



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7761**

**SCHEDULED SALE DATE AND TIME: 3:00 p.m. (local time) on March 24, 2026.**

**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:

Heavily Hunted HW (45-110-25) / T42N, R06W, SEC. 14, S1/2NW,NWSW.  
T42N, R06W, SEC. 15, NESE.

Mackinac County, Advertised Price \$30,417.50, 111.8 Acres, Hardwood, Sugar Maple.

# TIMBER SALE INFORMATION

Heavily Hunted HW (45-110-25)  
 T42N, R06W, SEC. 14; T42N, R06W, SEC. 15.  
 Mackinac County (Advertised Price \$30,417.50)

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		
Black Cherry	2.6 MBF	\$ 85.00 / MBF
Red Maple	27.4 MBF	\$ 95.00 / MBF
Sugar Maple	49.3 MBF	\$ 293.00 / MBF
Pulpwood		
Balsam Fir	20 Cords	\$ 8.75 / Cord
Basswood	6 Cords	\$ 8.85 / Cord
Misc. Species 1	1.7 Acres	\$ 5.00 / Acre
Mixed Hardwood	807 Cords	\$ 16.00 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 16.89 percent. There are an estimated 1,019 cords on this timber sale, plus or minus 172 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 \$3,041.75 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	41.8%
02	24.5%
03	33.7%
04	0.0%
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
80,533	1,019	16.89%	847	1,192
1.70 acres are being sold by the acre and do not have cubic foot or cord volumes.				

**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
36 *			N/A		
37	80,411	1,018	16.89%	846	1,190
<b>TOTAL:</b>	<b>80,411</b>	<b>1,018</b>		<b>846</b>	<b>1,190</b>

\* This VDU is being sold by the acre. There are no cruise statistics available.

**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	Black Cherry	Sawtimber	1.1	MBF	45.9	\$12,710.35
	Red Maple		11.5	MBF		
	Sugar Maple		20.6	MBF		
	Balsam Fir	Pulpwood	8	Cords		
	Basswood		3	Cords		
	Mixed Hardwood		337	Cords		
	<i>Beech</i>		48	<i>Cords</i>		
	<i>Black Cherry</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		148	<i>Cords</i>		
	<i>Sugar Maple</i>		136	<i>Cords</i>		
	2	Black Cherry	Sawtimber	0.6		
Red Maple			6.7	MBF		
Sugar Maple			12.1	MBF		
Balsam Fir		Pulpwood	5	Cords		
Basswood			1	Cords		
Mixed Hardwood			198	Cords		
<i>Beech</i>			28	<i>Cords</i>		
<i>Black Cherry</i>			2	<i>Cords</i>		
<i>Red Maple</i>			87	<i>Cords</i>		
<i>Sugar Maple</i>			81	<i>Cords</i>		
3		Black Cherry	Sawtimber	0.9	MBF	37.1
	Red Maple		9.2	MBF		
	Sugar Maple		16.6	MBF		
	Balsam Fir	Pulpwood	7	Cords		
	Basswood		2	Cords		
	Mixed Hardwood		272	Cords		
	<i>Beech</i>		39	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		119	<i>Cords</i>		
	<i>Sugar Maple</i>		111	<i>Cords</i>		
	4	Misc. Species 1	Pulpwood	1.7	Acres	
TOTAL:			79.3	MBF		
TOTAL:			833	Cords		
TOTAL:			1.7	Acres		

## Sale Specific Conditions & Requirements

Sale Name: Heavily Hunted HW

Sale Number: 45-110-25 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. 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 if marked with orange paint.

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

Within Payment Unit(s) 4, cut all trees that are two (2) inches or more at DBH.

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

Within Payment Unit(s) 1, 2 & 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

##### 2.1.11 - Description of Timber Note (2/04)

Note that Misc. Species 1 refers to the species being sold by the acre in Payment Unit 4. This unit is an opening with minimal volume consisting of merchantable and sub merchantable species. Species consists of a mix of maple, cherry, spruce, fir, pine, and aspen.

#### 2.2 - Utilization

##### 2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1-4, 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) 1-4 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 addition, extreme care should be taken to avoid damage to tree seedlings and saplings. Within the Sale Area, if more than 20% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$250 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated 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.

### 4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only Skid trails will be allowed.

## 4.2 - Maintenance

### 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.

### 4.2.5 - 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

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, within Payment Units 1-3 slash shall be left unevenly distributed. Tops shall not be crushed or ran over unless in main skid trails. Preferably, unbroken tops shall be left whole and intact, and placed within gaps created during harvesting 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

##### 5.2.3.3 - 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 May 1 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.

##### 5.2.38 - 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.

## 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 the two-track access road used for hauling 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  
**45-110-25**

Date  
**09/26/2025**

Forest Management Unit  
Sault Ste Marie Mgt Unit

County  
Mackinac

Mapped By: Luoto  
Cruised By: Grossman

Scale  
1:15,840

Page  
1

Of  
1

Township  
42N

Range  
06W

Section(s) and Subdivision(s)  
Sec. 14 S1/2NW,NWSW; Sec. 15 NESE;

#### 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		

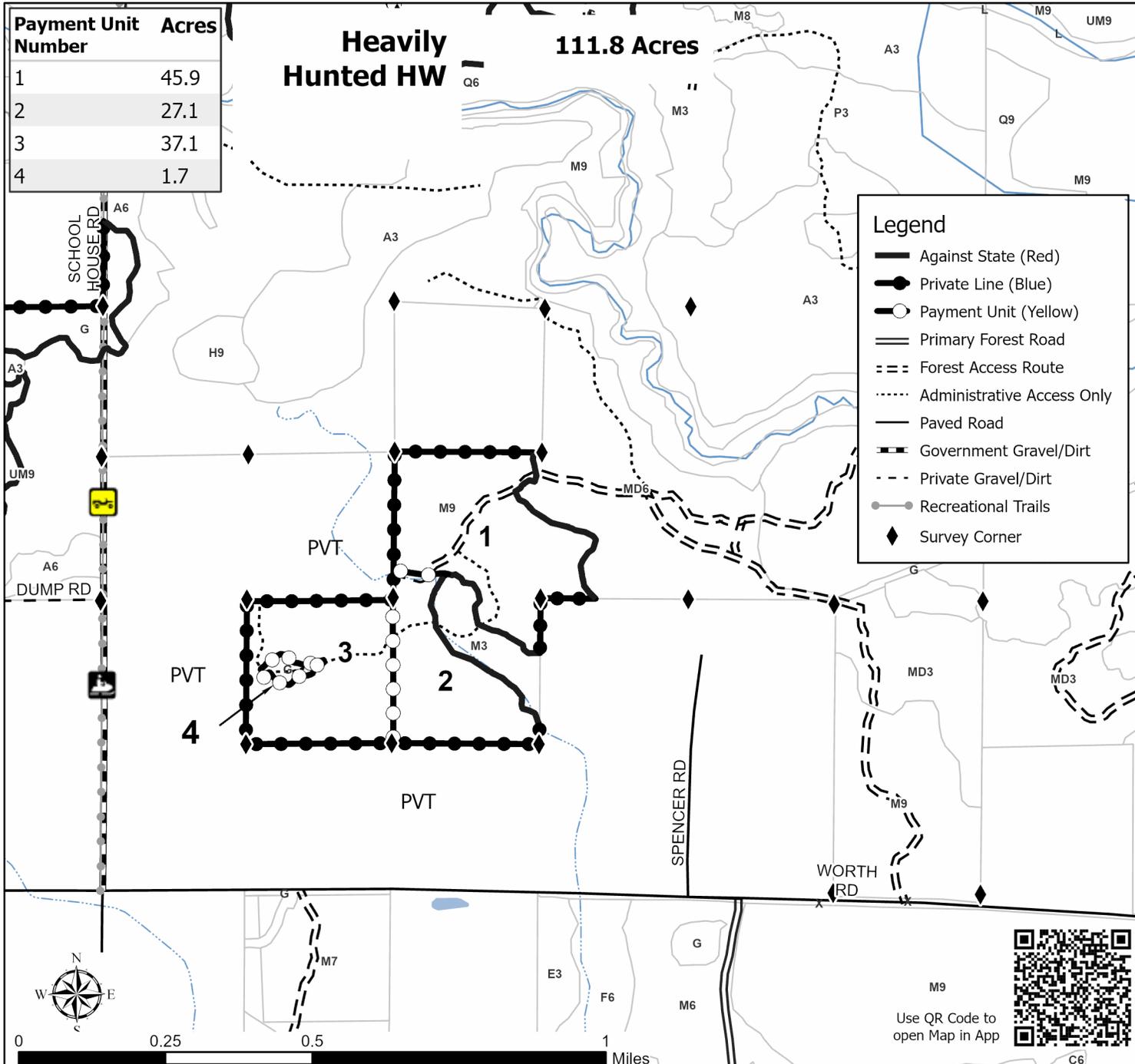
#### Density

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	45.9
2	27.1
3	37.1
4	1.7

## Heavily Hunted HW

111.8 Acres



#### Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- Survey Corner



Use QR Code to open Map in App