28	11,576	147	42.55%	84	209
31	51,172	648	33.60%	430	865
42	26,832	340	25.44%	253	426
47	15,686	199	74.43%	51	346
87	37,056	469	25.06%	351	587
TOTAL:	142,321	1,802		1,170	2,433

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
28	5.1	1	5.1
31	15.5	2	15.5
42	15.7	4	15.7
47	5.6	3	5.6
87	21.1	3	21.1
TOTAL:	63.0		63.0

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	22	Cords	5.1	\$1,191.30
	Mixed Aspen		103	Cords		
	<i>Quaking Aspen</i>		103	<i>Cords</i>		
	Mixed Hardwood		4	Cords		
	<i>Red Maple</i>		4	<i>Cords</i>		
	Mixed Spruce		17	Cords		
	<i>Black Spruce</i>		17	<i>Cords</i>		
2	Balsam Fir	Pulpwood	64	Cords	15.5	\$5,871.95
	Mixed Aspen		537	Cords		
	<i>Balsam Poplar</i>		4	<i>Cords</i>		
	<i>Quaking Aspen</i>		533	<i>Cords</i>		
	Mixed Hardwood		31	Cords		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		29	<i>Cords</i>		
	Mixed Spruce		1	Cords		
	<i>Black Spruce</i>		1	<i>Cords</i>		
	Paper Birch		15	Cords		
3	Red Maple	Sawtimber	6.2	MBF	26.7	\$3,906.00
	Balsam Fir	Pulpwood	249	Cords		
	Mixed Aspen		100	Cords		
	<i>Quaking Aspen</i>		100	<i>Cords</i>		
	Mixed Hardwood		268	Cords		
	<i>Basswood</i>		59	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		187	<i>Cords</i>		
	<i>Sugar Maple</i>		13	<i>Cords</i>		
	<i>White Ash</i>		6	<i>Cords</i>		
	Mixed Spruce		24	Cords		
	<i>Black Spruce</i>		4	<i>Cords</i>		
	<i>White Spruce</i>		20	<i>Cords</i>		
	Paper Birch		14	Cords		
4	Paper Birch	Sawtimber	0.6	MBF	15.7	\$2,862.45
	Red Maple	Pulpwood	19.3	MBF		
	Sugar Maple		2.1	MBF		
	Balsam Fir		55	Cords		
	Mixed Aspen		7	Cords		
	<i>Quaking Aspen</i>		7	<i>Cords</i>		
	Mixed Hardwood		219	Cords		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		191	<i>Cords</i>		
	<i>Sugar Maple</i>		25	<i>Cords</i>		
	Mixed Spruce		3	Cords		
	<i>Black Spruce</i>		3	<i>Cords</i>		
	Paper Birch		3	Cords		
	TOTAL:			28.2		
TOTAL:			1,736	Cords		

Sale Specific Conditions & Requirements

Sale Name: Borgstrom's Best

Sale Number: 42-012-25 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale unit boundaries are marked and identified by red paint. Exterior sale boundary lines against state land are marked with red paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-2, cut all trees which meet minimum piece specifications in 2.2 Utilization, except leave all cedar, hemlock, yellow birch and swamp white oak. In addition, leave as much sub-merchantable balsam fir as possible. Unit 1 is an optional to harvest due to access issues, it can be removed from the sale via an amendment should the purchaser opt not to harvest it.

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

Within Payment Unit(s) 3-4, all trees, which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except leave all cedar, hemlock, yellow birch, swamp white oak and trees marked with green paint above and below stump height. In addition, leave as much sub-merchantable balsam fir as possible.

2.1.9 - Harvest Exception (12/24)

Do not cut any cedar trees other than those that are necessary to remove in order to operate within the Sale Area. Every effort must be made to preserve the existing cedar and to leave an intact stand upon sale completion. All cut cedar shall be piled separately by product and scaled in the woods, unless other scaling arrangements are agreed to by the Unit Manager or his/her representative. Stumpage price for [cedar] shall be [\$50.00] per cord for posts and pulpwood, and [\$100.00] per cord for bolts and sawlogs.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-4, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted. Tops may not be chipped.

3 - Payments

3.4 - Damaged Timber

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are Swamp White Oak, most of which are marked in green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$100 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated 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.

4.1.5 - Culverts (5/14)

Roads construction may require the temporary installation of culverts for cross drainage or at natural drainage-ways. If culverts are needed in these locations, their placement will be specified by the Sale Administrator, and they shall be installed prior to hauling. The culverts will be provided by the DNR per any necessary EGLE permit specifications. Prior to closing the sale, culverts will need to be removed by the purchaser and any fill shall be removed from wetland soils as specified. Soils shall be maintained and left in a non-erodible condition, with water bars, seed, fertilizer, mulch, and slash installed as directed by the Sale Administrator and as specified in the BMP manual. Stream crossing permits, if needed, will be obtained by the DNR.

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 double earthen berms at strategic locations. Stumps and brush must be placed along the remainder of the trail. 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.

4.1.11 - Permits (2/12)

The DNR will secure any necessary stream crossing permits that may be required.

4.3 - Public Right-of-Way

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

The County must be contacted prior to any road construction leading from the County Road R-O-W. A driveway permit will be needed from them.

5 - Operations

5.2 - Conduct of Operations

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) 1-4, unless changed by written agreement, cutting, skidding and hauling are limited to the period of 12/15 - 3/15. This restriction is because of the need for winter conditions to operate in the wet soil types within the sale area as well as deer yard restrictions.

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. Approximately [200] feet of road or trail will need extra protection at locations shown on the Timber Sale Map. 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.

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

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to the low wet soil types in the area.

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
42-012-25

Date
05/19/2025

Forest Management Unit
Newberry Mgt Unit

County
Luce

Mapped By: Anthony Ciaramitaro
Cruised By: Newberry Unit Staff

Scale
1:9,700

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Of
1

Township 45N Range 08W / Section(s) and Subdivision(s) Sec. 19 SWSW; Sec. 24 SESE; Sec. 25 SENW,N1/2NE,SWNE,E1/2SW,W1/2SE; Sec. 30 NWNW;

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

Bergstrom's Best
63.0 Acres

Payment Unit Number	Acres
1	5.1
2	15.5
3	26.7
4	15.7

Legend	
	Against State (red)
	Retention Area (red)
	Administrative Access Only
	Paved Road
	Field Grade Corner
	MIRIS Section Corner
	Culvert Location

