



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7752**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on November 20, 2025.

LOCATION: ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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, ATLANTA MANAGEMENT UNIT, for certain timber on the following described lands:

Wandering Walker Mix (54-038-25) / T31N, R01E, SEC. 17, W1/2SW.

T31N, R01E, SEC. 18, N1/2NW, SENW, W1/2NE, N1/2SE.

T31N, R01E, SEC. 7, S1/2SW.

Montmorency County, Advertised Price \$51,873.60, 171.6 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: Good access into all Payment Units.

Special protection trees in Payment Units 3 and 4 refer to spec 3.4.2.

There will be NO extensions for this contract due to the multi management unit elk browse study.

One (1) free extension for another sale will be granted if sale is complete by March 31, 2026.

TIMBER SALE INFORMATION

Wandering Walker Mix (54-038-25)

T31N, R01E, SEC. 17; T31N, R01E, SEC. 18; T31N, R01E, SEC. 7.
Montmorency County (Advertised Price \$51,873.60)

SALE NOTE: Good access into all Payment Units.

Special protection trees in Payment Units 3 and 4 refer to spec 3.4.2.

There will be NO extensions for this contract due to the multi management unit elk browse study. One (1) free extension for another sale will be granted if sale is complete by March 31, 2026.

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	15.0 MBF	\$ 48.00 / MBF
White Pine	48.0 MBF	\$ 70.00 / MBF
Pulpwood		
Balsam Fir	874 Cords	\$ 16.40 / Cord
Jack Pine	160 Cords	\$ 6.60 / Cord
Mixed Aspen	1,718 Cords	\$ 14.10 / Cord
Mixed Spruce	121 Cords	\$ 10.75 / Cord
N. White Cedar	10 Cords	\$ 8.00 / Cord
Paper Birch	5 Cords	\$ 12.65 / Cord
Red Maple	180 Cords	\$ 17.50 / Cord
White Pine	172 Cords	\$ 20.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.22 percent. There are an estimated 3,392 cords on this timber sale, plus or minus 347 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 \$2,593.68 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	11.4%
02	23.4%
03	30.8%
04	28.1%
05	6.3%

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
268,000	3,392	10.22%	3,045	3,739

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
1	19,407	246	23.41%	188	303
3	10,768	136	41.05%	80	192
35	14,109	179	39.93%	107	250
36	22,794	289	27.07%	210	367
114	200,922	2,543	12.75%	2,219	2,867
TOTAL:	268,000	3,392		2,805	3,979

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	Red Maple	Sawtimber	1.3	MBF	22.2	\$5,927.20
	White Pine		2.7	MBF		
	Balsam Fir	Pulpwood	96	Cords		
	Mixed Aspen		226	Cords		
	<i>Quaking Aspen</i>		226	<i>Cords</i>		
	Mixed Spruce		8	Cords		
	<i>White Spruce</i>		8	<i>Cords</i>		
	Red Maple		14	Cords		
	White Pine		28	Cords		
2	Red Maple	Sawtimber	3.2	MBF	36.7	\$12,135.50
	White Pine		12.4	MBF		
	Balsam Fir	Pulpwood	204	Cords		
	Mixed Aspen		446	Cords		
	<i>Balsam Poplar</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		445	<i>Cords</i>		
	Mixed Spruce		26	Cords		
	<i>Black Spruce</i>		2	<i>Cords</i>		
	<i>White Spruce</i>		24	<i>Cords</i>		
	N. White Cedar		1	Cords		
	<i>N. White Cedar</i>	Sawtimber	0.7	MBF		
	Paper Birch	Pulpwood	1	Cords		
	Red Maple		40	Cords		
	White Pine		23	Cords		
3	Red Maple	Sawtimber	5.5	MBF	49.2	\$15,989.50
	White Pine		17.2	MBF		
	Balsam Fir	Pulpwood	289	Cords		
	Mixed Aspen		529	Cords		
	<i>Balsam Poplar</i>		2	<i>Cords</i>		
	<i>Quaking Aspen</i>		527	<i>Cords</i>		
	Mixed Spruce		42	Cords		
	<i>Black Spruce</i>		4	<i>Cords</i>		
	<i>White Spruce</i>		38	<i>Cords</i>		
	N. White Cedar		3	Cords		
	<i>N. White Cedar</i>	Sawtimber	1.3	MBF		
	Paper Birch	Pulpwood	2	Cords		
	Red Maple		66	Cords		
	White Pine		32	Cords		
4	Red Maple	Sawtimber	5.0	MBF	44.9	\$14,555.15
	White Pine		15.7	MBF		
	Balsam Fir	Pulpwood	264	Cords		
	Mixed Aspen		481	Cords		
	<i>Balsam Poplar</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		480	<i>Cords</i>		
	Mixed Spruce		38	Cords		
	<i>Black Spruce</i>		3	<i>Cords</i>		
	<i>White Spruce</i>		35	<i>Cords</i>		
	N. White Cedar		2	Cords		
	<i>N. White Cedar</i>	Sawtimber	1.1	MBF		
	Paper Birch	Pulpwood	2	Cords		
	Red Maple		60	Cords		
	White Pine		29	Cords		
5	Balsam Fir	Pulpwood	21	Cords	18.6	\$3,266.25
	Jack Pine		160	Cords		
	Mixed Aspen		36	Cords		
	<i>Quaking Aspen</i>		36	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Spruce	Pulpwood	7	Cords		
	White Spruce		7	Cords		
	N. White Cedar		4	Cords		
	N. White Cedar		4	Cords		
	White Pine		60	Cords		
TOTAL:			63.0	MBF		
TOTAL:			3,240	Cords		

Sale Specific Conditions & Requirements

Sale Name: Wandering Walker Mix

Sale Number: 54-038-25 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 or are unpainted and identified by roads or cover type changes.

Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Exterior sale boundary on the east side of Payment Unit 2 is unpainted and identified by cover type changes. Exterior sale boundary on the east and west sides of Payment Unit 3 is unpainted and identified by cover type changes. (See Sale Map.)

The interior Payment Unit boundary between Payment Units 1 and 2 are unpainted and designated by Black River Road. The interior Payment Unit boundary between Payment Units 3 and 4 are unpainted and designated by the forest road.

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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-5, cut all trees that are 2 inches or more at DBH. In addition, the following specifications apply:

- Within Payment Units 3 and 4, do not cut trees marked with green paint.
- Within Payment Unit 5, do not cut red pine, spruce, tamarack, or white pine that are 20 inches at DBH or larger.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 1-4. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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.

No damage is acceptable to undesignated live merchantable trees. Within Payment Unit 5, if more than 5% of trees (> 20"

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.

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$250 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

4 - Transportation

4.1 - Construction

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 double earthen berms at strategic locations. These roads must be rendered impassable to cars and trucks. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

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 (10/16)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 14 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required five (5) days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G on the Timber Sale Map.

Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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) 1-4, cutting, skidding, and hauling are limited to dry summer or frozen winter conditions, unless changed by written agreement. This restriction is due to the wet nature of the units.

5.2.4 - Dead and Down Creation

5.2.4.7 - Dead and Down Creation: Hare, Grouse, Deer and Other Species (5/15)

To improve horizontal cover habitat for snowshoe hare, grouse, deer, and other species, the Purchaser is to push over one 10" in diameter or larger (or largest diameter trees in stand) whole tree per every 400 ft along the swamp edge Payment Units 1, 4, and 5, preferably a hardwood species such as oak or maple, or if no hardwoods are present a pine species (white or red). These trees should be tipped over with the root ball still attached so the base of the tree is suspended off the ground. The crown of the fallen tree should be at or near ground level after it is pushed over.

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.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

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

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

5.4 - Soil Protection

5.4.1 - Rutting Restriction, General (7/16)

Operations are to cease immediately if equipment and weather conditions result in rutting of roads and/or skid trails which are 12 inches or greater in depth and 50 feet in length. 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.

5.8 - 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 Black River 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract. This sale is part of a large-scale elk area regeneration project.

7.2.8 - Salvage Extension with Restrictions (6/25)

This is a salvage sale that should be harvested promptly. One (1), twelve (12) month extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, operations on this contract must be completed by March 31, 2026. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.



TIMBER SALE MAP

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

Sale Number
54-038-25

Date
10/12/2025

Forest Management Unit	County	Mapped By: A.Bundschuh	Scale 1:15,840	Page 1	Of 1
Atlanta Mgt Unit	Montmorency	Cruised By: A.Bundschuh			

Township	Range	Section(s) and Subdivision(s)
31N	01E	Sec. 17 W1/2SW; Sec. 18 N1/2NW,SENW,W1/2NE,N1/2SE; Sec. 7 S1/2SW;

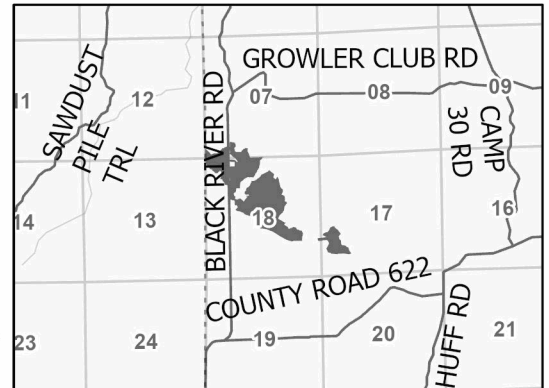
Cover Type

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

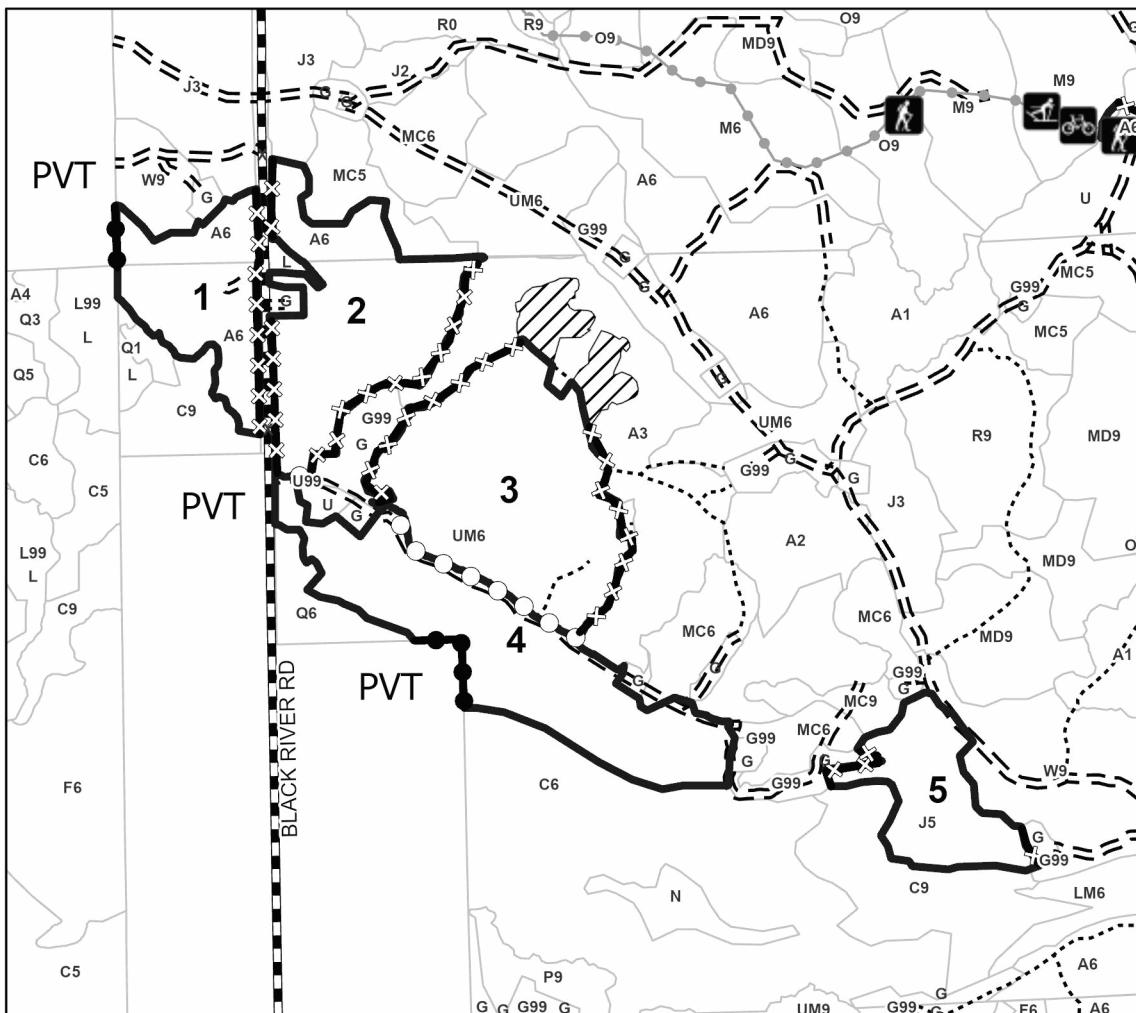
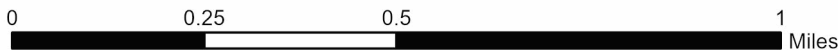
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:100,000



Payment Unit Number	Acres
1	22.2
2	36.7
3	49.2
4	44.9
5	18.6

**Wandering Walker Mix
Compartment 32
171.6 Acres**



Legend

- Against State (Red)
- Against State (Unpainted Road)
- Against State (Cover Type Change)
- Private Line (Blue)
- Payment Unit (Road)
- Retention Areas
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Hiking
- Biking
- Skiing

Use QR Code to
open Map in App

