



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7686**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on November 10, 2025.**

LOCATION: **GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.**

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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

Standby Pine (32-008-25) / T46N, R28W, SEC. 22, SENE.

T46N, R28W, SEC. 23, N1/2SW, SESW, SE.

T46N, R28W, SEC. 26, NENE.

Marquette County, Advertised Price \$121,127.25, 111.8 Acres, Jack Pine, Red Pine.

SALE NOTE: Private access will need to be obtained by the purchaser.

Access may be through private or other public land.

TIMBER SALE INFORMATION

Standby Pine (32-008-25)

T46N, R28W, SEC. 22; T46N, R28W, SEC. 23; T46N, R28W, SEC. 26.

Marquette County (Advertised Price \$121,127.25)

SALE NOTE: Private access will need to be obtained by the purchaser.

Access may be through private or other public 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>
Pulpwood		
Balsam Fir	5 Cords	\$ 8.35 / Cord
Jack Pine	2,646 Cords	\$ 40.40 / Cord
Mixed Spruce	69 Cords	\$ 9.55 / Cord
Red Pine	287 Cords	\$ 47.05 / Cord
Tamarack	2 Cords	\$ 12.40 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.25 percent. There are an estimated 3,010 cords on this timber sale, plus or minus 399 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 \$12,112.73 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	2.4%
02	11.2%
03	26.6%
04	29.7%
05	22.0%
06	8.1%
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
237,792	3,010	13.25%	2,611	3,409

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	202,632	2,565	14.22%	2,200	2,930
2	28,630	362	41.68%	211	513
105	6,530	83	101.30%	0	166
TOTAL:	237,792	3,010		2,411	3,610

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	Jack Pine	Pulpwood	69	Cords	5.9	\$2,927.00
	Mixed Spruce		12	Cords		
	Black Spruce		9	Cords		
	White Spruce		3	Cords		
	Tamarack		2	Cords		
2	Jack Pine	Pulpwood	312	Cords	16.3	\$13,532.30
	Mixed Spruce		38	Cords		
	Black Spruce		38	Cords		
	Red Pine		12	Cords		
3	Balsam Fir	Pulpwood	2	Cords	27.6	\$32,272.45
	Jack Pine		698	Cords		
	Mixed Spruce		6	Cords		
	White Spruce		6	Cords		
	Red Pine		85	Cords		
4	Balsam Fir	Pulpwood	2	Cords	30.8	\$35,968.30
	Jack Pine		779	Cords		
	Mixed Spruce		6	Cords		
	White Spruce		6	Cords		
	Red Pine		94	Cords		
5	Balsam Fir	Pulpwood	1	Cords	22.8	\$26,620.00
	Jack Pine		576	Cords		
	Mixed Spruce		5	Cords		
	White Spruce		5	Cords		
	Red Pine		70	Cords		
6	Jack Pine	Pulpwood	212	Cords	8.4	\$9,807.20
	Mixed Spruce		2	Cords		
	White Spruce		2	Cords		
	Red Pine		26	Cords		
TOTAL:			3,009	Cords		

Sale Specific Conditions & Requirements

Sale Name: Standby Pine

Sale Number: 32-008-25 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. Special protection areas 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. 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

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

Within Payment Unit(s) 1-6, cut all trees that are two (2) inches or more at DBH.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10.6 inches at DBH and six inches for trees smaller than 10.6 inches at DBH. This is in order to facilitate planting operations.

2.2.10 - No Chipping Tops and Limbs (8/16)

Within Payment Unit(s) 1-6, chipping of limbs and/or tops is not permitted. Limbs and the remaining top must be left on site and scattered.

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 located within the special protection areas. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay double stumpage as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are located in Payment Unit(s) 1 and 3.

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)

All new roads must be approved by the Sale Administrator before construction. 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, and 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. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during spring breakup or wet weather conditions.

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to 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.

4.2.5 - 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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private land-owner may be required by the DNR. The Sale Administrator may have contact information for the landowners in the Sale Area.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations. The Unit Manager or his/her representative must be contacted at least 3 days in advance to schedule the conference.

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.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-6, unless changed by written agreement, cutting, skidding, and hauling are not permitted during the period of June 1 to July 15. This restriction is due to Kirtland's Warbler nesting.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1 and 2, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is due to areas of wet soils.

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.

5.4 - 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 is 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.

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 County Road 581 and County Road CG 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
32-008-25

Date
07/08/2025

Forest Management Unit		County	Mapped By: Siler	Scale 1:15,840	Page 1	Of 1
Gwinn Mgt Unit		Marquette	Cruised By: Gould & Siler			
Township 46N	Range 28W	Section(s) and Subdivision(s) Sec. 22 SENE; Sec. 23 N1/2SW,SESW,SE; Sec. 26 NENE;				

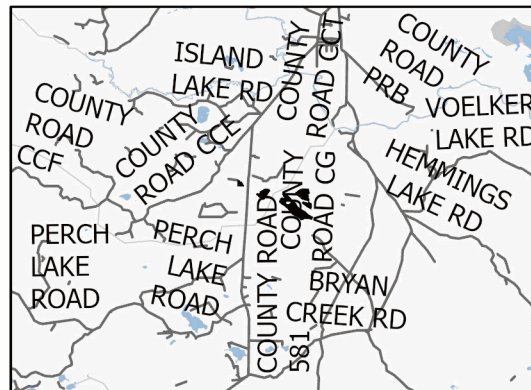
Cover Type

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

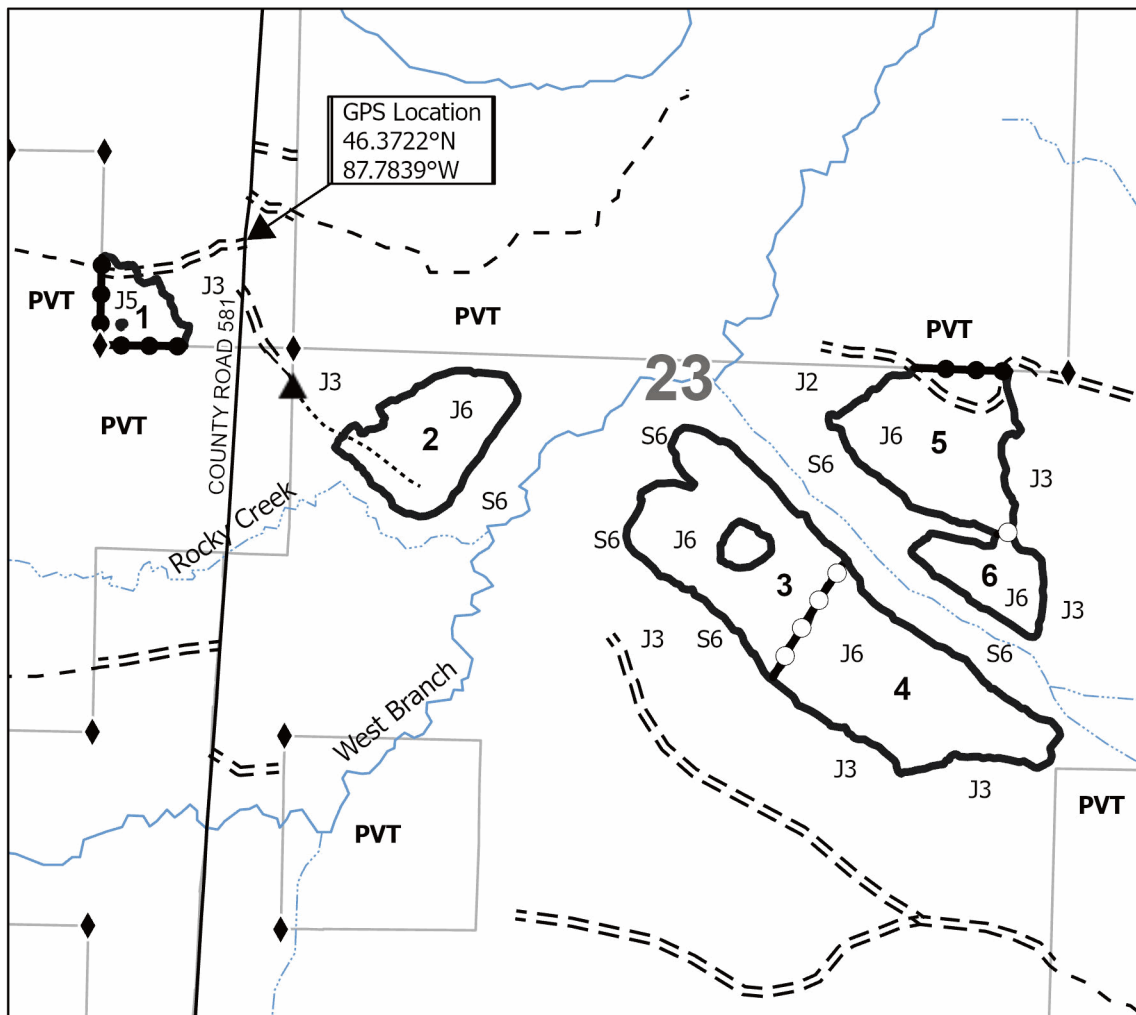
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:200,000



Payment Unit Number	Acres	Payment Unit Number	Acres
1	5.9	4	30.8
2	16.3	5	22.8
3	27.6	6	8.4

Standby Pine
Compartment 255/228
111.8 Acres



Legend

-  Against State (Red)
-  Private Line (Blue)
-  Payment Unit (Yellow)
-  State Boundary
-  Forest Access Route
-  Administrative Access Only
-  Paved Road
-  Private Gravel/Dirt
-  Recreational Trails
-  Intermittent Stream
-  Perennial River
-  Survey Grade Corner
-  Berm

