



**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 Honeylocust Aspine 2 (53-021-25) / T32N, R02W, SEC. 11, NENW.

T32N, R02W, SEC. 2, S1/2SW, W1/2SE.

Otsego County, Advertised Price \$3,201.85, 53.1 Acres, Aspen, Jack Pine.

SALE NOTE: The Sale Area has received damage from an ice storm that occurred in late March 2025.

Damage is as follows:

PU4, 15% damage to crowns: broken aspen tops throughout, more damage in the north, but the aspen looks good and still has mostly intact tops and fine branches. The parts of the aspen that did break tend to be where the bole reaches 2" or 3" in diameter. Aspen covers 81% of this PU. Other species did well.

PU 2 and 3, 20% damage to crowns: Almost all the jack pine is broken off somewhere between 2" and 5" diameter mark, BUT most of the jack pine is still standing. Aspen in this stand look good. Jack pine covers 73% of these PUs.

PU1, 50% damage to crowns: Has the most damage out of any PU. Walked in from southeast, and aspen does not look good. Most aspen have significant breakage of tops. Walked northwest following recent clearcut, and the amount of aspen breakage and severity of breakage decreases. Aspen covers 80% of this PU.

TIMBER SALE INFORMATION

Ice Honeylocust Aspine 2 (53-021-25)
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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		
B. T. Aspen	11.9 MBF	\$ 5.00 / MBF
Red Oak	2.6 MBF	\$ 34.00 / MBF
Red Pine	3.3 MBF	\$ 27.00 / MBF
Pulpwood		
B. T. Aspen	828 Cords	\$ 2.75 / Cord
Black Cherry	4 Cords	\$ 2.15 / Cord
Jack Pine	242 Cords	\$ 1.50 / Cord
Red Maple	85 Cords	\$ 2.15 / Cord
Red Oak	22 Cords	\$ 4.15 / Cord
Red Pine	2 Cords	\$ 3.35 / Cord
White Pine	10 Cords	\$ 3.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 33.15 percent. There are an estimated 1,233 cords on this timber sale, plus or minus 409 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 \$320.19 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	37.3%
02	18.6%
03	16.0%
04	28.1%

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
97,393	1,233	33.15%	824	1,642

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
22	32,771	415	75.71%	101	729
28	40,761	516	46.47%	276	756
31	23,861	302	56.14%	132	472
TOTAL:	97,393	1,233		509	1,956

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	B. T. Aspen	Sawtimber	7.0	MBF	11.5	\$1,193.35
	Red Oak		2.6	MBF		
	B. T. Aspen	Pulpwood	365	Cords		
	Red Maple		25	Cords		
	Red Oak		3	Cords		
2	B. T. Aspen	Sawtimber	2.6	MBF	18.8	\$594.55
	B. T. Aspen	Pulpwood	139	Cords		
	Black Cherry		2	Cords		
	Jack Pine		130	Cords		
3	B. T. Aspen	Sawtimber	2.3	MBF	16.3	\$513.80
	B. T. Aspen	Pulpwood	120	Cords		
	Black Cherry		2	Cords		
	Jack Pine		112	Cords		
4	Red Pine	Sawtimber	3.3	MBF	6.5	\$900.15
	B. T. Aspen	Pulpwood	204	Cords		
	Red Maple		60	Cords		
	Red Oak		19	Cords		
	Red Pine		2	Cords		
	White Pine		10	Cords		
TOTAL:			17.8	MBF		
TOTAL:			1,193	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Honeylocust Aspine 2

Sale Number: 53-021-25 Seq#: 6

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 and yellow paint, as well as roads. Exterior sale boundary lines against state are marked with red paint, with the exception of the southern edge of Payment Unit 2 along the road, which is unpainted and designated by the road. Interior Payment Unit boundaries are marked with yellow paint. 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) 1-4, cut all trees that are two (2) inches or more at DBH, except do not cut any trees marked with green paint. In addition, within Payment Units 2 and 3, do not cut any white pine that are ten (10) inches or more at DBH, red oak, white oak, or red pine.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH.

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.

4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks.

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

4.2.3 - Road maintenance (8/13)

The following road maintenance is required: Within 60 days of completion of hauling, Road 107 must be graded to smooth out any holes that develop. Two (2) water diversion ditches must also be created along washout areas on the road. Damages will be assessed if grading/repair does not occur. A bulldozer or grader is required to complete this road 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

5.2 - 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.

5.2.32 - 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 is 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 Honeylocust Trail 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.

7.2.8 - 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 an ice storm that occurred in 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.

Sale Number
53-021-25

Date
07/03/2025

Forest Management Unit	County	Mapped By: Mittig
Pigeon River Country Mgt Unit	Otsego	Cruised By: Mittig

Scale	Page	Of
1:7,920	1	1

Township	Range	Section(s) and Subdivision(s)
32N	02W	Sec. 11 NENW; Sec. 2 S1/2SW,W1/2SE;

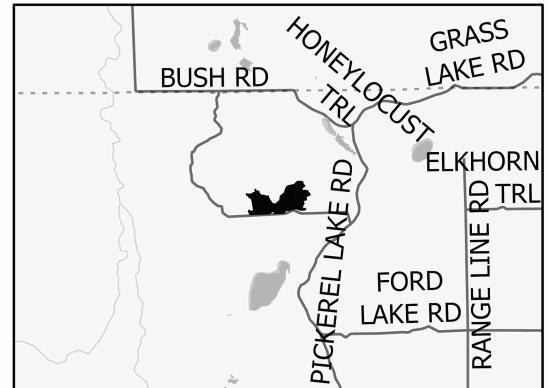
Cover Type

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

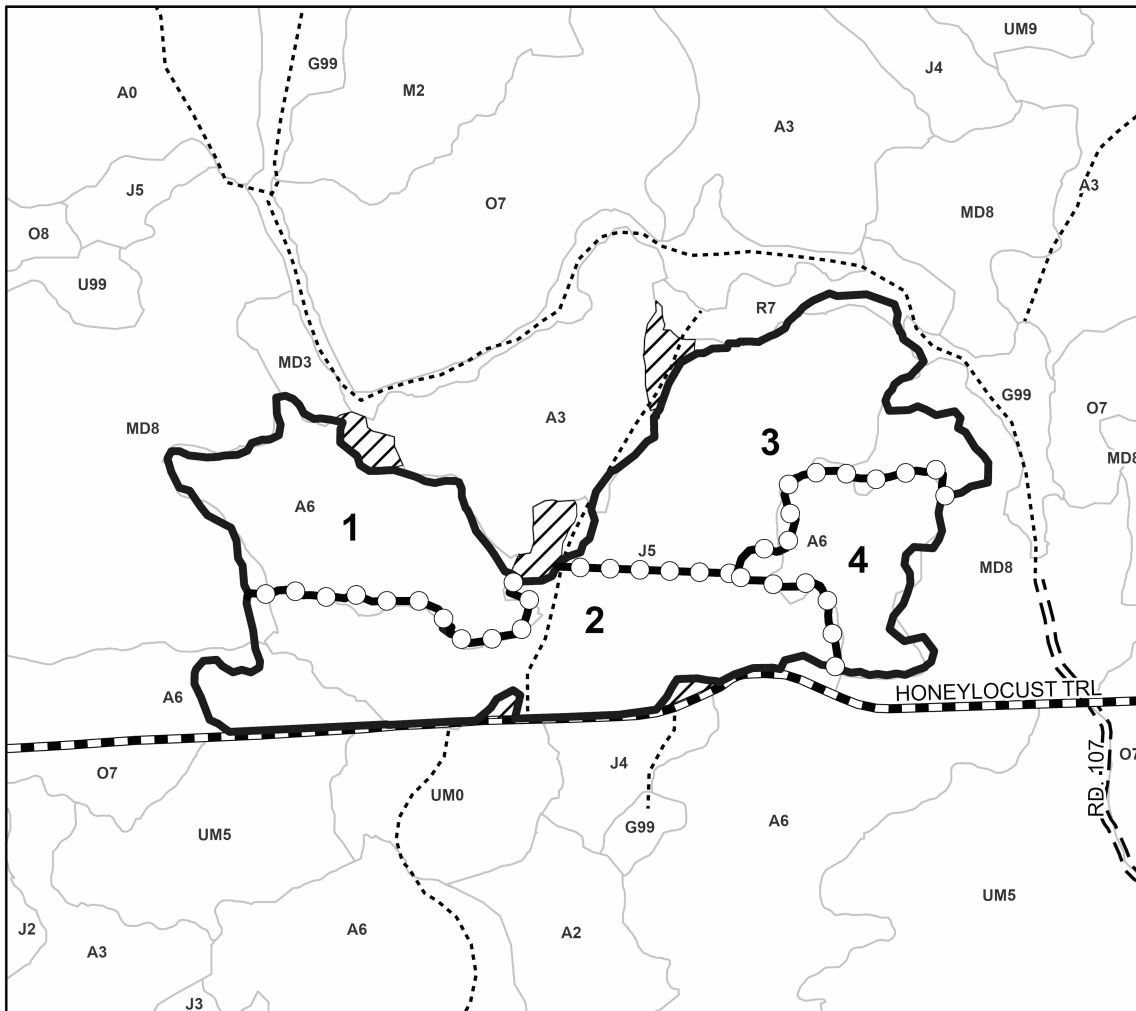
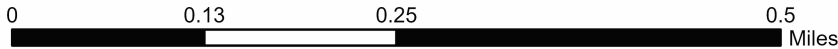
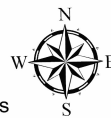
Locator Map 1:100,000



Payment Unit Number	Acres
1	11.5
2	18.8
3	16.3
4	6.5

Ice Honeylocust Aspine 2

53.1 Acres



Legend

- Against State (Red)
- Payment Unit (Yellow)
- Stand
- Retention Areas
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt

Use QR Code to
open Map in App

