



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7773**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on December 3, 2025.

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI

CONTACT NAME: Mark Monroe

PHONE NUMBER: (989) 983-4101

PROSPECTUS NOTE: The sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.

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, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Tiny Piney (53-035-25) / T32N, R01E, SEC. 19, N1/2SE.

T32N, R01E, SEC. 30, NENE.

T32N, R01E, SEC. 7, W1/2SE.

T32N, R02W, SEC. 36, S1/2SE.

Otsego County, Advertised Price \$1,182.15, 15.9 Acres, Red Pine.

SALE NOTE: Ice Storm Salvage. This is a scaled sale.

PU1: In the main chunk of the stand, over 70% of the trees have crowns completely snapped off. The north finger of the stand has 30% of the crowns snapped off, and has more trees marked to leave. Access is through the gate off Gornick Trail.

PU 2 and 3: 50% of these stands are blown over.

PU 4: 70% crown loss on average. 60% of trees snapped off below crown. 40% of trees lost upper 10% of crown.

PU 5: 65% crown loss. 40% of trees snapped below the crown, 50% of trees missing the upper quarter to third of their crown, 10% received minimal damage.

TIMBER SALE INFORMATION

Ice Tiny Piney (53-035-25)

T32N, R01E, SEC. 19; T32N, R01E, SEC. 30; T32N, R01E, SEC. 7; T32N, R02W, SEC. 36.

Otsego County (Advertised Price \$1,182.15)

SALE NOTE: Ice Storm Salvage. This is a scaled sale.

PU1: In the main chunk of the stand, over 70% of the trees have crowns completely snapped off. The north finger of the stand has 30% of the crowns snapped off, and has more trees marked to leave. Access is through the gate off Gornick Trail.

PU 2 and 3: 50% of these stands are blown over.

PU 4: 70% crown loss on average. 60% of trees snapped off below crown. 40% of trees lost upper 10% of crown.

PU 5: 65% crown loss. 40% of trees snapped below the crown, 50% of trees missing the upper quarter to third of their crown, 10% received minimal damage.

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>
Pulpwood		
Red Pine	111 Cords	\$ 10.65 / Cord

* 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 \$500.00 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 | 35.2% |
| 02 | 9.9% |
| 03 | 5.4% |
| 04 | 18.9% |
| 05 | 30.6% |
4. If no cutting takes place, the 10% down payment will not be refunded.
 5. Operations on the contract issued will terminate on 06/30/2027.

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
8,765	111	0.00%	111	111

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
32	3,089	39	0.00%	39	39
52	1,631	21	0.00%	21	21
57	441	6	0.00%	6	6
58	894	11	0.00%	11	11
81	2,709	34	0.00%	34	34
TOTAL:	8,765	111		111	111

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 Pine	Pulpwood	39	Cords	5.6	\$415.35
2	Red Pine	Pulpwood	11	Cords	1.6	\$117.15
3	Red Pine	Pulpwood	6	Cords	0.8	\$63.90
4	Red Pine	Pulpwood	21	Cords	3.0	\$223.65
5	Red Pine	Pulpwood	34	Cords	4.9	\$362.10
TOTAL:			111	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Tiny Piney

Sale Number: 53-035-25 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 paint. Exterior sale boundary lines against state are marked with red paint. 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 two (2) inches or more at DBH except oak or trees marked with green paint.

3 - Payments

3.2 - Scaled Sales

3.2.1 - Scale Location (2/04)

Forest products will be placed for measurement at a location agreed upon by the sale administrator during the presale meeting.

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.

4.1.6 - Road Construction (4/24)

Improvements of existing roads or construction of new 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 must be blocked upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

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.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any operations to

determine landing and scaling locations. The Unit Manager or his/her representative must be contacted at least three (3) days in advance to schedule the conference.

5.2 - Conduct of Operations

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.

5.4 - 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 25 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 Gornick Trail and/or Blue Lake 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

7.2.3 - Salvage Extension (6/13)

This is a salvage sale with a short contract length. The sale must 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, the contract expiration date of the contract to be extended must be within twelve (12) months from the issue date of this contract. 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%. The salvage extension must be used before this contract is closed-out. 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.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from 2025 late March Ice Storm. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



TIMBER SALE MAP

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

Sale Number
53-035-25

Date
10/28/2025

Forest Management Unit	County	Mapped By: J Mittig	Scale	Page	Of
Pigeon River Country Mgt Unit	Otsego	Cruised By: J Mittig	1:8,985	1	3

Township	Range	Section(s) and Subdivision(s)
32N	01E / 02W	Sec. 19 N1/2SE; Sec. 30 NENE; Sec. 36 S1/2SE; Sec. 7 W1/2SE;

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		

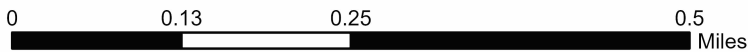
Density

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

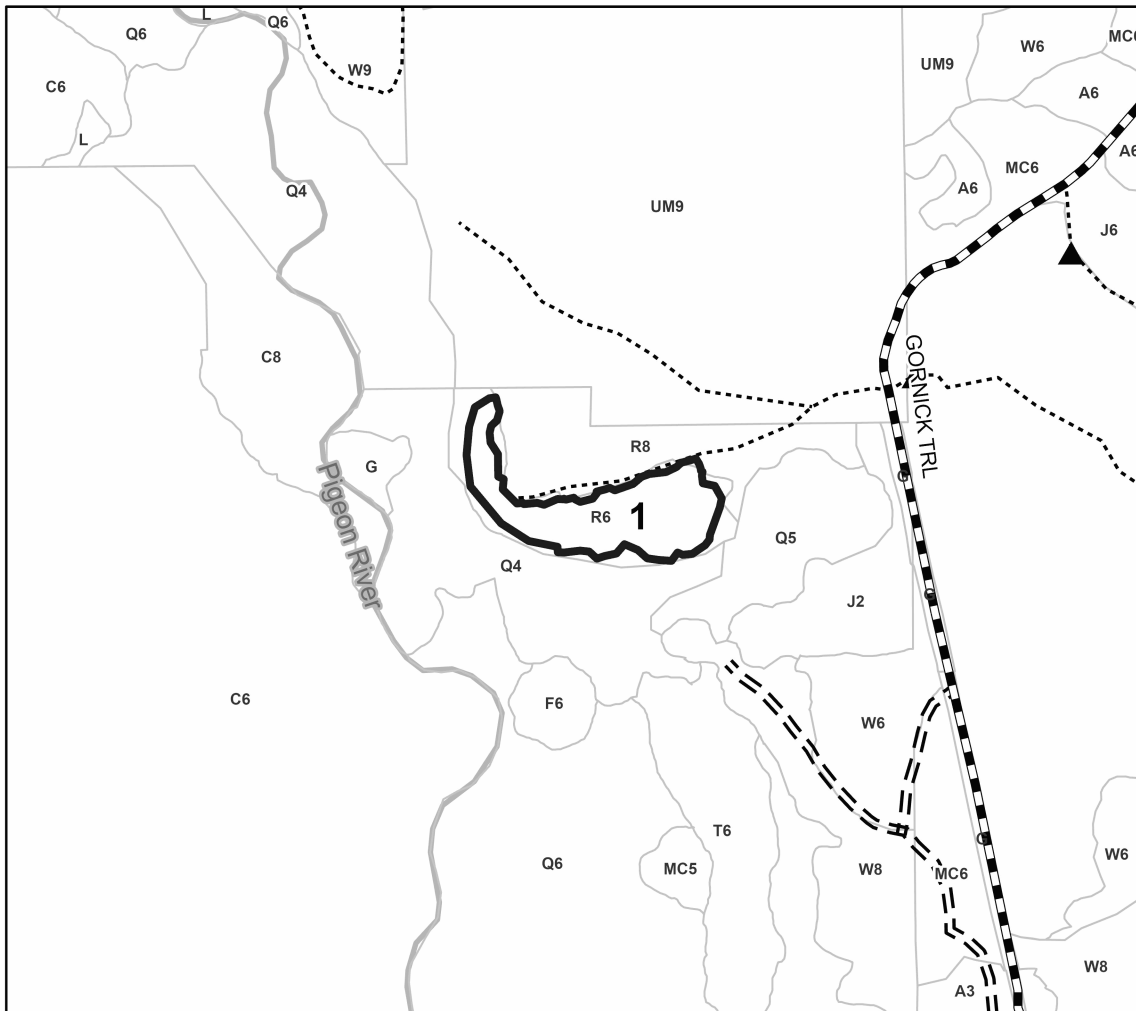
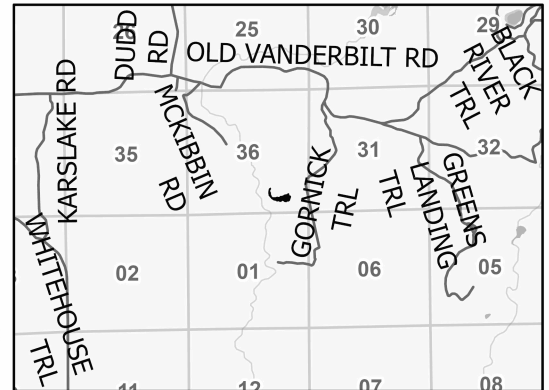
Payment Unit Number	Acres
1	5.6
2	1.6
3	0.8
4	3
5	4.9

Ice Tiny Piney

15.9 Acres



Locator Map 1:100,000



Legend

- Against State (Red)
- Stand
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Berm

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
53-035-25

Date
10/28/2025

Forest Management Unit		County	Mapped By: J Mittig	Scale 1:7,920	Page 2	Of 3
Pigeon River Country Mgt Unit		Otsego	Cruised By: J Mittig			
Township 32N	Range 01E / 02W	Section(s) and Subdivision(s) Sec. 19 N1/2SE; Sec. 30 NENE; Sec. 36 S1/2SE; Sec. 7 W1/2SE;				

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

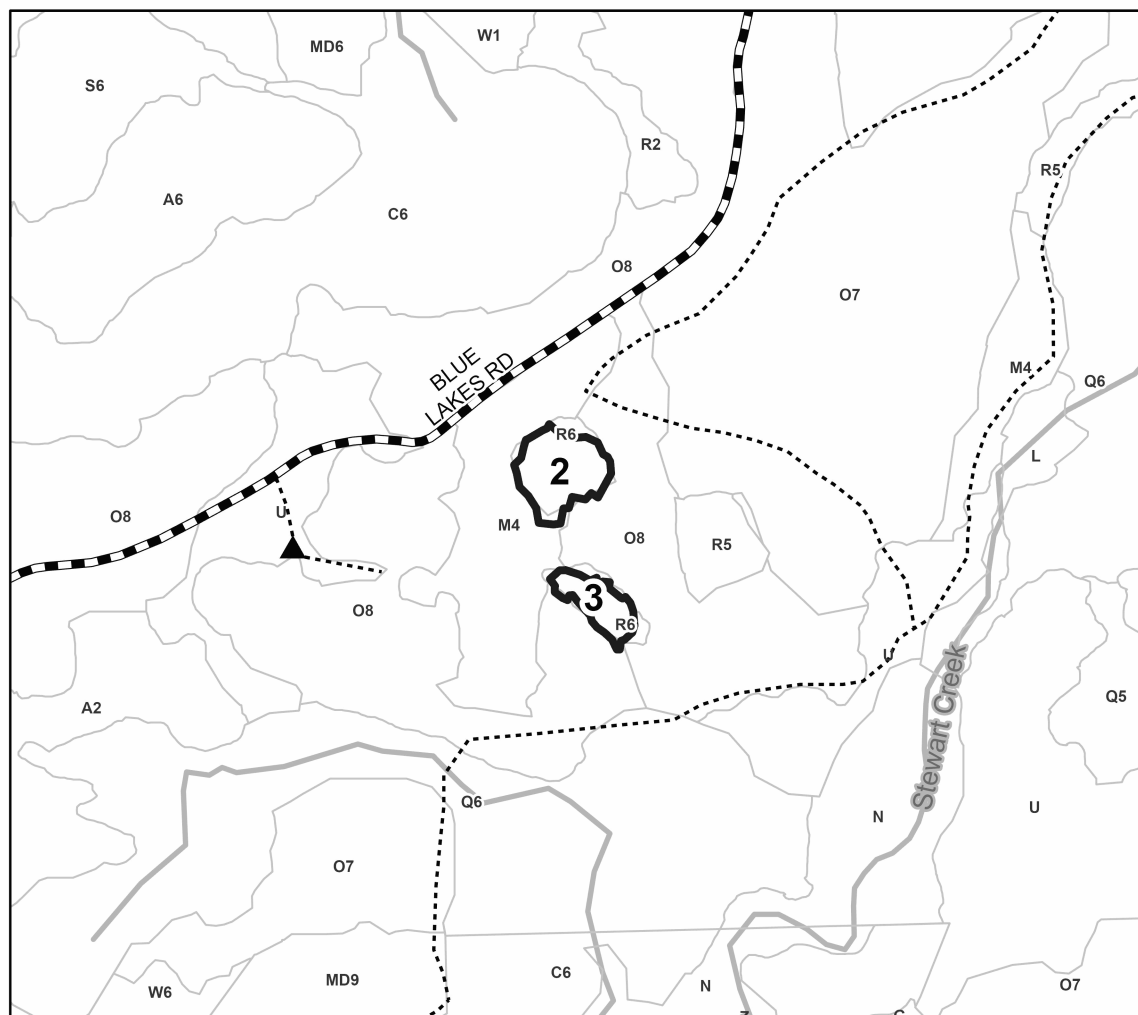
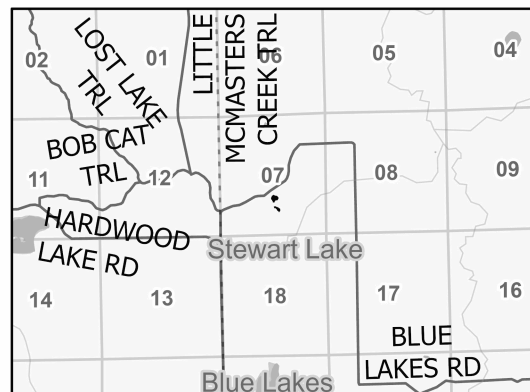
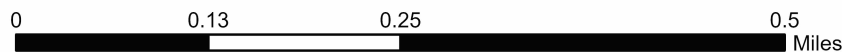
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Locator Map 1:100,000

Payment Unit Number	Acres
1	5.6
2	1.6
3	0.8
4	3
5	4.9

Ice Tiny Piney

15.9 Acres



Legend

-  Against State (Red)
 Stand
 Administrative Access Only
 Government Gravel/Dirt
 Berm

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
53-035-25

Date
10/28/2025

Forest Management Unit

County

Mapped By: J Mittig

Scale

Page

Of

Pigeon River Country Mgt Unit

Otsego

Cruised By: J Mittig

1:12,339

3

3

Township

Range

Section(s) and

32N

01E / 02W

Subdivision(s) Sec. 19 N1/2SE; Sec. 30 NENE; Sec. 36 S1/2SE; Sec. 7 W1/2SE;

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

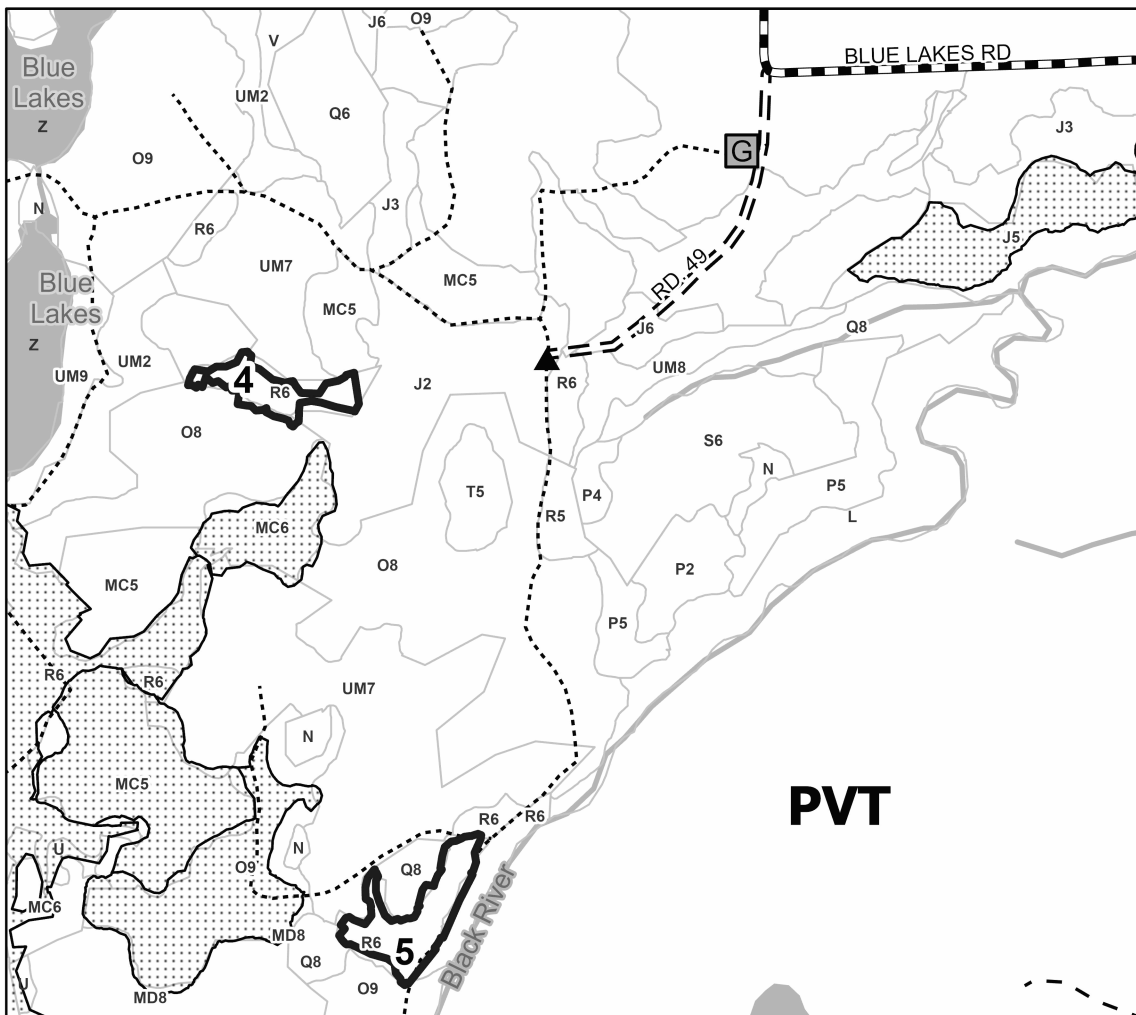
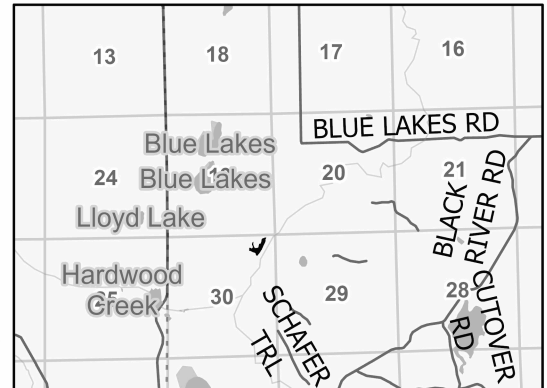
Payment Unit Acres

1	5.6
2	1.6
3	0.8
4	3
5	4.9

Ice Tiny Piney

15.9 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- Stand
- Nearby Timber Sale
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Berm
- Gate

Use QR Code to
open Map in App

