



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7748**

SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on November 25, 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:

Happy Hare Mix (45-109-25) / T44N, R11W, SEC. 3 , N1/2NE,N1/2SE,SWSE.
T45N, R11W, SEC. 34, S1/2SE.

Mackinac County, Advertised Price \$56,216.80, 78.6 Acres, Aspen, Hardwood.

SALE NOTE: Harvesting of Payment Unit 1 is optional.

Access through private land for Payment Units 2 & 3 has been obtained by the DNR. The winning bidder will receive landowner contact information upon contract execution.

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. Access may be through private land.

TIMBER SALE INFORMATION

Happy Hare Mix (45-109-25)

T44N, R11W, SEC. 3; T45N, R11W, SEC. 34.

Mackinac County (Advertised Price \$56,216.80)

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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		
Red Maple	19.9 MBF	\$ 108.00 / MBF
Sugar Maple	6.2 MBF	\$ 321.00 / MBF
Pulpwood		
Balsam Fir	271 Cords	\$ 8.75 / Cord
Balsam Poplar	113 Cords	\$ 20.60 / Cord
Mixed Hardwood	720 Cords	\$ 18.10 / Cord
N. White Cedar	74 Cords	\$ 3.55 / Cord
Paper Birch	235 Cords	\$ 4.75 / Cord
Quaking Aspen	1,529 Cords	\$ 20.60 / Cord
White Spruce	147 Cords	\$ 10.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.84 percent. There are an estimated 3,151 cords on this timber sale, plus or minus 436 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 \$5,621.68 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	8.2%
02	49.3%
03	42.5%

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
248,915	3,151	13.84%	2,715	3,587

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
20	27,595	349	28.77%	249	450
21	221,320	2,802	15.20%	2,376	3,227
TOTAL:	248,915	3,151		2,624	3,677

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	51	Cords	15.3	\$4,604.50
	Mixed Hardwood		50	Cords		
	Red Maple		50	Cords		
	Paper Birch		95	Cords		
	Quaking Aspen		120	Cords		
	White Spruce		33	Cords		
2	Red Maple	Sawtimber	10.7	MBF	34.0	\$27,722.45
	Sugar Maple	Pulpwood	3.3	MBF		
	Balsam Fir		118	Cords		
	Balsam Poplar		61	Cords		
	Mixed Hardwood		360	Cords		
	Black Cherry		4	Cords		
	Red Maple		287	Cords		
	Sugar Maple		61	Cords		
	Yellow Birch		8	Cords		
	N. White Cedar		40	Cords		
	Paper Birch		75	Cords		
	Quaking Aspen		757	Cords		
	White Spruce		61	Cords		
	3		Red Maple	Sawtimber		
Sugar Maple		Pulpwood	2.9	MBF		
Balsam Fir			102	Cords		
Balsam Poplar			52	Cords		
Mixed Hardwood			310	Cords		
Black Cherry			3	Cords		
Red Maple			248	Cords		
Sugar Maple			52	Cords		
Yellow Birch			7	Cords		
N. White Cedar			34	Cords		
Paper Birch			65	Cords		
Quaking Aspen			652	Cords		
White Spruce			53	Cords		
TOTAL:			26.1	MBF		
TOTAL:			3,089	Cords		

Sale Specific Conditions & Requirements

Sale Name: Happy Hare Mix

Sale Number: 45-109-25 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 purple 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 purple paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. Purple 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, cut all deciduous trees that are two (2) inches or more at DBH, and all conifers that are four (4) or more at DBH. Do not cut any cedar, hemlock or white pine.

Within Payment Unit(s) 2 & 3, cut all trees that are four (4) inches or more at DBH. Do not cut any hemlock or trees marked with green paint.

2.1.9 - Harvest Exception (12/24)

Do not cut any cedar, hemlock or white pine within Payment Unit 1, or any hemlock within Payment Units 2 & 3, 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 existing aforementioned species and to leave an intact stand upon sale completion. All cut trees of the species listed above 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 the aforementioned species shall be \$20.00 per cord for posts and pulpwood, and \$40.00 per cord for bolts and sawlogs.

2.1.11 - Description of Timber Note (2/04)

Note that Payment Unit 1 is optional due to potential access limitations. If the Purchaser does not want to harvest Payment Unit 1, it will be removed with a contract amendment.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1, 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) 1-3 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.

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

4.2.1 - Hauling Restriction (12/08)

Hauling is restricted on Forest Trail, Sandtown Road and CR 468. The restriction may occur during spring breakup.

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. Special care must be taken with the private road system used to access Payment Units 2 & 3. This road system must be maintained daily and kept at two-wheel drive condition. If the Purchaser suspends operations for the season, the road system must be restored to a condition equal to or better than before operations started.

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 has been obtained by the DNR for Payment Units 2 & 3.

4.4.3 - Access gate (12/08)

The access gate into Payment Units 2 & 3 must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

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, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of December 1 to March 31. This restriction is because deer wintering habitat.

5.2.4 - Dead and Down Creation

5.2.4.6 - Dead and Down Creation, Other (9/09)

Within Payment Units 2 & 3, at least 5 (more is encouraged) brush piles must be created. These brush piles should be at least 50 feet in length and 6 feet in height. They should be placed perpendicular to the sale boundary and ideally near the sale boundary or cover type change. Brush piles should be created using not only slash, but also cull pieces and any tree parts not being skidded.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 2 & 3, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is due to wet, sensitive soils in certain areas.

Landowner permission for access into these Payment Units could also dictate operating periods.

5.2.31 - Landing Locations (9/13)

Recommended landing areas within Payment Units 2 & 3 shall be discussed during pre-sale conference. Landings must be confined to these designated sites unless otherwise authorized by the Unit Manager or his/her representative. In general, landings are limited to a "T" turnaround which will accommodate a truck with a 50-foot trailer.

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.

5.2.39 - ORV Trail/Route Protection (4/18)

The ORV trail/route is shown on the Timber Sale Map. Do not run equipment down the ORV trail/route. Skidding across the trail/route may only occur in locations approved by the Sale Administrator.

5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail 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. 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. No decking of forest products will be permitted along the snowmobile trail.

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.

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 on Forest Trail, Sandtown Road and CR 468 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 the snowmobile trail 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the ORV trail prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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
45-109-25

Date
09/18/2025

Forest Management Unit	County	Mapped By: Plato
Sault Ste Marie Mgt Unit	Mackinac	Cruised By: Naubinway FO Staff

Scale
1:15,840

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1

Of
1

Township	Range	Section(s) and Subdivision(s)
44N / 45N	11W	Sec. 3 N1/2NE,N1/2SE,SWSE; Sec. 34 S1/2SE;

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

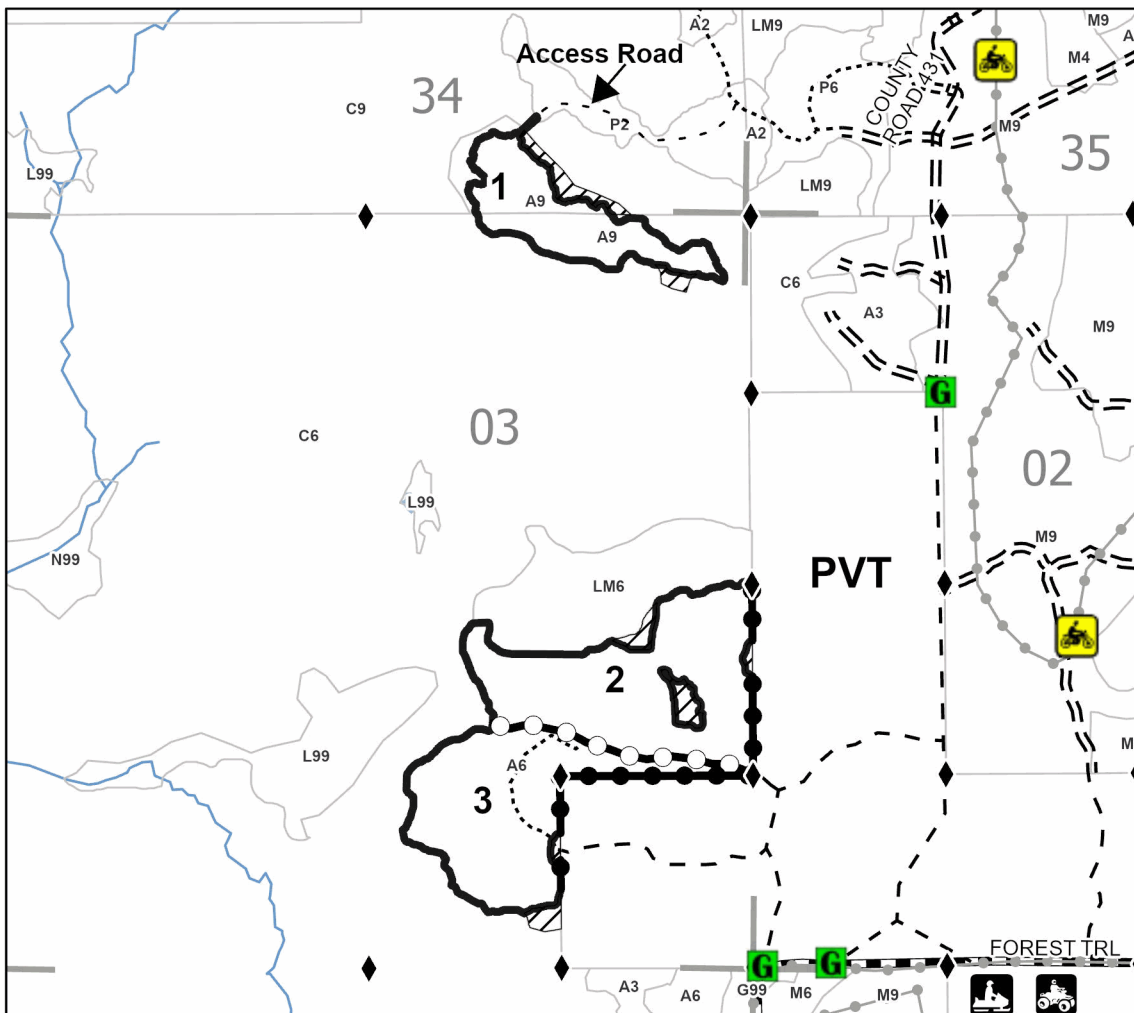
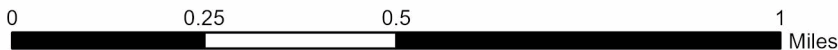
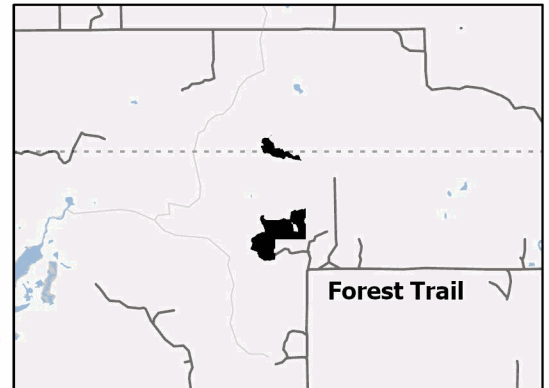
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	15.3
2	34
3	29.3

Happy Hare Mix

78.6 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- Payment Unit (Purple)
- Private Line (Blue)
- Retention Areas
- Recreational Trails
- Survey Grade Corner
- Gate
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

Use QR Code to open Map in App

