



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7687**

**SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on December 15, 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:

Ridge Runner Hardwood (32-006-25) / T46N, R25W, SEC. 12, N1/2NW, NE.

Marquette County, Advertised Price \$18,526.65, 70.0 Acres, Hardwood, Red Oak.

SALE NOTE: There are areas of steep terrain in the sale area that will require hand felling of trees. The sale area has oak wilt and bark slip restrictions. Several old landline boxes are present along access roads.

## TIMBER SALE INFORMATION

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T46N, R25W, SEC. 12.

Marquette County (Advertised Price \$18,526.65)

**SALE NOTE:** There are areas of steep terrain in the sale area that will require hand felling of trees. The sale area has oak wilt and bark slip restrictions. Several old landline boxes are present along access roads.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Maple	9.0 MBF	\$ 84.00 / MBF
Red Oak	53.9 MBF	\$ 155.00 / MBF
Sugar Maple	20.8 MBF	\$ 199.00 / MBF
Pulpwood		
Balsam Fir	19 Cords	\$ 9.35 / Cord
Mixed Hardwood	231 Cords	\$ 11.10 / Cord
Red Oak	105 Cords	\$ 14.95 / Cord
Red Pine	17 Cords	\$ 47.20 / Cord
White Pine	3 Cords	\$ 13.15 / Cord
White Spruce	12 Cords	\$ 10.30 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 20.14 percent. There are an estimated 583 cords on this timber sale, plus or minus 117 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 \$1,852.67 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                  | 19.5%                       |
| 02                  | 31.6%                       |
| 03                  | 48.9%                       |
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
46,022	583	20.14%	465	700

**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
12	13,706	173	35.57%	112	235
14	22,319	283	28.74%	201	364
102	9,997	127	49.53%	64	189
<b>TOTAL:</b>	<b>46,022</b>	<b>583</b>		<b>377</b>	<b>788</b>

**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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Oak	Sawtimber	11.1	MBF	17.7	\$3,614.00
	Mixed Hardwood	Pulpwood	23	Cords		
	Red Maple		23	Cords		
	Red Oak		45	Cords		
	Red Pine		17	Cords		
	White Pine		3	Cords		
	White Spruce		12	Cords		
2	Red Maple	Sawtimber	5.2	MBF	19.3	\$5,846.25
	Red Oak		20.8	MBF		
	Sugar Maple		4.5	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Hardwood		62	Cords		
	Red Maple		28	Cords		
	Sugar Maple		34	Cords		
	Red Oak		39	Cords		
3	Red Maple	Sawtimber	3.8	MBF	33.0	\$9,066.40
	Red Oak		22.0	MBF		
	Sugar Maple		16.3	MBF		
	Balsam Fir	Pulpwood	17	Cords		
	Mixed Hardwood		146	Cords		
	Red Maple		53	Cords		
	Sugar Maple		93	Cords		
	Red Oak		21	Cords		
TOTAL:			83.7	MBF		
TOTAL:			387	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ridge Runner Hardwood**

**Sale Number: 32-006-25 Seq#: 1**

### **1 - Sale Area**

#### **1.2 - Boundaries**

##### **1.2.1 - Painted Boundaries (9/19)**

The sale boundaries are marked and identified by blue and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

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

Within Payment Unit(s) 1-3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

### **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 undesigned 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 undesigned 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**

##### **4.1.3 - 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, 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.

#### 4.1.8 - Road Work (1) (8/07)

The following road work is required: 30 yards of pit run gravel will be placed on the forest access road adjacent to Payment Unit 1. Contact Sale Administrator for exact location.

### 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 wet weather conditions.

#### 4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

#### 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.

### 4.4 - 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.

## 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 5 days in advance to schedule the conference.

### 5.2 - Conduct of Operations

#### 5.2.3 - Operating Restrictions

##### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-3, 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.

##### 5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within the Sale Area, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

#### 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.

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

#### 5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

## 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 Olson Road and/or Youngs 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  
**32-006-25**

Date  
**07/08/2025**

Forest Management Unit	County	Mapped By: Jacob Siler
Gwynn Mgt Unit	Marquette	Cruised By: Gould & Siler

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
46N	25W	Sec. 12 N1/2NW,NE;

## 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		

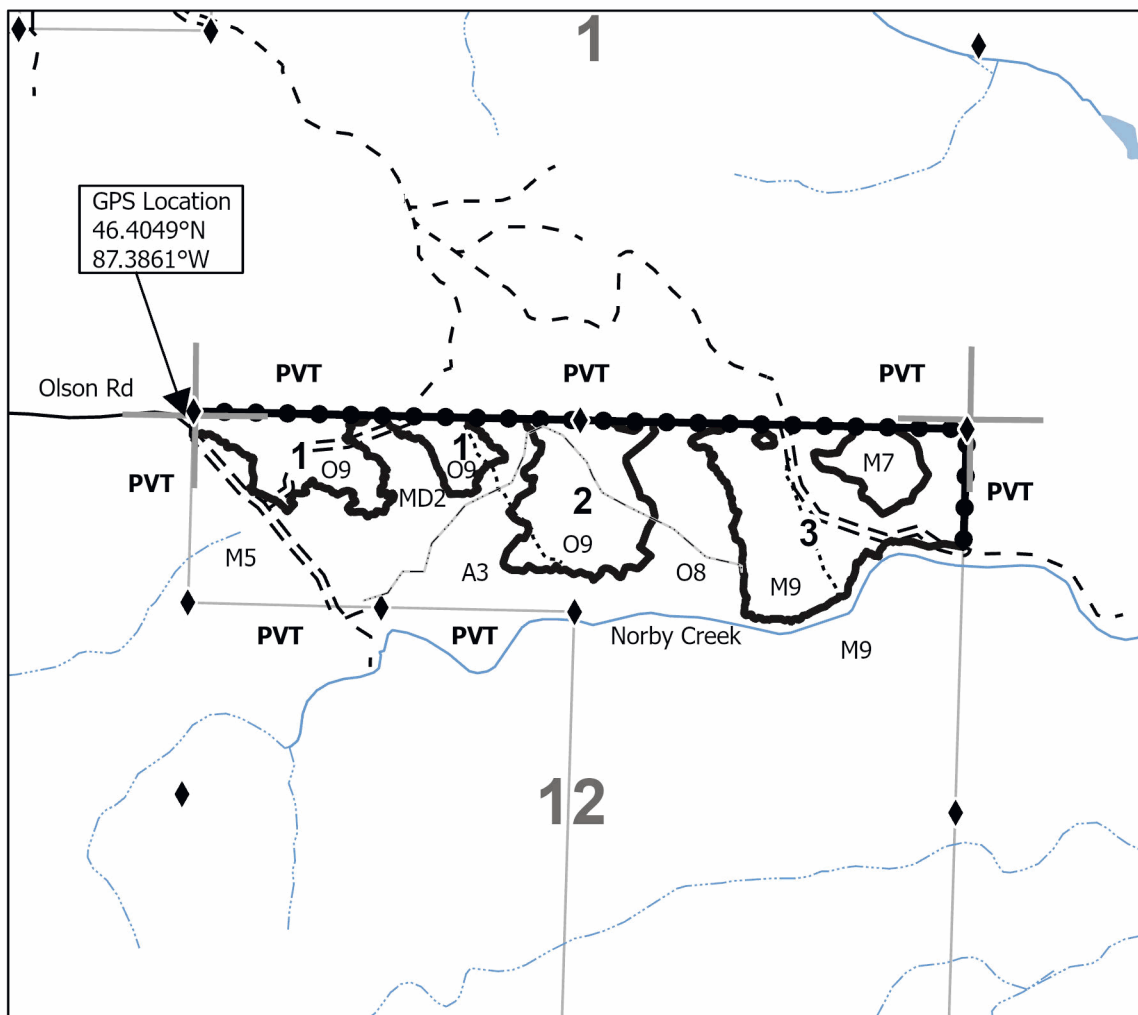
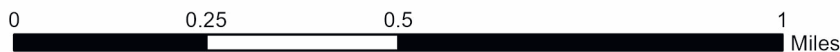
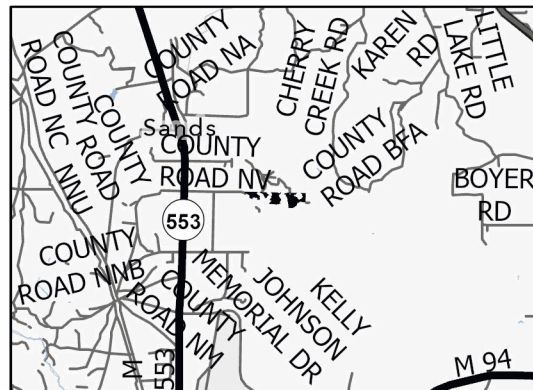
## Density

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

Payment Unit Number	Acres
1	17.7
2	19.3
3	33

## Ridge Runner Hardwood Compartment 275 70.0 Acres

## Locator Map 1:200,000



## Legend

- Against State (Red)
- Private Line (Blue)
- State Boundary
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Proposed Pre-Haul Road
- Intermittent Stream
- Perennial River
- Survey Grade Corner
- Section Corner

