



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7744**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on January 7, 2026.**

**LOCATION: ESCANABA MGMT UNIT, 6833 US-2, 41 & M-35, GLADSTONE, MI 49837.**

**CONTACT NAME: Dan Racine**

**PHONE NUMBER: (906) 789-8231**

**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, CRYSTAL FALLS MANAGEMENT UNIT, for certain timber on the following described lands:

South Pond Shores (12-009-25) / T41N, R29W, SEC. 17, W1/2NW,NWSW.

T41N, R29W, SEC. 18, SENE,N1/2SE.

T41N, R29W, SEC. 5 , E1/2NE,N1/2SE.

T41N, R29W, SEC. 8 , N1/2NW,SEnw.

Dickinson County, Advertised Price \$29,504.05, 70.3 Acres, Aspen, Hardwood.

SALE NOTE: This sale has Historical Sites (5.7.1), operation restriction (5.2.3.1), and bark slippage restriction spec (5.2.3.3). See spec (5.2.41 and 6.2.2) for details on snowmobile trail requirements. Unit 2 has operating restriction (5.2.3.1).

A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity.  
Certain restrictions/specifications may be applicable including time restrictions.

## TIMBER SALE INFORMATION

South Pond Shores (12-009-25)

T41N, R29W, SEC. 17; T41N, R29W, SEC. 18; T41N, R29W, SEC. 5; T41N, R29W, SEC. 8.

Dickinson County (Advertised Price \$29,504.05)

SALE NOTE: This sale has Historical Sites (5.7.1), operation restriction (5.2.3.1), and bark slippage restriction spec (5.2.3.3). See spec (5.2.41 and 6.2.2) for details on snowmobile trail requirements. Unit 2 has operating restriction (5.2.3.1).

A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity. Certain restrictions/specifications may be applicable including time restrictions.

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		
Paper Birch	3.1 MBF	\$ 83.00 / MBF
Red Maple	4.6 MBF	\$ 177.00 / MBF
Red Pine	12.2 MBF	\$ 109.00 / MBF
Sugar Maple	5.0 MBF	\$ 311.00 / MBF
White Pine	14.7 MBF	\$ 55.00 / MBF
Pulpwood		
Balsam Fir	22 Cords	\$ 5.25 / Cord
Balsam Poplar	5 Cords	\$ 18.70 / Cord
Mixed Aspen	914 Cords	\$ 18.70 / Cord
Mixed Hardwood	386 Cords	\$ 12.95 / Cord
Red Pine	22 Cords	\$ 75.05 / Cord
White Pine	31 Cords	\$ 14.65 / Cord
White Spruce	30 Cords	\$ 11.15 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 21.61 percent. There are an estimated 1,502 cords on this timber sale, plus or minus 325 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 \$1,475.20 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	24.2%
02	16.1%
03	7.8%
04	20.7%
05	31.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

### **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
118,665	1,502	21.61%	1,177	1,827

## 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
2	6,816	86	50.60%	43	130
83	32,432	411	48.93%	210	611
90	16,006	203	60.12%	81	324
97	19,961	253	37.83%	157	348
105	43,451	550	39.16%	335	765
<b>TOTAL:</b>	<b>118,665</b>	<b>1,502</b>		<b>825</b>	<b>2,179</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	Balsam Fir	Pulpwood	11	Cords	8.9	\$7,147.45
	Mixed Aspen		334	Cords		
	B. T. Aspen		130	Cords		
	Quaking Aspen		204	Cords		
	Mixed Hardwood		60	Cords		
	Sugar Maple		60	Cords		
	White Spruce		6	Cords		
	2		Sugar Maple	Sawtimber		
Balsam Poplar		Pulpwood	5	Cords		
Mixed Aspen		122	Cords			
B. T. Aspen		99	Cords			
Quaking Aspen		23	Cords			
Mixed Hardwood		52	Cords			
Paper Birch		5	Cords			
Red Maple		6	Cords			
Sugar Maple		41	Cords			
White Spruce		13	Cords			
3		Paper Birch	Sawtimber	3.1	MBF	4.9
	Red Maple	Pulpwood	4.6	MBF		
	Red Pine		1.4	MBF		
	Balsam Fir		3	Cords		
	Mixed Aspen		33	Cords		
	B. T. Aspen		33	Cords		
	Mixed Hardwood		28	Cords		
	Black Cherry		2	Cords		
	Paper Birch		4	Cords		
	Red Maple		22	Cords		
	Red Pine		1	Cords		
	4		Red Pine	Sawtimber	10.8	
White Pine		Pulpwood	14.7	MBF		
Balsam Fir			8	Cords		
Mixed Aspen			61	Cords		
Quaking Aspen			61	Cords		
Mixed Hardwood			66	Cords		
Paper Birch			9	Cords		
Red Maple			38	Cords		
Sugar Maple			19	Cords		
Red Pine			21	Cords		
White Pine			31	Cords		
White Spruce			6	Cords		
5			Mixed Aspen	Pulpwood	364	Cords
	B. T. Aspen	132	Cords			
	Quaking Aspen	232	Cords			
	Mixed Hardwood	180	Cords			
	Paper Birch	30	Cords			
	Red Maple	150	Cords			
	White Spruce	5	Cords			
TOTAL:			39.6	MBF		
TOTAL:			1,410	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: South Pond Shores**

**Sale Number: 12-009-25 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. 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, 2, 3, and 5, cut all trees that are two (2) inches or more at DBH, with the following exceptions:

- Within Payment Unit 1, do not cut any conifers. Also, do not cut green ringed trees.
- Within Payment Unit 2, do not cut red pine, white pine, oak, cedar, and hemlock.
- Within Payment Unit 3, do not cut white pine, oak, cedar, and hemlock.
- Within Payment Unit 5, do not cut red pine, white pine, oak, cedar, and hemlock. Also, do not cut sub merchantable spruce and fir.

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

Within Payment Unit(s) 4, , all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) \$18,000 in value or greater 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. There will be only one division per Payment Unit.

#### **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. In Unit 5, if more than 25% of the tree seedlings or saplings are damaged, this is assessed at a rate of \$100 per acre.

### **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.

##### **4.1.6 - Road Construction (4/24)**

All 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 or snowmobile trail 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

#### 4.2.1 - 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 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.

#### 4.2.4 - 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.

## 5 - Operations

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations a Payment Unit to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 10 days in advance to schedule the conference.

#### 5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations.

### 5.2 - Conduct of Operations

#### 5.2.3 - Operating Restrictions

##### 5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 2, unless changed by written agreement, cutting, skidding, and hauling are not permitted during the period of March 1 to May 15. This restriction is to avoid resource damage during spring break up conditions.

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

Within Payment Unit(s) 4, 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.

#### 5.2.32 - 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.

#### 5.2.37 - No Decking Areas (12/08)

No decking is allowed along Snowmobile Trail Number 5 or in boat launch area identified on sale map.

#### 5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

Snowmobile Trail Number 5 is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail.

### 5.3 - Stream Protection

#### 5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

### 5.4 - Soil Protection

#### 5.4.1 - Rutting Restriction, General (7/16)

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.

### 5.7 - Protection of Historical Sites

#### 5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are marked with red slashes. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay \$1,500 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged.

## 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 Groveland Mine Rd, Snowmobile trail Number 5, and Merriman East Rd 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.

#### 6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Snowmobile Trail Number 5 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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  
**12-009-25**Date  
**09/16/2025**

Forest Management Unit

County

Mapped By: Baker

Scale

Page

Of

Crystal Falls Mgt Unit

Dickinson

Cruised By: Baker

1:11,000

1

1

Township

Range

Section(s) and

41N

29W

Subdivision(s)

Sec. 17 W1/2NW,NWSW; Sec. 18 SENE,N1/2SE; Sec. 5 E1/2NE,N1/2SE; Sec. 8 N1/2NW,SENW;

**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		

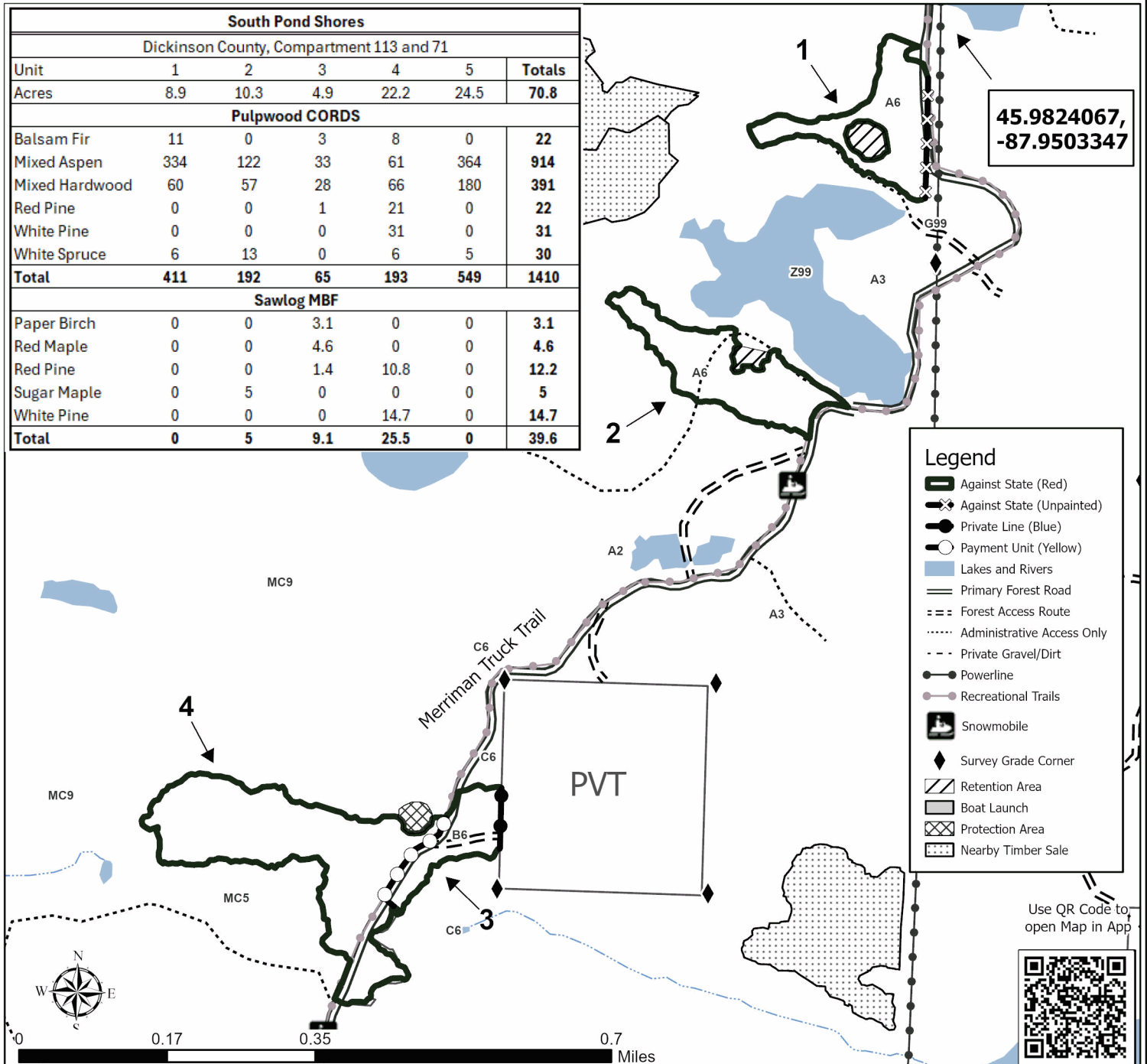
**Density**

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

**South Pond Shores**

Dickinson County, Compartment 113 and 71

Unit	1	2	3	4	5	Totals
Acres	8.9	10.3	4.9	22.2	24.5	70.8
<b>Pulpwood CORDS</b>						
Balsam Fir	11	0	3	8	0	22
Mixed Aspen	334	122	33	61	364	914
Mixed Hardwood	60	57	28	66	180	391
Red Pine	0	0	1	21	0	22
White Pine	0	0	0	31	0	31
White Spruce	6	13	0	6	5	30
<b>Total</b>	<b>411</b>	<b>192</b>	<b>65</b>	<b>193</b>	<b>549</b>	<b>1410</b>
<b>Sawlog MBF</b>						
Paper Birch	0	0	3.1	0	0	3.1
Red Maple	0	0	4.6	0	0	4.6
Red Pine	0	0	1.4	10.8	0	12.2
Sugar Maple	0	5	0	0	0	5
White Pine	0	0	0	14.7	0	14.7
<b>Total</b>	<b>0</b>	<b>5</b>	<b>9.1</b>	<b>25.5</b>	<b>0</b>	<b>39.6</b>





**TIMBER SALE MAP**

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

Sale Number

**12-009-25**

Date

**09/16/2025**

Forest Management Unit

Crystal Falls Mgt Unit

County

Dickinson

Mapped By: Baker

Cruised By: Baker

Scale

**1:10,000**

Page

**1**

Of

**2**

Township

**41N**

Range

**29W**

Section(s) and

Subdivision(s)

Sec. 17 W1/2NW,NWSW; Sec. 18 SENE,N1/2SE; Sec. 5 E1/2NE,N1/2SE; Sec. 8 N1/2NW,SENW;

**Cover Type**

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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**South Pond Shores**

Dickinson County, Compartment 113 and 71

Unit	1	2	3	4	5	Totals
Acres	8.9	10.3	4.9	22.2	24.5	<b>70.8</b>
<b>Pulpwood CORDS</b>						
Balsam Fir	11	0	3	8	0	<b>22</b>
Mixed Aspen	334	122	33	61	364	<b>914</b>
Mixed Hardwood	60	57	28	66	180	<b>391</b>
Red Pine	0	0	1	21	0	<b>22</b>
White Pine	0	0	0	31	0	<b>31</b>
White Spruce	6	13	0	6	5	<b>30</b>
<b>Total</b>	<b>411</b>	<b>192</b>	<b>65</b>	<b>193</b>	<b>549</b>	<b>1410</b>
<b>Sawlog MBF</b>						
Paper Birch	0	0	3.1	0	0	<b>3.1</b>
Red Maple	0	0	4.6	0	0	<b>4.6</b>
Red Pine	0	0	1.4	10.8	0	<b>12.2</b>
Sugar Maple	0	5	0	0	0	<b>5</b>
White Pine	0	0	0	14.7	0	<b>14.7</b>
<b>Total</b>	<b>0</b>	<b>5</b>	<b>9.1</b>	<b>25.5</b>	<b>0</b>	<b>39.6</b>

**45.9478868,  
-87.9813071**Use QR Code to  
open Map in App

0 0.15 0.3 0.6 Miles

**Legend**

- Against State (Red)
- Lakes and Rivers
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Recreational Trails
- Snowmobile
- Survey Grade Corner
- Retention Area
- Boat Launch
- Protection Area
- Nearby Timber Sale