



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7805**

SCHEDULED SALE DATE AND TIME: **2:00 p.m. (local time) on June 15, 2026.**

LOCATION: **GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.**

CONTACT NAME: Mike Brodeur

PHONE NUMBER: (906) 346-9201

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

Vicious Ditches (32-007-26) / T43N, R24W, SEC. 18, S1/2SE.

T43N, R24W, SEC. 19, N1/2NE.

T43N, R24W, SEC. 20, NWNW, SESW.

T43N, R24W, SEC. 29, NENW.

Marquette County, Advertised Price \$10,652.80, 48.4 Acres, Hardwood, Sugar Maple.

SALE NOTE: This sale has several specs that restrict logging operations, i.e, 4.4.1 - Private property access; 5.2.3.3 Bark Slippage Restriction; and 5.2.3.1 Operating Restrictions.

Access may be through private land.

TIMBER SALE INFORMATION

Vicious Ditches (32-007-26)

T43N, R24W, SEC. 18; T43N, R24W, SEC. 19; T43N, R24W, SEC. 20; T43N, R24W, SEC. 29.

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Access may be through private land.

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	13.5 MBF	\$ 65.00 / MBF
Red Maple	3.1 MBF	\$ 152.00 / MBF
Sugar Maple	4.4 MBF	\$ 234.00 / MBF
Pulpwood		
Balsam Fir	95 Cords	\$ 12.30 / Cord
Balsam Poplar	8 Cords	\$ 20.85 / Cord
European Larch	7 Cords	\$ 14.60 / Cord
Mixed Hardwood	139 Cords	\$ 14.45 / Cord
N. White Cedar	5 Cords	\$ 6.30 / Cord
Quaking Aspen	111 Cords	\$ 20.85 / Cord
Sugar Maple	168 Cords	\$ 14.45 / Cord
White Spruce	4 Cords	\$ 13.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 28.68 percent. There are an estimated 586 cords on this timber sale, plus or minus 168 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 \$1,065.28 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	11.6%
02	43.0%
03	45.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
46,263	586	28.68%	418	754

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
5	4,655	59	71.32%	17	101
9	22,761	288	43.18%	164	413
12	18,848	239	45.40%	130	347
TOTAL:	46,263	586		311	860

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	Basswood	Sawtimber	4.8	MBF	4.8	\$1,234.10
	Sugar Maple		1.1	MBF		
	Mixed Hardwood	Pulpwood	24	Cords		
	<i>Basswood</i>		23	Cords		
	<i>Ironwood</i>		1	Cords		
	Sugar Maple		22	Cords		
2	Basswood	Sawtimber	7.5	MBF	25.7	\$4,582.65
	Sugar Maple		1.4	MBF		
	Balsam Fir	Pulpwood	83	Cords		
	European Larch		7	Cords		
	Mixed Hardwood		57	Cords		
	<i>Basswood</i>		54	Cords		
	<i>Ironwood</i>		3	Cords		
	Quaking Aspen		14	Cords		
	Sugar Maple		102	Cords		
	White Spruce		4	Cords		
3	Basswood	Sawtimber	1.2	MBF	17.9	\$4,836.05
	Red Maple		3.1	MBF		
	Sugar Maple	1.9	MBF			
	Balsam Fir	Pulpwood	12	Cords		
	Balsam Poplar		8	Cords		
	Mixed Hardwood		58	Cords		
	<i>Basswood</i>		4	Cords		
	<i>Ironwood</i>		2	Cords		
	<i>Red Maple</i>		52	Cords		
	N. White Cedar		5	Cords		
	Quaking Aspen		97	Cords		
Sugar Maple	44	Cords				
TOTAL:			21.0	MBF		
TOTAL:			537	Cords		

Sale Specific Conditions & Requirements

Sale Name: Vicious Ditches

Sale Number: 32-007-26 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. 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

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

Within Payment Unit(s) 1-3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Additionally, within Payment Unit(s) 2 cut all spruce, larch, and balsam fir which meet minimum piece specifications in 2.2 Utilization, and within Payment Unit(s) 3 cut all balsam fir, balsam poplar, and aspen which meet minimum piece specifications in 2.2 Utilization.

2.2 - Utilization

2.2.4 - Skidding Length (12/24)

Unless changed by written agreement, skidding of unlimbed tops and/or lengths over 17 feet is not permissible in Payment Unit(s) 1-3.

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 seedlings and saplings.

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.

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are excluded from the sale area and delineated on the map. The Purchaser shall not cut live or dead trees within special protection areas. No equipment may drive within these areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay triple stumpage, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated 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 scattered, not left in windrows, and kept a minimum of 10 feet back from the road edge.

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. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during wet weather conditions.

4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 30 days of completion of hauling, or if no hauling occurs for 30 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 offsite. 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.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land (Lyme Great Lakes Timberlands), a copy of the written permission from the private landowner may be required by the DNR.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

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

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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 3, unless changed by written agreement, cutting and skidding are limited to the period of 12/01 to 04/01. This restriction is due to deer winter ranges.

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 April 15 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.

5.4 - 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.

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

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 Escanaba River Road and Hamilton Homestead 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
32-007-26

Date
01/06/2026

Forest Management Unit	County	Mapped By: Yeo
Gwinn Mgt Unit	Marquette	Cruised By: Gwinn Staff

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
43N	24W	Sec. 18 S1/2SE; Sec. 19 N1/2NE; Sec. 20 NWNW,SESW; Sec. 29 NENW;

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

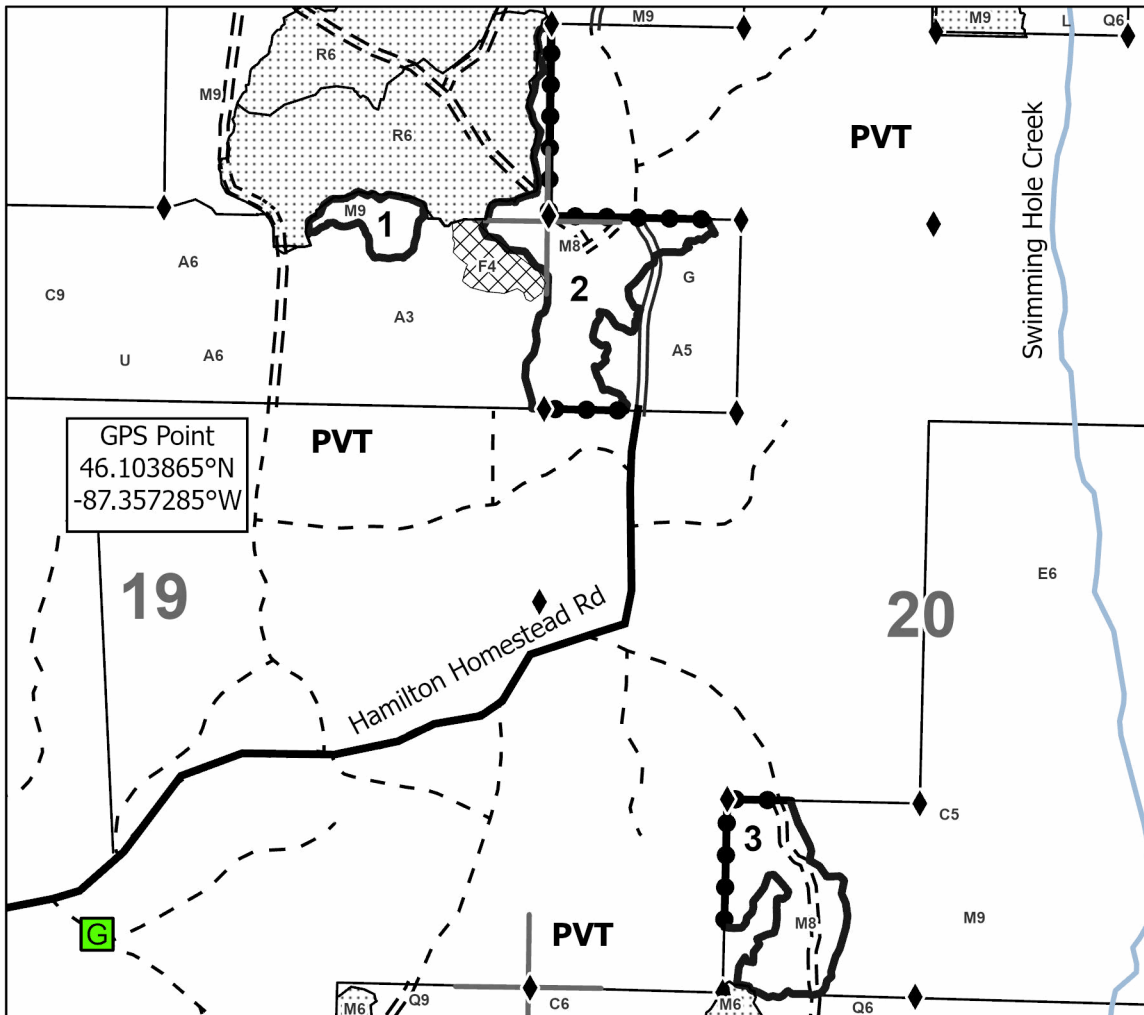
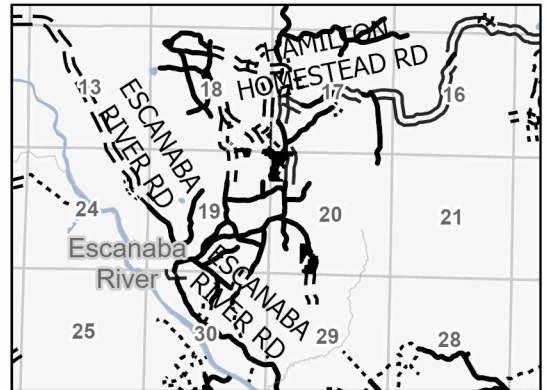
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	4.8
2	25.7
3	17.9

Vicious Ditches

48.4 Acres
Compartment 80

Locator Map 1:100,000



Legend

- Payment Unit
- State Forests
- Against State (Red)
- Private Line (Blue)
- Streams
- Easement Road
- Primary Forest Road
- Forest Access Route
- Private Gravel/Dirt
- Survey Grade Corner
- Gate
- Nearby Timber Sale
- Special Protection Area

Use QR Code to open Map in App

