



**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:

Skeeter Later (45-115-25) / T41N, R11W, SEC. 5 , SENE,NESE.

T41N, R11W, SEC. 6 , S1/2NE,NESE.

T41N, R12W, SEC. 1 , NENW,S1/2NW,NESW.

T41N, R12W, SEC. 2 , NENW,NWNE.

T42N, R11W, SEC. 31, N1/2SE.

T42N, R11W, SEC. 32, SENE,NESE.

T42N, R12W, SEC. 36, SWNW,N1/2SW.

Mackinac County, Advertised Price \$32,979.50, 94.9 Acres, Hardwood, Spruce/Fir/Tamarack.

SALE NOTE: Harvesting of Payment Unit 5 is optional.

TIMBER SALE INFORMATION

Skeeter Later (45-115-25)

T41N, R11W, SEC. 5; T41N, R11W, SEC. 6; T41N, R12W, SEC. 1; T41N, R12W, SEC. 2; T42N, R11W, SEC. 31; T42N, R11W, SEC. 32;
T42N, R12W, SEC. 36.

SALE NOTE: Harvesting of Payment Unit 5 is optional.

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 | 3.2 MBF | \$ 26.00 / MBF |
| Red Maple | 55.6 MBF | \$ 73.00 / MBF |
| Sugar Maple | 15.4 MBF | \$ 209.00 / MBF |
| Yellow Birch | 58.2 MBF | \$ 52.00 / MBF |
| Pulpwood | | |
| Balsam Fir | 276 Cords | \$ 5.60 / Cord |
| Balsam Poplar | 76 Cords | \$ 13.15 / Cord |
| Hemlock | 34 Cords | \$ 3.90 / Cord |
| Mixed Aspen | 460 Cords | \$ 13.15 / Cord |
| Mixed Hardwood | 967 Cords | \$ 11.80 / Cord |
| Mixed Spruce | 190 Cords | \$ 6.35 / Cord |
| Paper Birch | 104 Cords | \$ 3.20 / Cord |
| Tamarack | 4 Cords | \$ 1.30 / Cord |
| White Pine | 99 Cords | \$ 9.20 / Cord |

* The total volume is statistically estimated within plus (+) or minus (-) 14.41 percent. There are an estimated 2,533 cords on this timber sale, plus or minus 365 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 \$3,297.95 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 | 7.4% |
| 02 | 22.6% |
| 03 | 21.6% |
| 04 | 2.7% |
| 05 | 16.6% |
| 06 | 3.7% |
| 07 | 25.4% |

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 |
| 200,072 | 2,533 | 14.41% | 2,168 | 2,898 |

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 |
| 19 | 7,685 | 97 | 47.17% | 51 | 143 |
| 30 | 44,250 | 560 | 28.35% | 401 | 719 |
| 33 | 18,354 | 232 | 48.83% | 119 | 346 |
| 49 | 54,340 | 688 | 35.40% | 444 | 931 |
| 55 | 32,440 | 411 | 29.16% | 291 | 530 |
| 80 | 8,038 | 102 | 58.62% | 42 | 161 |
| 86 | 34,965 | 443 | 33.22% | 296 | 590 |
| TOTAL: | 200,072 | 2,533 | | 1,644 | 3,421 |

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 | 8 | Cords | 10.9 | \$2,426.90 |
| | Mixed Hardwood | | 144 | Cords | | |
| | <i>Red Maple</i> | | 46 | Cords | | |
| | <i>Sugar Maple</i> | | 60 | Cords | | |
| | <i>Yellow Birch</i> | | 38 | Cords | | |
| | Mixed Spruce | | 6 | Cords | | |
| | <i>Black Spruce</i> | | 6 | Cords | | |
| | Paper Birch | | 6 | Cords | | |
| | White Pine | | 68 | Cords | | |
| | <i>White Pine</i> | | 68 | Cords | | |
| 2 | Paper Birch | Sawtimber | 2.5 | MBF | 14.6 | \$7,439.45 |
| | Red Maple | | 1.1 | MBF | | |
| | Sugar Maple | | 10.8 | MBF | | |
| | Yellow Birch | | 2.9 | MBF | | |
| | Balsam Fir | | 107 | Cords | | |
| | Balsam Poplar | Pulpwood | 10 | Cords | | |
| | <i>Balsam Poplar</i> | | 10 | Cords | | |
| | Mixed Aspen | | 73 | Cords | | |
| | <i>Quaking Aspen</i> | | 73 | Cords | | |
| | Mixed Hardwood | | 240 | Cords | | |
| | <i>Beech</i> | | 6 | Cords | | |
| | <i>Red Maple</i> | | 7 | Cords | | |
| | <i>Sugar Maple</i> | | 122 | Cords | | |
| | <i>Yellow Birch</i> | | 105 | Cords | | |
| | Mixed Spruce | | 26 | Cords | | |
| | <i>White Spruce</i> | | 26 | Cords | | |
| | Paper Birch | | 62 | Cords | | |
| 3 | Yellow Birch | Sawtimber | 1.3 | MBF | 20.2 | \$7,112.45 |
| | Balsam Fir | Pulpwood | 114 | Cords | | |
| | Balsam Poplar | | 9 | Cords | | |
| | <i>Balsam Poplar</i> | | 9 | Cords | | |
| | Mixed Aspen | | 296 | Cords | | |
| | <i>Quaking Aspen</i> | | 296 | Cords | | |
| | Mixed Hardwood | | 136 | Cords | | |
| | <i>Beech</i> | | 6 | Cords | | |
| | <i>Red Maple</i> | | 31 | Cords | | |
| | <i>Sugar Maple</i> | | 50 | Cords | | |
| | <i>Yellow Birch</i> | | 49 | Cords | | |
| | Mixed Spruce | | 118 | Cords | | |
| | <i>White Spruce</i> | | 118 | Cords | | |
| | Paper Birch | | 13 | Cords | | |
| 4 | Red Maple | Sawtimber | 3.1 | MBF | 7.5 | \$902.35 |
| | Balsam Fir | Pulpwood | 5 | Cords | | |
| | Balsam Poplar | | 1 | Cords | | |
| | <i>Balsam Poplar</i> | | 1 | Cords | | |
| | Mixed Hardwood | | 31 | Cords | | |
| | <i>Red Maple</i> | | 31 | Cords | | |
| | Mixed Spruce | Sawtimber Pulpwood | 34 | Cords | | |
| | <i>Black Spruce</i> | | 1.9 | MBF | | |
| | <i>Black Spruce</i> | | 30 | Cords | | |
| | Paper Birch | | 15 | Cords | | |
| | Tamarack | | 4 | Cords | | |
| 5 | Red Maple | Sawtimber | 9.6 | MBF | 17.6 | \$5,489.60 |
| | Yellow Birch | Pulpwood | 33.3 | MBF | | |
| | Balsam Fir | | 42 | Cords | | |

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

| PU | MARKET GROUP | PRODUCT | QUANTITY | UNIT | ACRES | ADVERTISE PRICE |
|----------------|----------------|-------------|----------|-------|-------|-----------------|
| 5 con't | Balsam Poplar | Pulpwood | 6 | Cords | | |
| | Balsam Poplar | Sawtimber | 1.3 | MBF | | |
| | Balsam Poplar | Pulpwood | 3 | Cords | | |
| | Hemlock | | 34 | Cords | | |
| | Hemlock | Sawtimber | 13.0 | MBF | | |
| | Hemlock | Pulpwood | 8 | Cords | | |
| | Mixed Hardwood | | 218 | Cords | | |
| | Black Ash | | 6 | Cords | | |
| | Red Maple | | 56 | Cords | | |
| | Yellow Birch | | 156 | Cords | | |
| | Mixed Spruce | | 6 | Cords | | |
| | White Spruce | Sawtimber | 2.4 | MBF | | |
| | White Spruce | Pulpwood | 1 | Cords | | |
| | 6 | Mixed Aspen | Pulpwood | 91 | | |
| B. T. Aspen | | Sawtimber | 11.5 | MBF | | |
| B. T. Aspen | | Pulpwood | 68 | Cords | | |
| Mixed Hardwood | | | 1 | Cords | | |
| Sugar Maple | | | 1 | Cords | | |
| Paper Birch | | | 6 | Cords | | |
| 7 | Paper Birch | Sawtimber | 0.7 | MBF | 20.7 | \$8,381.10 |
| | Red Maple | | 41.8 | MBF | | |
| | Sugar Maple | | 4.6 | MBF | | |
| | Yellow Birch | | 20.7 | MBF | | |
| | Balsam Poplar | Pulpwood | 50 | Cords | | |
| | Balsam Poplar | | 50 | Cords | | |
| | Mixed Hardwood | | 197 | Cords | | |
| | Red Maple | | 66 | Cords | | |
| | Sugar Maple | | 10 | Cords | | |
| | Yellow Birch | | 121 | Cords | | |
| | Paper Birch | | 2 | Cords | | |
| | White Pine | | 31 | Cords | | |
| | White Pine | Sawtimber | 12.8 | MBF | | |
| | White Pine | Pulpwood | 5 | Cords | | |
| | TOTAL: | | | 132.4 | | |
| TOTAL: | | | 2,210 | Cords | | |

Sale Specific Conditions & Requirements

Sale Name: Skeeter Later

Sale Number: 45-115-25 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 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

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

Within Payment Unit(s) 1-4 & 7, cut all deciduous trees that are two (2) inches or more at DBH and all conifers that are four (4) inches or more at DBH. Do not cut any cedar, hemlock or trees marked with green paint. In addition, within Payment Unit 3, do not cut any white pine.

Within Payment Unit 5, cut all trees that are four (4) inches or more at DBH. Do not cut any cedar.

Within Payment Unit 6, cut all trees that are two (2) inches or more at DBH. Do not cut any white pine under six (6) inches at DBH.

2.1.9 - Harvest Exception (12/24)

Do not cut any cedar or hemlock trees within Payment Units 1-5 & 7, or any white pine under six (6) DBH, 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 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.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-7 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

4.1.2 - Stream Crossings, Specific (3/11)

Within Payment Unit 5, the Hudson Creek crossing will require the installation of a portable bridge which may be borrowed from the DNR. This installation will be performed in accordance with the specifications on the appropriate permits which shall be provided by the DNR. A six-month notice is required prior to bridge installation.

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.

4.1.11 - Permits (2/12)

The DNR will secure any necessary stream crossing permits that may be required.

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.

4.2.4 - 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

5.2 - 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

5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-4, 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 wintering habitat and wet, sensitive soils.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 5-7, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet, sensitive soils in certain areas.

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 South Gould City 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
45-115-25Date
08/22/2025Forest Management Unit
Sault Ste Marie Mgt UnitCounty
Mackinac

Mapped By: Plato

Cruised By: Contractor & DNR Staff

Scale
1:15,840Page
1Of
2

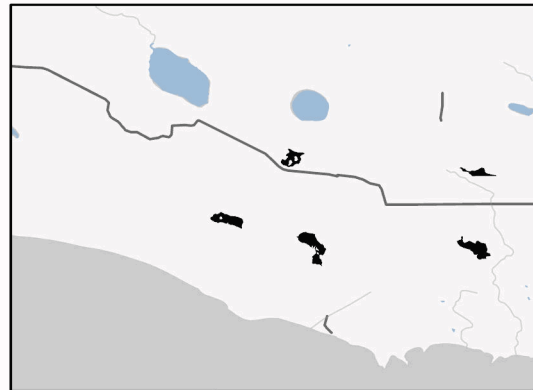
| Township | Range | Section(s) and Subdivision(s) |
|-----------|-------|---|
| 41N / 42N | 11W / | SWNW,N1/2SW; Sec. 5 SENE,NESE; Sec. 6 S1/2NE,NESE; Sec. 1 NENW,S1/2NW,NESW; Sec. 2 NENW,NWNE; Sec. 31 N1/2SE; Sec. 32 SENE,NESE; Sec. 36 |

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

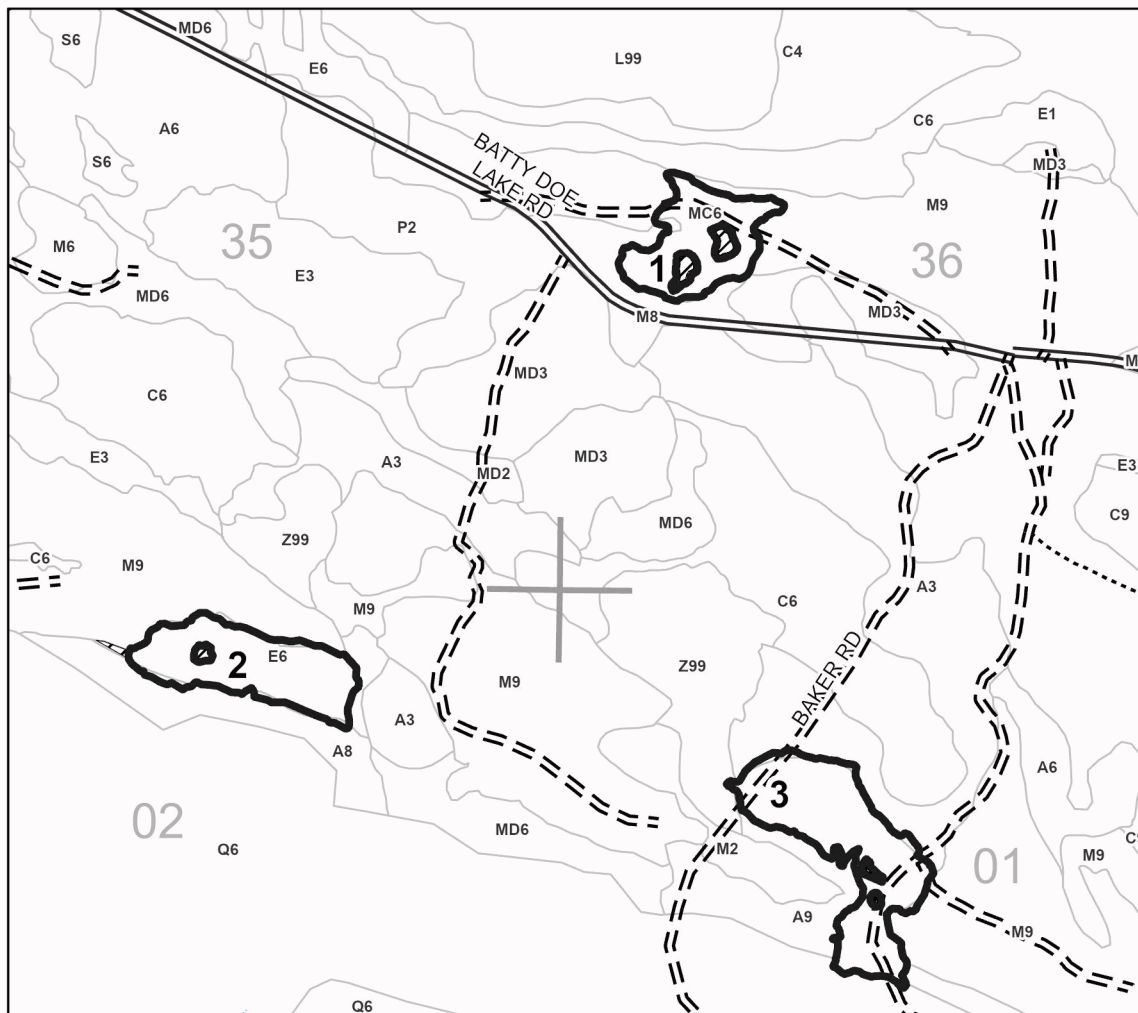
| | |
|-----------------------------|------------------------|
| 0 = Non Stocked | 5 = Pole Timber Medium |
| 1 = Seedling Sapling Poor | 6 = Pole Timber Well |
| 2 = Seedling Sapling Medium | 7 = Saw Timber Poor |
| 3 = Seedling Sapling Well | 8 = Saw Timber Medium |
| 4 = Pole Timber Poor | 9 = Saw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

Locator Map 1:110,000

| Payment Unit Number | Acres | Payment Unit Number | Acres |
|---------------------|-------|---------------------|-------|
| 1 | 10.9 | 5 | 17.6 |
| 2 | 14.6 | 6 | 3.4 |
| 3 | 20.2 | 7 | 20.7 |
| 4 | 7.5 | | |

Skeeter Later**94.9 Acres**

0 0.25 0.5 1 Miles

**Legend**

- Against State (Red)
- Recreational Trails
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Retention Areas
- Section Corners

Use QR Code to
open Map in App



TIMBER SALE MAP

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

Sale Number
45-115-25

Date
08/22/2025

Forest Management Unit
Sault Ste Marie Mgt Unit

County
Mackinac

Mapped By: Plato

Cruised By: Contractor & DNR Staff

Scale
1:15,840

Page
2

Of
2

Township 41N / 42N Range 11W / Section(s) and Subdivision(s) SWNW,N1/2SW; Sec. 5 SENE,NESE; Sec. 6 S1/2NE,NESE; Sec. 1 NENW,S1/2NW,NESW; Sec. 2 NENW,NWNE; Sec. 31 N1/2SE; Sec. 32 SENE,NESE; Sec. 36

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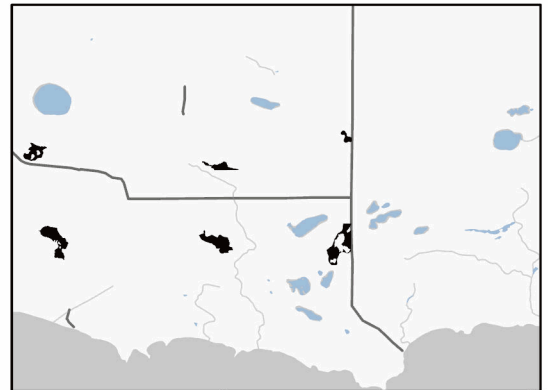
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| Payment Unit Number | Acres | Payment Unit Number | Acres |
|---------------------|-------|---------------------|-------|
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| 3 | 20.2 | 7 | 20.7 |
| 4 | 7.5 | | |

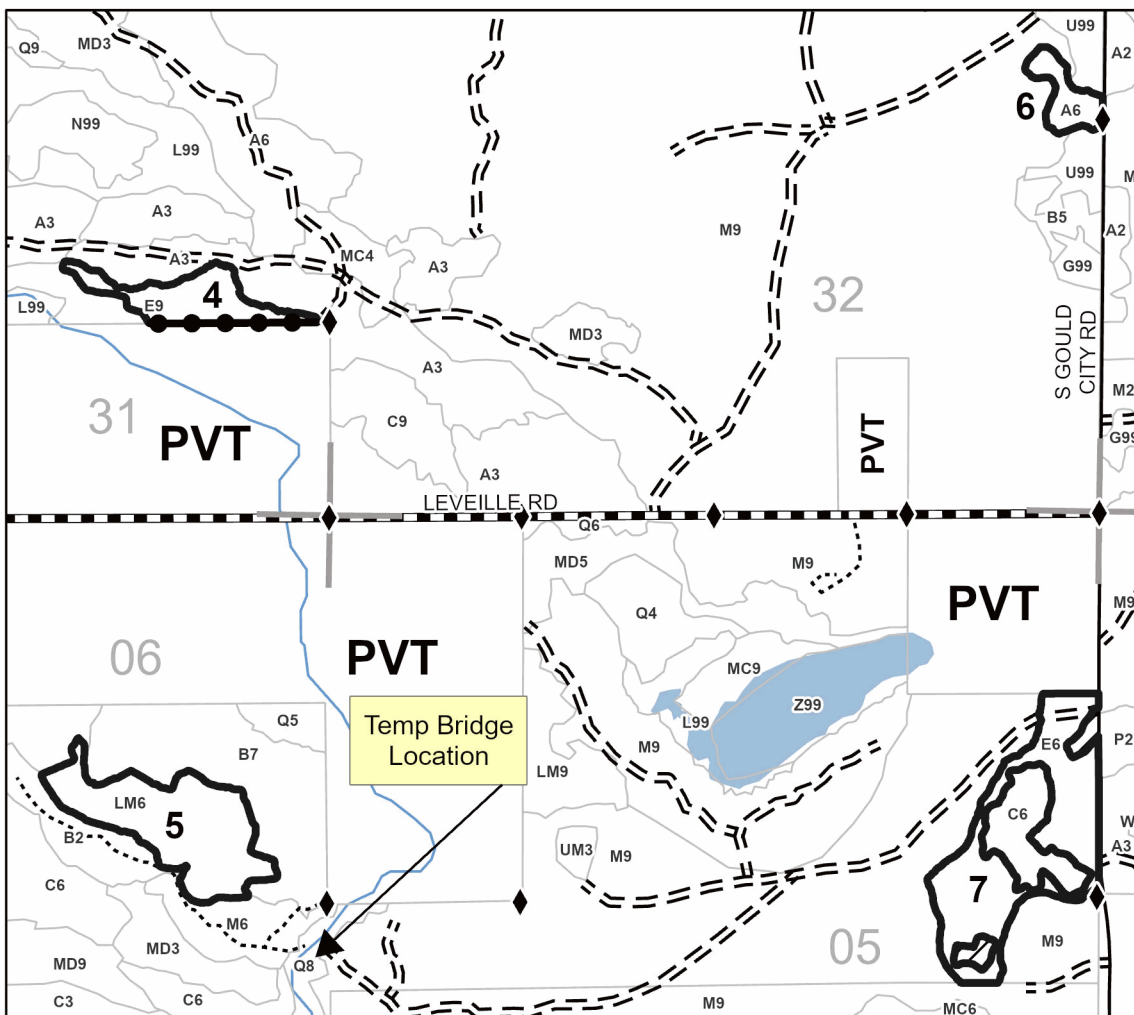
Skeeter Later

94.9 Acres

Locator Map 1:110,000



0 0.25 0.5 1 Miles



Legend

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

Use QR Code to open Map in App

