



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7772**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on November 18, 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-berg Right Ahead (53-030-25) / T32N, R02W, SEC. 13, SESE.

T32N, R02W, SEC. 24, NE, NESW, SE.

Otsego County, Advertised Price \$9,427.85, 141.7 Acres, Aspen, Hardwood.

SALE NOTE: All units in this sale were severely damaged in the ice storm of March 2025. Damage is over 50% in all aspen units, primarily broken tops but also some pockets of blowdown.

Note that Payment Unit 6 will be scaled. The volume estimates for this unit are only rough approximations and the true volume will likely be much lower.

TIMBER SALE INFORMATION

Ice-berg Right Ahead (53-030-25)
T32N, R02W, SEC. 13; T32N, R02W, SEC. 24.
Otsego County (Advertised Price \$9,427.85)

SALE NOTE: All units in this sale were severely damaged in the ice storm of March 2025. Damage is over 50% in all aspen units, primarily broken tops but also some pockets of blowdown.

Note that Payment Unit 6 will be scaled. The volume estimates for this unit are only rough approximations and the true volume will likely be much lower.

A timber sale contract for this mixed, 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	6.0 MBF	\$ 9.00 / MBF
Sugar Maple	34.1 MBF	\$ 34.00 / MBF
Pulpwood		
Basswood	56 Cords	\$ 1.85 / Cord
Jack Pine	2 Cords	\$ 1.50 / Cord
Mixed Aspen	2,738 Cords	\$ 2.75 / Cord
Mixed Hardwood	269 Cords	\$ 2.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 19.36 percent. There are an estimated 3,159 cords on this timber sale, plus or minus 612 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 \$942.79 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	3.4%
02	20.2%
03	29.3%
04	19.0%
05	16.3%
06	5.8%
07	6.0%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/30/2027.

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
249,525	3,159	19.36%	2,547	3,770

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
109	134,027	1,697	31.62%	1,160	2,233
115	41,963	531	33.77%	352	711
124	41,689	528	42.92%	301	754
125	10,710	136	67.41%	44	227
131	21,136	268	50.08%	134	402
TOTAL:	249,525	3,159		1,991	4,326

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	0.9	MBF	8.5	\$319.75
	Sugar Maple		4.9	MBF		
	Basswood	Pulpwood	8	Cords		
	Mixed Aspen		20	Cords		
	B. T. Aspen		15	Cords		
	Quaking Aspen		5	Cords		
	Mixed Hardwood		35	Cords		
	Beech		21	Cords		
	Ironwood		2	Cords		
	Sugar Maple		12	Cords		
2	Basswood	Sawtimber	5.1	MBF	50.8	\$1,901.35
	Sugar Maple		29.2	MBF		
	Basswood	Pulpwood	48	Cords		
	Mixed Aspen		118	Cords		
	B. T. Aspen		91	Cords		
	Quaking Aspen		27	Cords		
	Mixed Hardwood		209	Cords		
	Beech		123	Cords		
	Ironwood		15	Cords		
	Sugar Maple		71	Cords		
3	Mixed Aspen	Pulpwood	998	Cords	24.8	\$2,770.30
	B. T. Aspen		702	Cords		
	Quaking Aspen		296	Cords		
	Mixed Hardwood		12	Cords		
	Red Maple		12	Cords		
4	Mixed Aspen	Pulpwood	646	Cords	16.1	\$1,793.70
	B. T. Aspen		454	Cords		
	Balsam Poplar		1	Cords		
	Quaking Aspen		191	Cords		
	Mixed Hardwood		8	Cords		
	Red Maple		8	Cords		
5	Mixed Aspen	Pulpwood	554	Cords	25.1	\$1,534.25
	B. T. Aspen		380	Cords		
	Balsam Poplar		61	Cords		
	Quaking Aspen		113	Cords		
	Mixed Hardwood		5	Cords		
	Ironwood		5	Cords		
6	Mixed Aspen	Pulpwood	199	Cords	6.0	\$547.25
	B. T. Aspen		199	Cords		
7	Jack Pine	Pulpwood	2	Cords	10.4	\$561.25
	Mixed Aspen		203	Cords		
	B. T. Aspen		159	Cords		
	Quaking Aspen		44	Cords		
TOTAL:			40.1	MBF		
TOTAL:			3,065	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice-berg Right Ahead

Sale Number: 53-030-25 Seq#: 3

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, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. All 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) 3-7, cut all trees that are two (2) inches or more at DBH, except do not cut oak, white pine, red pine, basswood, sugar maple, white spruce, elm, and trees marked with green paint. All of the above listed species are rare with the exception of sugar maple in Payment Units 3-4. In addition, do not cut any ash or cherry trees greater than five (5) inches DBH.

The Purchaser has the option of harvesting aspen blowdown in Payment Unit 1-5 and 7. The Purchaser must work closely with the sale administrator to ensure all downed timber that is harvested is piled separately and will be scaled by the timber sale administrator.

Note that Payment Unit 6 is a scaled unit. In addition to all standing timber, the Purchaser has the option of harvesting all blown over aspen. Timber from this unit must be decked separately from other units and will be scaled by the Timber Sale Administrator.

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

Within Payment Unit(s) 1-2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Also, cut all beech, ironwood, aspen, and balsam poplar trees greater than four (4) inches DBH except for those marked with green paint.

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 1-2. 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) 2, 3, and 5 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 undesigned live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to sugar maple, oak, white pine, and red pine saplings. Some of these saplings have been marked with green paint to aid in identification. Sugar maple saplings are

abundant in Payment Unit #'s 3-4 and present in smaller amounts in Payment Unit #'s 2 and 5.

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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the timber sale administrator, 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. 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.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gates 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 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 3 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 pipeline company (Enbridge) 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact Eric Wegner with Enbridge at 989-667-2510 or eric.wegner@enbridge.com. Written permission is required before harvest operations begin and must be submitted to the Unit Manager. The pipeline may only be crossed at certain locations as designated by Enbridge personnel. These crossings will be discussed at the pre-sale meeting.

5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations. The powerline borders the northern edge of Payment Units 1-2.

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 openings which are indicated by G0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a

compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) #'s 1-2, cutting and skidding are not permitted during the period of April 1 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 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.

5.4.2 - 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

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.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of late March 2025. 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.

Forest Management Unit		County	Mapped By: Rekowski	Scale 1:12,000	Page 1	Of 1
Pigeon River Country Mgt Unit		Otsego	Cruised By: Rekowski			
Township 32N	Range 02W	Section(s) and Subdivision(s) Sec. 13 SESE; Sec. 24 NE,NESW,SE;				

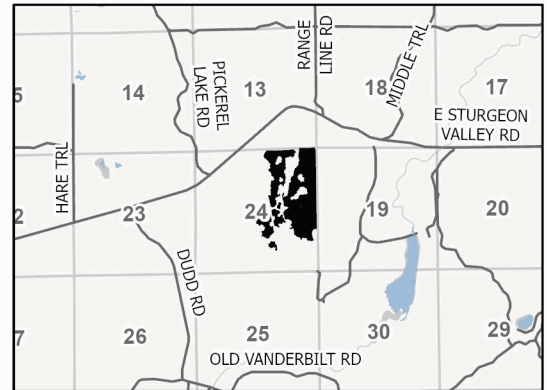
Cover Type

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

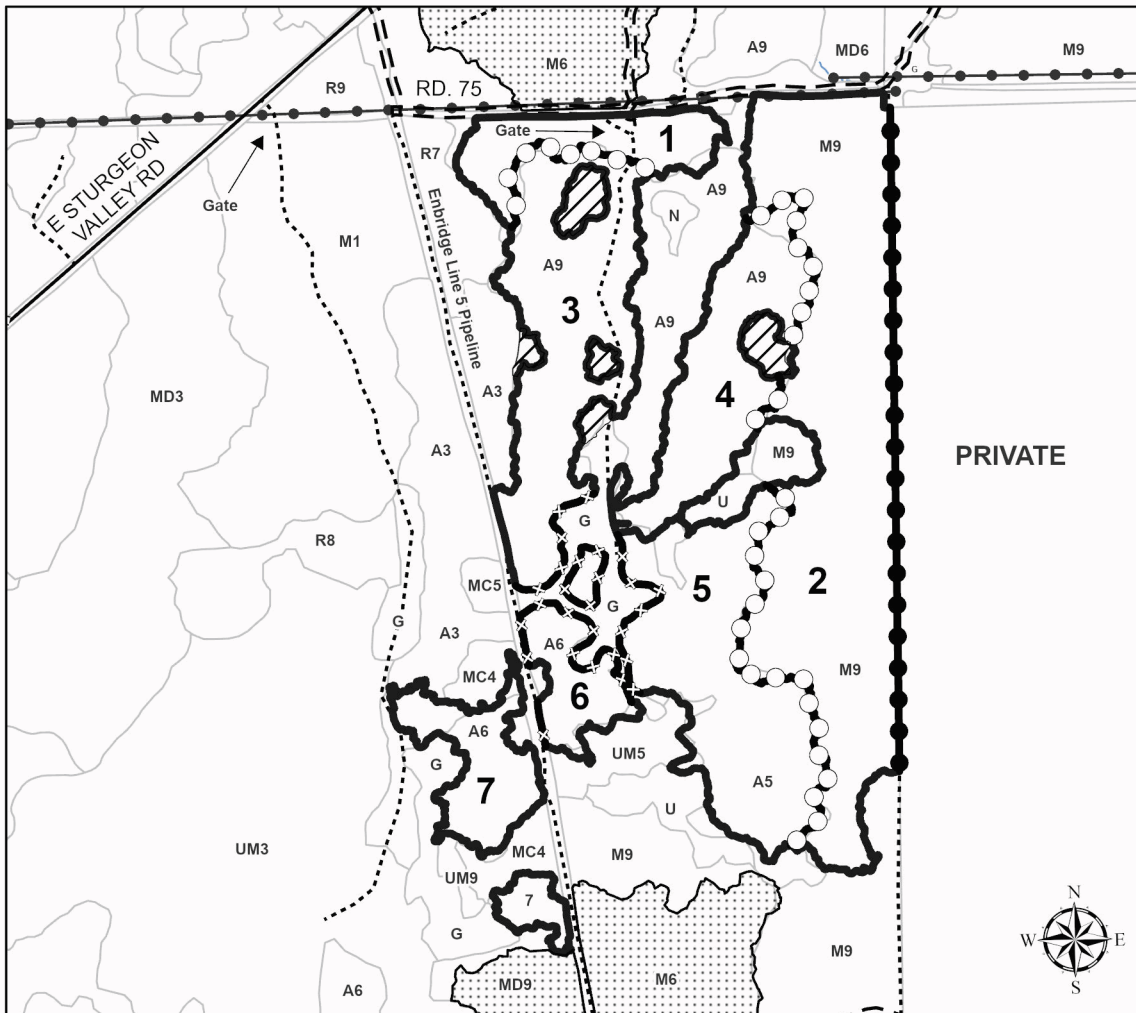
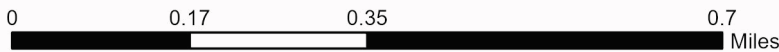
Locator Map 1:100,000



Payment Unit Number	Acres	Payment Unit Number	Acres
1	8.5	5	25.1
2	50.8	6	6
3	24.8	7	10.4
4	16.1		

**Ice-berg
Right Ahead**

141.7 Acres



Legend

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Retention Areas (Red)
- Nearby Timber Sales
- Stand Boundary
- Powerline
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt

PRIVATE

Use QR Code to
open Map in App

