



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7836**

SCHEDULED SALE DATE AND TIME: **3:00 p.m. (local time) on June 24, 2026.**

LOCATION: **BALDWIN OFFICE, 2468 W 24TH STREET, BALDWIN, MI 49304.**

CONTACT NAME: David Fisher

PHONE NUMBER: (231) 878-0494

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

Chicken of the Hardwoods (63-002-26) / T24N, R07W, SEC. 7 , SWNW.

T24N, R08W, SEC. 12, E1/2NW,NE,E1/2SE.

T24N, R08W, SEC. 13, NENE.

Missaukee County, Advertised Price \$67,349.00, 200.7 Acres, Hardwood, Sugar Maple.

SALE NOTE: Tree list is available upon request.

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

Chicken of the Hardwoods (63-002-26)

T24N, R07W, SEC. 7; T24N, R08W, SEC. 12; T24N, R08W, SEC. 13.

Missaukee County (Advertised Price \$67,349.00)

SALE NOTE: Tree list is available upon request.

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.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	149.1 MBF	\$ 51.00 / MBF
Black/Red (Hybrid) Oak	10.1 MBF	\$ 64.00 / MBF
Red Maple	94.0 MBF	\$ 92.00 / MBF
Red Oak	132.4 MBF	\$ 113.00 / MBF
Sugar Maple	90.6 MBF	\$ 104.00 / MBF
Pulpwood		
Basswood	233 Cords	\$ 6.90 / Cord
Beech	192 Cords	\$ 9.35 / Cord
Black/Red (Hybrid) Oak	23 Cords	\$ 16.60 / Cord
Ironwood	45 Cords	\$ 9.35 / Cord
Red Maple	544 Cords	\$ 9.35 / Cord
Red Oak	182 Cords	\$ 16.60 / Cord
Sugar Maple	1,471 Cords	\$ 9.35 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 15.86 percent. There are an estimated 3,806 cords on this timber sale, plus or minus 604 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 \$6,734.90 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	20.3%
02	27.1%
03	14.9%
04	14.3%
05	12.3%
06	11.1%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

### **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
300,641	3,806	15.86%	3,202	4,409

**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
36	300,641	3,806	15.87%	3,202	4,409
<b>TOTAL:</b>	<b>300,641</b>	<b>3,806</b>		<b>3,202</b>	<b>4,409</b>

**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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	30.3	MBF	40.8	\$13,694.00
	Black/Red (Hybrid		2.1	MBF		
	Red Maple		19.1	MBF		
	Red Oak		26.9	MBF		
	Sugar Maple		18.4	MBF		
	Basswood	Pulpwood	47	Cords		
	Beech		39	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	1.0	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	37	<i>Cords</i>		
	Black/Red (Hybrid		5	Cords		
	Ironwood		9	Cords		
	Red Maple		111	Cords		
	Red Oak		37	Cords		
	Sugar Maple		299	Cords		
	2	Basswood	Sawtimber	40.2		
Black/Red (Hybrid			2.8	MBF		
Red Maple			25.4	MBF		
Red Oak			35.8	MBF		
Sugar Maple			24.4	MBF		
Basswood		Pulpwood	63	Cords		
Beech			53	Cords		
<i>Beech</i>		<i>Sawtimber</i>	1.4	<i>MBF</i>		
<i>Beech</i>		<i>Pulpwood</i>	50	<i>Cords</i>		
Black/Red (Hybrid			6	Cords		
Ironwood			12	Cords		
Red Maple			147	Cords		
Red Oak			50	Cords		
Sugar Maple			398	Cords		
3		Basswood	Sawtimber	22.3	MBF	30.0
	Black/Red (Hybrid		1.5	MBF		
	Red Maple		14.1	MBF		
	Red Oak		19.8	MBF		
	Sugar Maple		13.5	MBF		
	Basswood	Pulpwood	35	Cords		
	Beech		29	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	0.8	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	27	<i>Cords</i>		
	Black/Red (Hybrid		3	Cords		
	Ironwood		7	Cords		
	Red Maple		81	Cords		
	Red Oak		27	Cords		
	Sugar Maple		220	Cords		
	4	Basswood	Sawtimber	21.3	MBF	
Black/Red (Hybrid			1.4	MBF		
Red Maple			13.4	MBF		
Red Oak			18.9	MBF		
Sugar Maple			13.0	MBF		
Basswood		Pulpwood	33	Cords		
Beech			27	Cords		
<i>Beech</i>		<i>Sawtimber</i>	0.7	<i>MBF</i>		
<i>Beech</i>		<i>Pulpwood</i>	26	<i>Cords</i>		
Black/Red (Hybrid			3	Cords		
Ironwood			6	Cords		
Red Maple			78	Cords		
Red Oak			26	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	Sugar Maple	Pulpwood	210	Cords		
5	Basswood	Sawtimber	18.4	MBF	24.7	\$8,294.15
	Black/Red (Hybrid		1.2	MBF		
	Red Maple		11.6	MBF		
	Red Oak		16.3	MBF		
	Sugar Maple		11.2	MBF		
	Basswood	Pulpwood	29	Cords		
	Beech		23	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	22	<i>Cords</i>		
	Black/Red (Hybrid		3	Cords		
	Ironwood		6	Cords		
	Red Maple		67	Cords		
	Red Oak		22	Cords		
	Sugar Maple		181	Cords		
6	Basswood	Sawtimber	16.6	MBF	22.3	\$7,474.65
	Black/Red (Hybrid		1.1	MBF		
	Red Maple		10.4	MBF		
	Red Oak		14.7	MBF		
	Sugar Maple		10.1	MBF		
	Basswood	Pulpwood	26	Cords		
	Beech		21	Cords		
	<i>Beech</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	20	<i>Cords</i>		
	Black/Red (Hybrid		3	Cords		
	Ironwood		5	Cords		
	Red Maple		60	Cords		
	Red Oak		20	Cords		
	Sugar Maple		163	Cords		
TOTAL:			476.2	MBF		
TOTAL:			2,690	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Chicken of the Hardwoods

Sale Number: 63-002-26 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, 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. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. 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

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

Within Payment Unit(s) 1-6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

### 3 - Payments

#### 3.3 - Pre-measured Sales

##### 3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 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.

#### 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.

Within the Sale Area, if more than 20% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 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 10% 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

##### 4.1.12 - 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 will be allowed.

#### 4.2 - Maintenance

##### 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 off site. 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.

#### 4.2.5 - 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

#### 5.2.1 - Slash

##### 5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 inches in height.

#### 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) 1-6, 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.

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-6, 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.

##### 5.2.3.15 - Oak Wilt Restriction, Access Roads (11/23)

Brushing of access roads to Payment Unit(s) must be completed prior to April 15 in order to use these roads for hauling timber or moving machinery between April 15 and July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

#### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

#### 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.

#### 5.2.39 - ORV Trail/Route Protection (4/18)

An ORV trail or route is shown on the Timber Sale Map. Trees with yellow ORV markers shall be cut off above the markers and at least five (5) feet above ground. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

### 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.

## 5.8 - 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 all forest roads 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 ATV trail prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area 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.



### TIMBER SALE MAP

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

Sale Number  
**63-002-26**

Date  
**03/20/2026**

Forest Management Unit  
Cadillac Mgt Unit

County  
Missaukee

Mapped By: Krugh  
Cruised By: River Valley Foresters

Scale  
1:15,840

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Of  
1

Township | Range | Section(s) and  
24N | 07W / 08W | Subdivision(s) Sec. 12 E1/2NW,NE,E1/2SE; Sec. 13 NENE; Sec. 7 SWNW;

#### 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

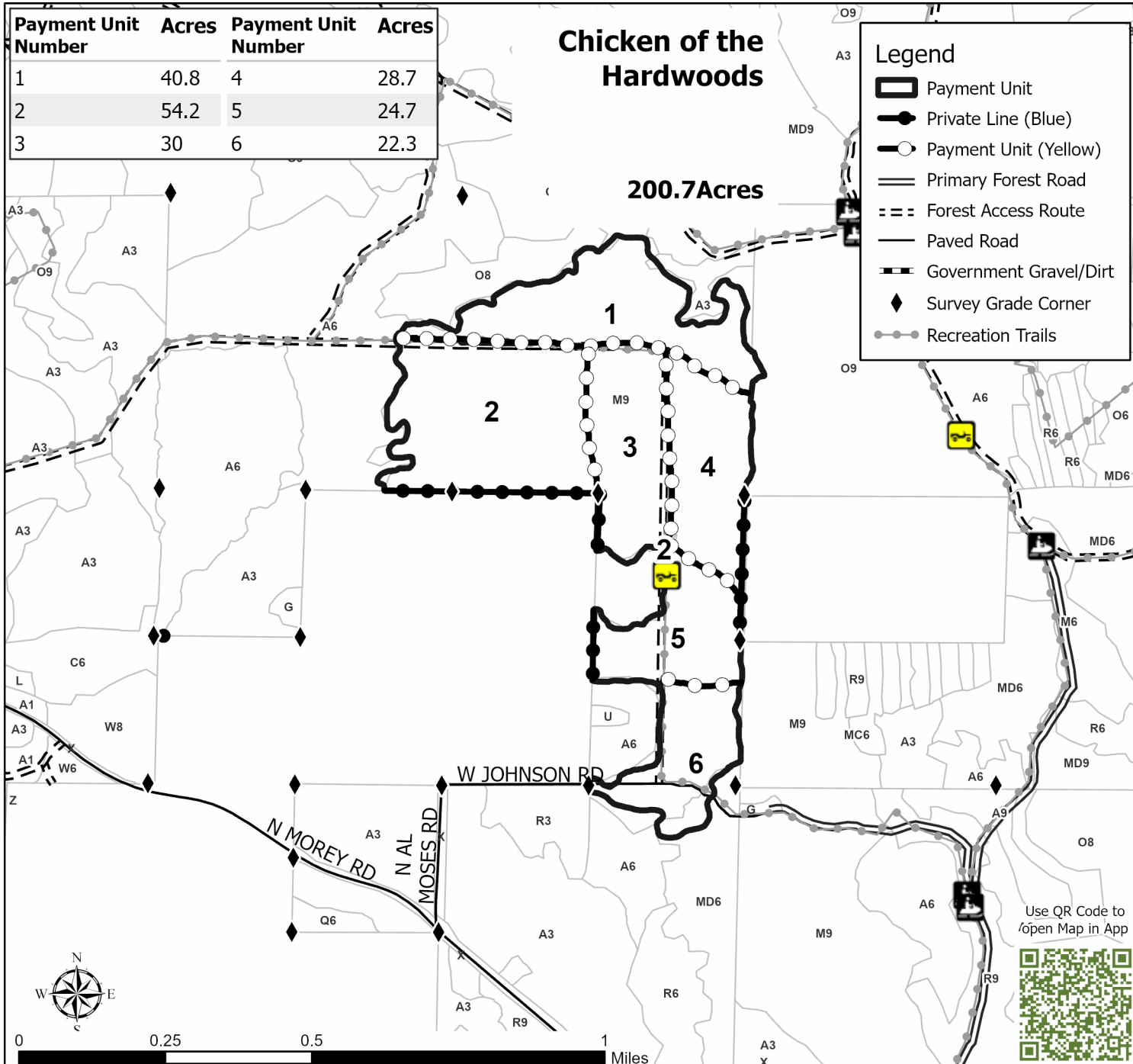
Payment Unit Number	Acres	Payment Unit Number	Acres
1	40.8	4	28.7
2	54.2	5	24.7
3	30	6	22.3

## Chicken of the Hardwoods

200.7Acres

#### Legend

- Payment Unit
- Private Line (Blue)
- Payment Unit (Yellow)
- Primary Forest Road
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Survey Grade Corner
- Recreation Trails



Use QR Code to open Map in App

