



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7751**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on December 23, 2025.

LOCATION: NAUBINWAY DNR FIELD OFFICE, PO BOX 287, W11569 US2, NAUBINWAY, MI 49762.

CONTACT NAME: Josh Brinks

PHONE NUMBER: (906) 203-0210

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, SAULT STE MARIE MANAGEMENT UNIT, for certain timber on the following described lands:

Ketchup Mix (45-106-25) / T42N, R12W, SEC. 18, SWNE.

T42N, R12W, SEC. 19, NWNW, S1/2NW, SWNE, SW, NWSE.

Mackinac County, Advertised Price \$37,646.25, 108.9 Acres, Aspen, Spruce/Fir/Tamarack.

TIMBER SALE INFORMATION

Ketchup Mix (45-106-25)

T42N, R12W, SEC. 18; T42N, R12W, SEC. 19.

Mackinac County (Advertised Price \$37,646.25)

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	1.0 MBF	\$ 28.00 / MBF
Sugar Maple	12.7 MBF	\$ 230.00 / MBF
Pulpwood		
Balsam Fir	549 Cords	\$ 6.20 / Cord
Balsam Poplar	176 Cords	\$ 14.50 / Cord
Mixed Aspen	1,852 Cords	\$ 14.50 / Cord
Mixed Hardwood	79 Cords	\$ 13.00 / Cord
Mixed Spruce	81 Cords	\$ 7.00 / Cord
N. White Cedar	5 Cords	\$ 2.60 / Cord
Paper Birch	79 Cords	\$ 3.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 17.20 percent. There are an estimated 2,866 cords on this timber sale, plus or minus 493 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 \$3,764.63 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	0.4%
02	34.3%
03	8.2%
04	23.9%
05	30.3%
06	2.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

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
226,425	2,866	17.20%	2,373	3,359

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
3	1,632	21	91.96%	2	40
28	6,274	79	52.12%	38	121
33	213,496	2,702	18.18%	2,211	3,194
39	5,022	64	72.10%	18	109
TOTAL:	226,425	2,866		2,269	3,464

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	Balsam Fir	Pulpwood	5	Cords	2.8	\$159.00
	<i>Balsam Fir</i>		5	<i>Cords</i>		
	Balsam Poplar		6	Cords		
	Mixed Spruce		4	Cords		
	<i>Black Spruce</i>		2	<i>Cords</i>		
	<i>White Spruce</i>		2	<i>Cords</i>		
	N. White Cedar		5	Cords		
	<i>N. White Cedar</i>	<i>Sawtimber</i>	0.4	<i>MBF</i>		
	<i>N. White Cedar</i>	<i>Pulpwood</i>	4	<i>Cords</i>		
2	Balsam Fir	Pulpwood	208	Cords	36.3	\$12,963.50
	<i>Balsam Fir</i>	<i>Sawtimber</i>	2.1	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	204	<i>Cords</i>		
	Balsam Poplar		66	Cords		
	Mixed Aspen		709	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	2.0	<i>MBF</i>		
	<i>Quaking Aspen</i>		4.9	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	98	<i>Cords</i>		
	<i>Quaking Aspen</i>		597	<i>Cords</i>		
	Mixed Hardwood		13	Cords		
	<i>Red Maple</i>		8	<i>Cords</i>		
	<i>Sugar Maple</i>		5	<i>Cords</i>		
	Mixed Spruce		24	Cords		
	<i>Black Spruce</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>		
	<i>Black Spruce</i>	<i>Pulpwood</i>	23	<i>Cords</i>		
	Paper Birch		28	Cords		
3	Paper Birch	Sawtimber	1.0	MBF	5.6	\$3,070.35
	Sugar Maple		10.6	MBF		
	Balsam Fir	Pulpwood	9	Cords		
	<i>Balsam Fir</i>		9	<i>Cords</i>		
	Mixed Aspen		8	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	1.2	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	1	<i>Cords</i>		
	<i>Quaking Aspen</i>		5	<i>Cords</i>		
	Mixed Hardwood		33	Cords		
	<i>Ironwood</i>		4	<i>Cords</i>		
	<i>Sugar Maple</i>		29	<i>Cords</i>		
	Paper Birch		1	Cords		
4	Balsam Fir	Pulpwood	144	Cords	25.2	\$8,998.75
	<i>Balsam Fir</i>	<i>Sawtimber</i>	1.5	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	141	<i>Cords</i>		
	Balsam Poplar		46	Cords		
	Mixed Aspen		493	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>		
	<i>Quaking Aspen</i>		3.4	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	69	<i>Cords</i>		
	<i>Quaking Aspen</i>		414	<i>Cords</i>		
	Mixed Hardwood		8	Cords		
	<i>Red Maple</i>		5	<i>Cords</i>		
	<i>Sugar Maple</i>		3	<i>Cords</i>		
	Mixed Spruce		17	Cords		
	<i>Black Spruce</i>	<i>Sawtimber</i>	0.4	<i>MBF</i>		
	<i>Black Spruce</i>	<i>Pulpwood</i>	16	<i>Cords</i>		
	Paper Birch		19	Cords		
5	Balsam Fir	Pulpwood	183	Cords	31.9	\$11,389.35
	<i>Balsam Fir</i>	<i>Sawtimber</i>	1.8	<i>MBF</i>		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Balsam Fir</i>	<i>Pulpwood</i>	179	<i>Cords</i>		
	Balsam Poplar		58	Cords		
	Mixed Aspen		624	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	1.8	<i>MBF</i>		
	<i>Quaking Aspen</i>		4.3	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	87	<i>Cords</i>		
	<i>Quaking Aspen</i>		524	<i>Cords</i>		
	Mixed Hardwood		10	Cords		
	<i>Red Maple</i>		6	<i>Cords</i>		
	<i>Sugar Maple</i>		4	<i>Cords</i>		
	Mixed Spruce		21	Cords		
	<i>Black Spruce</i>	<i>Sawtimber</i>	0.5	<i>MBF</i>		
	<i>Black Spruce</i>	<i>Pulpwood</i>	20	<i>Cords</i>		
	Paper Birch		25	Cords		
6	Sugar Maple	Sawtimber	2.1	MBF	7.1	\$1,094.30
	Mixed Aspen	Pulpwood	20	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	7.0	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	6	<i>Cords</i>		
	Mixed Hardwood		15	Cords		
	<i>Beech</i>		1	<i>Cords</i>		
	<i>Sugar Maple</i>		14	<i>Cords</i>		
	Mixed Spruce		15	Cords		
	<i>Black Spruce</i>	<i>Sawtimber</i>	0.9	<i>MBF</i>		
	<i>Black Spruce</i>	<i>Pulpwood</i>	13	<i>Cords</i>		
	Paper Birch		6	Cords		
	TOTAL:			13.7		
TOTAL:			2,823	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ketchup Mix

Sale Number: 45-106-25 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. 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 in Payment Units 3 & 6. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid. This only applies to Payment Units 2, 4 & 5.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, 2, 4 & 5, cut all trees that are two (2) inches or more at DBH. Within Payment Units 2, 4 & 5, do not harvest any cedar or hemlock unless needed for operability (see spec 2.1.9).

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

Within Payment Unit(s) 3 & 6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.9 - Harvest Exception (12/24)

Do not cut any cedar or hemlock 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 hemlock and to leave an intact stand upon sale completion. All cut cedar and hemlock 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 and hemlock shall be \$20.00 per cord for posts and pulpwood, and \$40.00 per cord for bolts and sawlogs.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 3 & 6, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-6 may be divided at the request of the Purchaser and upon approval of the Unit Manager. Dividing Payment Units is a contract modification which requires a Timber Sale Contract Amendment.

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured.

No damage is acceptable to undesignated live merchantable trees. Within Payment Units 3 & 6, 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, 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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

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 is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must 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.

4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

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 landowner may be required by the DNR.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, Payment Units 3 & 6 shall be left with slash evenly distributed. Slash should be left at a minimum of 4-6 feet high to discourage deer browse. Stumps shall be cut low to the ground.

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) 1-6, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 1 to March 31. This restriction is because of deer yard restrictions.

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.

5.8 - 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.



TIMBER SALE MAP

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

Sale Number
45-106-25

Date
08/25/2025

Forest Management Unit
Sault Ste Marie Mgt Unit

County
Mackinac

Mapped By: Plato

Cruised By: Contractor

Scale
1:24,000

Page
1

Of
1

Township
42N

Range
12W

Section(s) and
Subdivision(s) Sec. 18 SWNE; Sec. 19 NWNW,S1/2NW,SWNE,SW,NWSE;

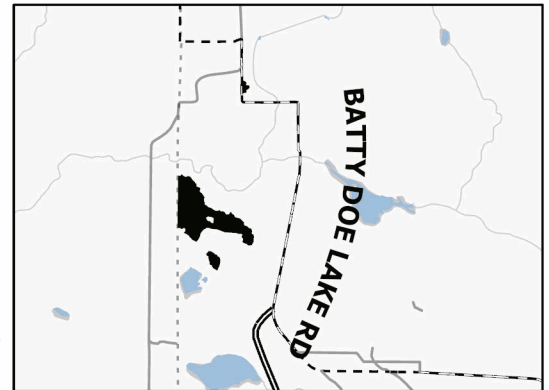
Cover Type

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

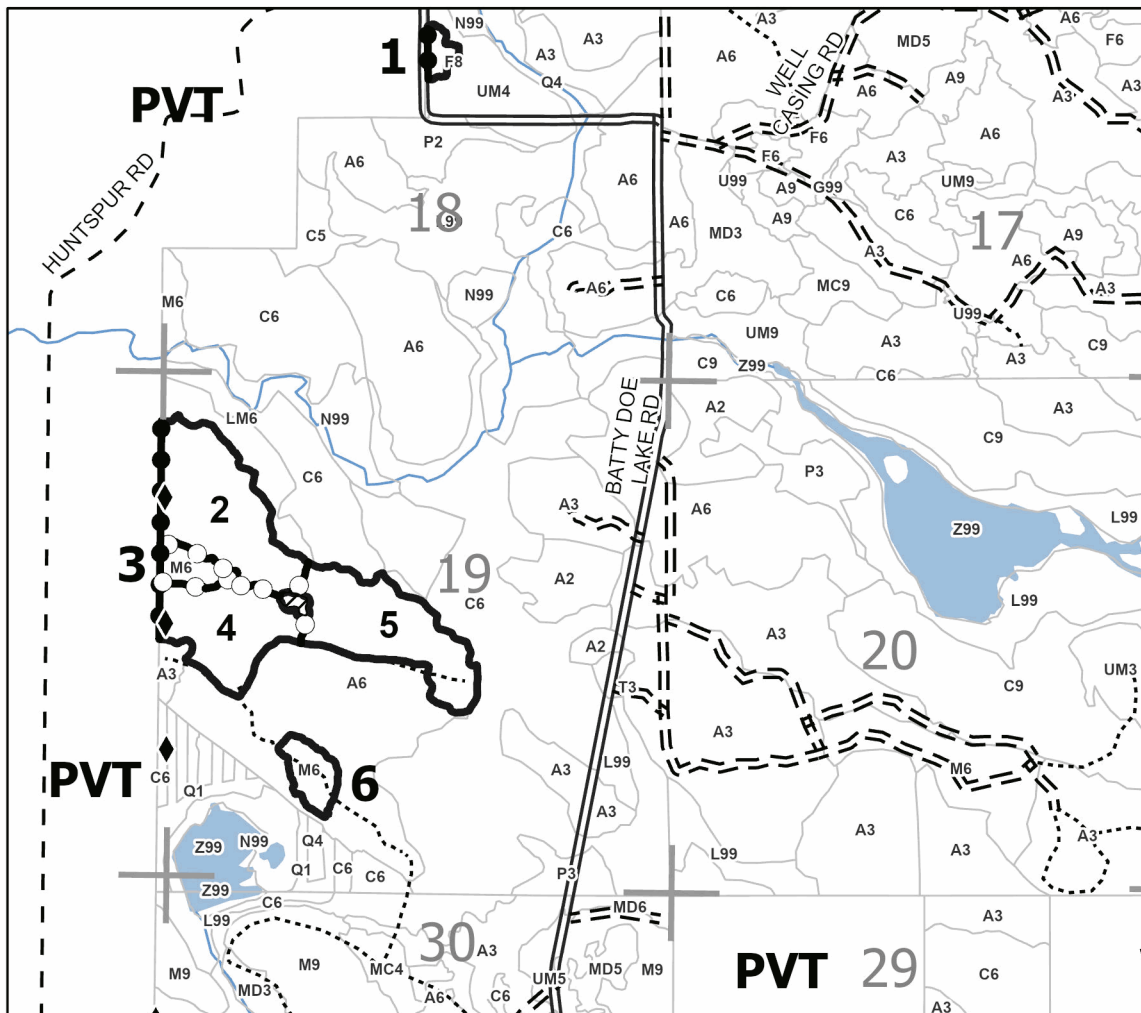


Payment Unit Number	Acres	Payment Unit Number	Acres
1	2.8	4	25.2
2	36.3	5	31.9
3	5.6	6	7.1

Ketchup Mix

108.9 Acres

0 0.38 0.75 1.5 Miles



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Recreational Trails
- Field Grade Corner
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Private Gravel/Dirt
- Section Corners
- Retention Areas

Use QR Code to
open Map in App

