



**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:

Growler Club Rd Aspen Mix (54-040-25) / T31N, R01E, SEC. 5 , S1/2SE.

T31N, R01E, SEC. 7 , E1/2NW,NENE,S1/2NE,N1/2SE.

T31N, R01E, SEC. 8 , W1/2NW,NE,N1/2SE.

T31N, R01E, SEC. 9 , NENW,S1/2NW,SWNE.

Montmorency County, Advertised Price \$60,163.35, 141.9 Acres, Aspen, Hardwood.

SALE NOTE: Portions of Sale Area have received damage from Ice Storm that occurred in late March 2025. The Purchaser should harvest the wood as soon as possible.

This is a 2-year contract.

The minor amount of timber volume lying on the ground was not cruised.

5.2.3.5 - Oak Wilt Restriction- Portions of PUs 1 and 8.

5.2.40 - Pathway protection- PU 1.

7.2.8 - Salvage Extension with restrictions, this sale is part of a multi management unit elk browse study. One (1) free extension for another sale will be granted if sale is complete by March 31, 2026.

7.2.1 - One-Year Extension may be granted if contract is paid in full.

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

Growler Club Rd Aspen Mix (54-040-25)

T31N, R01E, SEC. 5; T31N, R01E, SEC. 7; T31N, R01E, SEC. 8; T31N, R01E, SEC. 9.
Montmorency County (Advertised Price \$60,163.35)

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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		
Basswood	22.6 MBF	\$ 51.00 / MBF
Red Oak	47.9 MBF	\$ 166.00 / MBF
Red Pine	19.2 MBF	\$ 113.00 / MBF
Sugar Maple	61.6 MBF	\$ 209.00 / MBF
White Pine	5.8 MBF	\$ 70.00 / MBF
Pulpwood		
Basswood	42 Cords	\$ 19.20 / Cord
Jack Pine	155 Cords	\$ 6.60 / Cord
Mixed Aspen	1,526 Cords	\$ 14.10 / Cord
Mixed Hardwood	298 Cords	\$ 17.50 / Cord
Mixed Oak	147 Cords	\$ 25.90 / Cord
Red Pine	68 Cords	\$ 42.45 / Cord
White Pine	17 Cords	\$ 20.85 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.32 percent. There are an estimated 2,623 cords on this timber sale, plus or minus 323 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 \$3,008.17 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	31.8%
02	3.3%
03	1.8%
04	2.7%
05	6.1%
06	27.3%
07	13.2%
08	13.8%

4. If no cutting takes place, the 10% down payment will not be refunded.

5. Operations on the contract issued will terminate on 12/31/2027.

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
207,195	2,623	12.32%	2,299	2,946

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
10	74,400	942	20.93%	745	1,139
13	8,593	109	27.69%	79	139
21	1,554	20	89.86%	2	37
25	6,083	77	60.03%	31	123
27	5,845	74	72.68%	20	128
28	20,182	255	44.08%	143	368
31	13,727	174	46.22%	93	254
59	27,349	346	38.30%	214	479
66	25,938	328	39.48%	199	458
82	23,525	298	38.52%	183	412
TOTAL:	207,195	2,623		1,708	3,537

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 Oak	Sawtimber	20.4	MBF	39.4	\$19,172.90
	Red Pine		13.0	MBF		
	White Pine		2.1	MBF		
	Jack Pine	Pulpwood	3	Cords		
	Mixed Aspen		702	Cords		
	<i>B. T. Aspen</i>		695	Cords		
	<i>Quaking Aspen</i>		7	Cords		
	Mixed Hardwood		21	Cords		
	<i>Red Maple</i>		21	Cords		
	Mixed Oak		96	Cords		
	<i>Red Oak</i>		96	Cords		
	Red Pine		30	Cords		
	White Pine		6	Cords		
2	Red Pine	Sawtimber	5.0	MBF	9.0	\$1,984.85
	White Pine		3.7	MBF		
	Jack Pine	Pulpwood	2	Cords		
	Mixed Aspen		59	Cords		
	<i>B. T. Aspen</i>		49	Cords		
	<i>Quaking Aspen</i>		10	Cords		
	Mixed Hardwood		12	Cords		
	<i>Red Maple</i>		12	Cords		
	Red Pine		2	Cords		
	White Pine		1	Cords		
3	Jack Pine	Pulpwood	2	Cords	5.1	\$1,077.15
	Mixed Aspen		65	Cords		
	<i>B. T. Aspen</i>		61	Cords		
	<i>Quaking Aspen</i>		4	Cords		
	Mixed Hardwood		6	Cords		
	<i>Red Maple</i>		2	Cords		
	<i>Sugar Maple</i>		4	Cords		
	Red Pine		1	Cords		
4	Red Pine	Sawtimber	1.2	MBF	8.6	\$1,623.15
	Jack Pine	Pulpwood	84	Cords		
	Red Pine		21	Cords		
	White Pine		2	Cords		
5	Jack Pine	Pulpwood	64	Cords	21.5	\$3,680.90
	Mixed Aspen		145	Cords		
	<i>B. T. Aspen</i>		44	Cords		
	<i>Quaking Aspen</i>		101	Cords		
	Mixed Hardwood		17	Cords		
	<i>Red Maple</i>		17	Cords		
	Mixed Oak		6	Cords		
	<i>/Red (Hybrid) Oak</i>	Sawtimber	2.6	MBF		
	<i>/Red (Hybrid) Oak</i>	Pulpwood	1	Cords		
	Red Pine		14	Cords		
	White Pine		8	Cords		
6	Basswood	Sawtimber	2.1	MBF	24.8	\$16,397.10
	Red Oak		7.6	MBF		
	Sugar Maple		41.2	MBF		
	Basswood	Pulpwood	1	Cords		
	Mixed Aspen		256	Cords		
	<i>B. T. Aspen</i>		124	Cords		
	<i>Quaking Aspen</i>		132	Cords		
	Mixed Hardwood		112	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
6 con't	<i>Red Maple</i>	<i>Sawtimber</i>	1.2	<i>MBF</i>					
	<i>Ironwood</i>	<i>Pulpwood</i>	3	<i>Cords</i>					
	<i>Red Maple</i>		1	<i>Cords</i>					
	<i>Sugar Maple</i>		106	<i>Cords</i>					
	Mixed Oak		32	Cords					
	<i>Red Oak</i>		32	<i>Cords</i>					
7	Basswood	Sawtimber	6.9	MBF	17.3	\$7,937.00			
	Red Oak		3.0	MBF					
	Sugar Maple		13.2	MBF					
	Basswood	Pulpwood	36	Cords					
	Mixed Aspen		160	Cords					
	<i>B. T. Aspen</i>		55	<i>Cords</i>					
	<i>Quaking Aspen</i>		105	<i>Cords</i>					
	Mixed Hardwood		73	Cords					
	<i>Black Cherry</i>		3	<i>Cords</i>					
	<i>Ironwood</i>		8	<i>Cords</i>					
	<i>Paper Birch</i>		4	<i>Cords</i>					
	<i>Red Maple</i>		6	<i>Cords</i>					
	<i>Sugar Maple</i>		44	<i>Cords</i>					
	<i>White Ash</i>		8	<i>Cords</i>					
	Mixed Oak		4	Cords					
	<i>Red Oak</i>		4	<i>Cords</i>					
	8	Basswood	Sawtimber	13.6			MBF	16.2	\$8,290.30
		Red Oak		16.9			MBF		
		Sugar Maple		7.2			MBF		
Basswood		Pulpwood	5	Cords					
Mixed Aspen			139	Cords					
<i>B. T. Aspen</i>			8	<i>Cords</i>					
<i>Quaking Aspen</i>			131	<i>Cords</i>					
Mixed Hardwood			57	Cords					
<i>Ironwood</i>		<i>Sawtimber</i>	1.6	<i>MBF</i>					
<i>Black Cherry</i>		<i>Pulpwood</i>	6	<i>Cords</i>					
<i>Ironwood</i>			11	<i>Cords</i>					
<i>Red Maple</i>			6	<i>Cords</i>					
<i>Sugar Maple</i>			23	<i>Cords</i>					
<i>White Ash</i>			8	<i>Cords</i>					
Mixed Oak			9	Cords					
<i>/Red (Hybrid) Oak</i>			4	<i>Cords</i>					
<i>Red Oak</i>			5	<i>Cords</i>					
TOTAL:			157.1	MBF					
TOTAL:			2,253	Cords					

Sale Specific Conditions & Requirements

Sale Name: Growler Club Rd Aspen Mix

Sale Number: 54-040-25 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 red or yellow paint or are unmarked and identified by cover type changes or by Growler Club Rd or Camp 30 Rd. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention areas are marked with red X's; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected. 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) 1-8, cut all trees that are two (2) inches or more at DBH, with the following exceptions:

- Within all Payment Units, do not cut any teal painted trees.
- Within Payment Units 6-8 do not cut any hemlock. In addition, within Payment Unit 8 do not cut any white pine.

3 - Payments

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 saplings in Payment Units 5-8.

Within the Payment Unit 5, if more than 50% of the white and red pine saplings (1/4" to 2" 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.

Within the Payment Units 6-8, if more than 50% of the sugar maple saplings (1/4" to 2" 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. Within the northern boundary of Payment Unit 7, stumps and/or slash are to be placed along edge of wildlife opening.

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 and landings will be allowed.

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.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative. Protect gate during harvesting operations.

5 - Operations

5.1 - Notification

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.

5.2 - 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 G99 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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within portions of Payment Unit(s) 1 and 8, unless changed by written agreement, cutting, skidding, hauling within the sale and brushing of access roads to the sale are not permitted during the period of April 15 to July 15. Operations may be allowed if specific steps are taken to prevent damaging uncut oak during the high-risk period. Those steps may include completing all road brushing before April 15 and clearing a tree-length buffer along uncut oak cover before April 15. This is necessary to reduce the spread of oak wilt. For more information, contact the Unit Manager or his/her representative.

5.2.3.11 - Coppice Regeneration Protection (4/10)

Timber harvesting in Payment Units 1-3 and 5-8 must be completed within 60 days of severing/cutting stem(s) to minimize damage to deciduous regeneration. Any post-harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1-3 and 5-8 leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as oak or maple or if no hardwoods are present, a pine species (white or red). These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable piece or a full tree.

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.

5.2.40 - Pathway Protection (10/10)

The High County Pathway is a hiking, biking, and cross-country skiing trail is located near Payment Unit 1 and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. No skidding across the 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 Growler Club Rd, Camp 30 Rd, and Black River 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on High Country Pathway prior to beginning operations. The trail must be posted at Growler Club Rd and Black River Rd 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.

7 - Other Conditions

7.2 - Extensions

7.2.1 - One Year Extension (2/04)

Given justification, only one (1), one-year extension may be granted if the contract has been paid for in full.

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
54-040-25

Date
09/30/2025

Forest Management Unit			County	Mapped By: Bryce Neff	Scale 1:11,000	Page	Of
Atlanta Mgt Unit			Montmorency	Cruised By: Bryce Neff		1	2
Township 31N	Range 01E	Section(s) and Subdivision(s) NENW,S1/2NW,SWNE; Sec. 5 S1/2SE; Sec. 7 E1/2NW,NENE,S1/2NE,N1/2SE; Sec. 8 W1/2NW,NE,N1/2SE; Sec. 9					

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

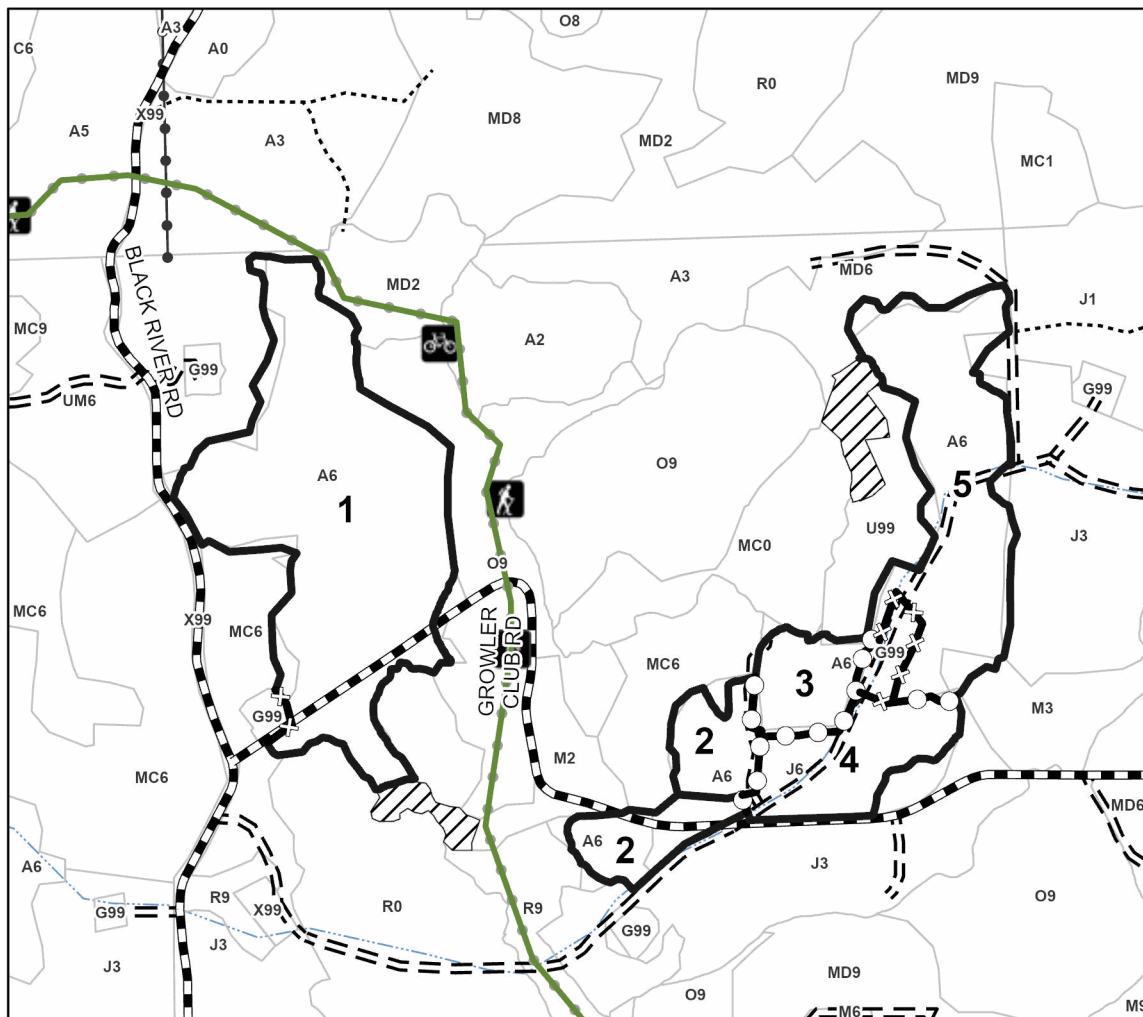
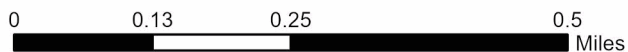
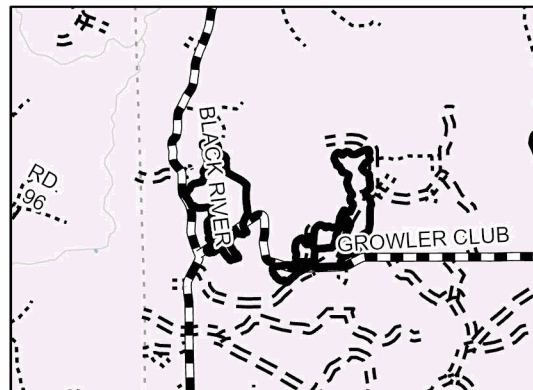
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:50,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	39.4	5	21.5
2	9	6	24.8
3	5.1	7	17.3
4	8.6	8	16.2

Growler Club Rd
Aspen Mix

141.9 Acres



Legend

-  Against State (Red)
-  Against State (Unpainted)
-  Payment Unit (Yellow)
-  Retention Areas
-  Powerline
-  Recreational Trails
-  Forest Access Route
-  Administrative Access Only
-  Government Gravel/Dirt
-  High Country Pathway

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
54-040-25

Date
09/30/2025

Forest Management Unit	County	Mapped By: Bryce Neff	Scale	Page	Of
Atlanta Mgt Unit	Montmorency	Cruised By: Bryce Neff	1:11,000	2	2

Township 31N	Range 01E	Section(s) and Subdivision(s)	NENW,S1/2NW,SWNE; Sec. 5 S1/2SE; Sec. 7 E1/2NW,NENE,S1/2NE,N1/2SE; Sec. 8 W1/2NW,NE,N1/2SE; Sec. 9
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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

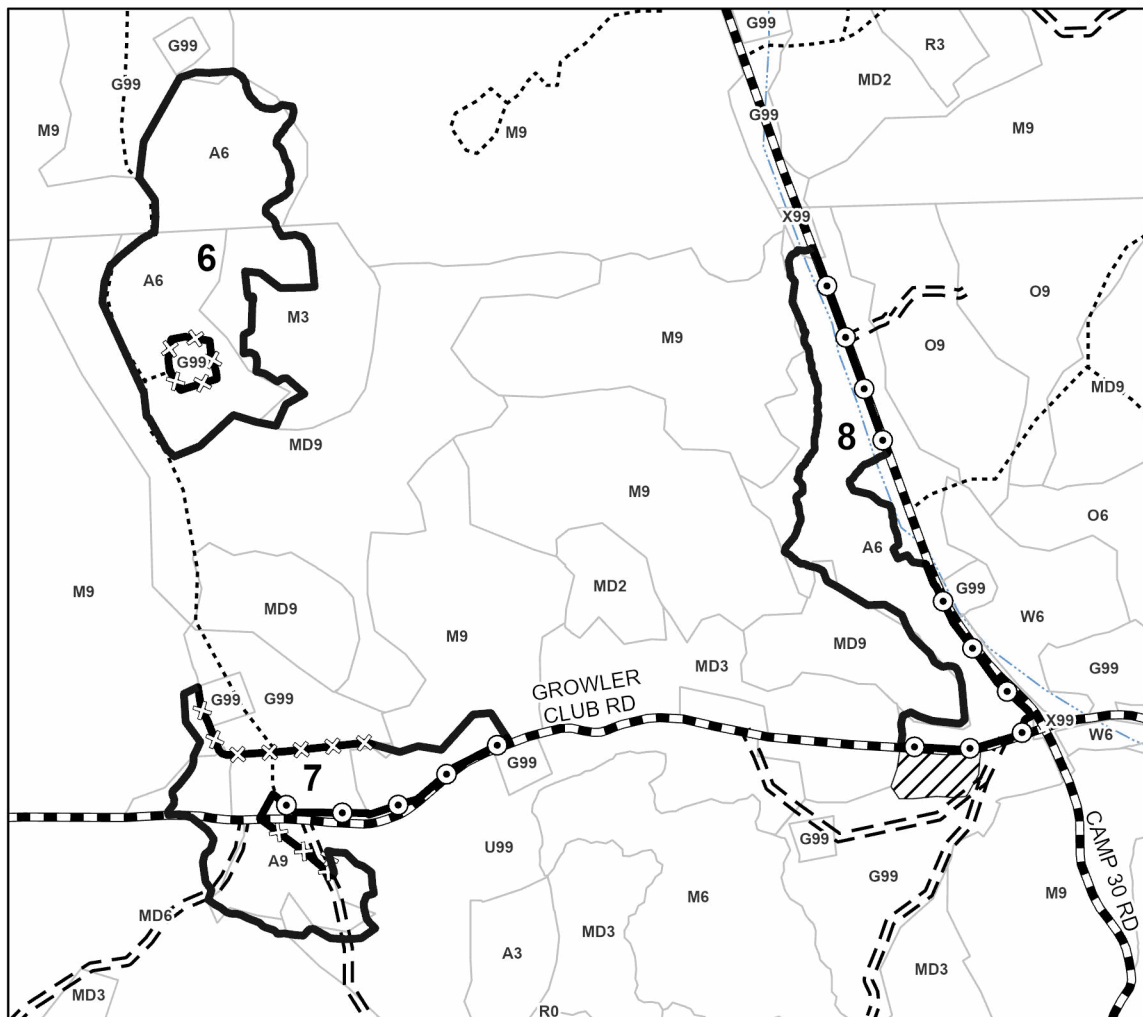
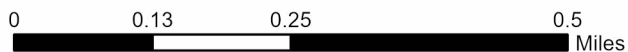
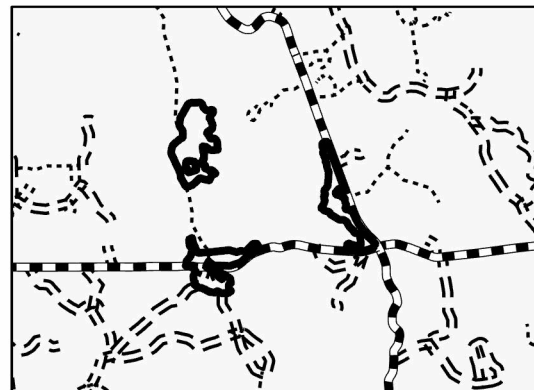
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Locator Map 1:50,000

Payment Unit Number	Acres	Payment Unit Number	Acres
1	39.4	5	21.5
2	9	6	24.8
3	5.1	7	17.3
4	8.6	8	16.2

Growler Club Rd Aspen Mix

141.9 Acres



Legend

-  Against State (Red)
-  Against State (Unpainted)
-  Against State (Road)
-  Recreational Trails
-  Forest Access Route
-  Administrative Access Only
-  Government Gravel/Dirt
-  High Country Pathway

Use QR Code to
open Map in App

