



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7819**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on March 24, 2026.**

**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 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-y Aspine (53-004-26) / T32N, R01W, SEC. 35, SE.

Otsego County, Advertised Price \$6,434.00, 37.0 Acres, Aspen, White Pine.

SALE NOTE: The sale area has received moderate amounts of damage from the ice storm of March 2025. Roughly 40-50% of aspen stems have broken crowns and there are scattered trees that have blown over.

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

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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 &amp; SPECIES</u> | <u>ESTIMATED UNITS*</u> | <u>ADVERTISED PRICE</u> |
|-------------------------------|-------------------------|-------------------------|
| Sawtimber                     |                         |                         |
| White Pine                    | 13.9 MBF                | \$ 38.00 / MBF          |
| Pulpwood                      |                         |                         |
| Basswood                      | 5 Cords                 | \$ 6.55 / Cord          |
| Mixed Aspen                   | 688 Cords               | \$ 6.35 / Cord          |
| Mixed Hardwood                | 34 Cords                | \$ 5.65 / Cord          |
| White Pine                    | 161 Cords               | \$ 8.15 / Cord          |

\* The total volume is statistically estimated within plus (+) or minus (-) 30.53 percent. There are an estimated 920 cords on this timber sale, plus or minus 281 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 \$643.40 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                  | 67.4%                       |
| 02                  | 32.6%                       |
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

### **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 |
| 72,653           | 920         | 30.53%                     | 639     | 1,200   |

**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      |
| 36            | 24,943           | 316         | 47.83%        | 165            | 467          |
| 65            | 47,710           | 604         | 40.45%        | 360            | 848          |
| <b>TOTAL:</b> | <b>72,653</b>    | <b>920</b>  |               | <b>524</b>     | <b>1,315</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             | White Pine           | Sawtimber | 11.2     | MBF   | 23.3  | \$4,335.30      |
|               | Mixed Aspen          | Pulpwood  | 445      | Cords |       |                 |
|               | <i>Quaking Aspen</i> |           | 445      | Cords |       |                 |
|               | White Pine           |           | 133      | Cords |       |                 |
| 2             | White Pine           | Sawtimber | 2.7      | MBF   | 13.7  | \$2,098.70      |
|               | Basswood             | Pulpwood  | 5        | Cords |       |                 |
|               | Mixed Aspen          |           | 243      | Cords |       |                 |
|               | <i>B. T. Aspen</i>   |           | 177      | Cords |       |                 |
|               | <i>Quaking Aspen</i> |           | 66       | Cords |       |                 |
|               | Mixed Hardwood       |           | 34       | Cords |       |                 |
|               | <i>Red Maple</i>     |           | 28       | Cords |       |                 |
|               | <i>Sugar Maple</i>   |           | 6        | Cords |       |                 |
|               | White Pine           |           | 28       | Cords |       |                 |
| <b>TOTAL:</b> |                      |           | 13.9     | MBF   |       |                 |
| <b>TOTAL:</b> |                      |           | 888      | Cords |       |                 |

## Sale Specific Conditions & Requirements

Sale Name: Ice-y Aspine

Sale Number: 53-004-26 Seq#: 1

### 1 - Sale Area

#### 1.2 - Boundaries

##### 1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas.

### 2 - Timber Specifications

#### 2.1 - Included Timber

##### 2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) #'s 1-2, cut all trees that are two (2) inches or more at DBH, except for trees marked with green paint.

### 3 - Payments

#### 3.6 - Payment Unit Cutting Schedule

##### 3.6.8 - Operating Period (5/16)

Once cutting begins, operations must continue until all Payment Units are completed.

### 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)

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. These roads must be rendered impassable to cars and trucks.

#### 4.2 - 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.

#### 5.2.40 - Pathway Protection (10/10)

The Shore to Shore Trail is a horse trail that is on Sawdust Pile Trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers.

### 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 Sawdust Pile 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.

### 7.5 - Loss

#### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of 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      | Date       |    |
| <b>53-004-26</b> | 02/13/2026 |    |
| Scale            | Page       | Of |
| 1:10,000         | 1          | 1  |

|                               |        |                      |
|-------------------------------|--------|----------------------|
| Forest Management Unit        | County | Mapped By: Rekowski  |
| Pigeon River Country Mgt Unit | Otsego | Cruised By: Rekowski |

|          |       |                               |
|----------|-------|-------------------------------|
| Township | Range | Section(s) and Subdivision(s) |
| 32N      | 01W   | Sec. 35 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               |                         |                        |

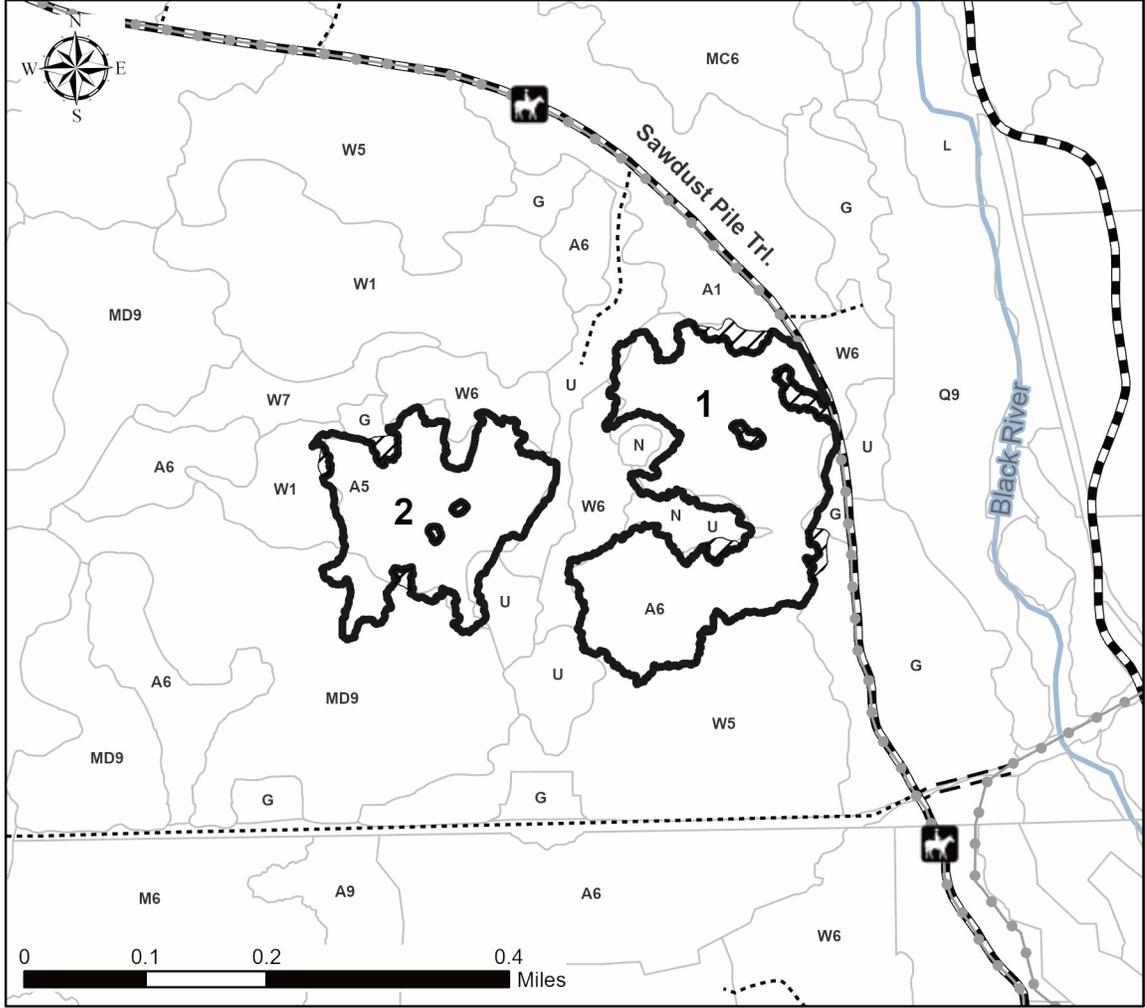
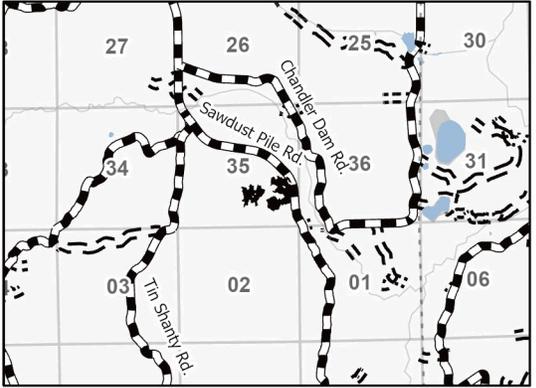
| Density                     |                        |
|-----------------------------|------------------------|
| 0 = Non Stocked             | 5 = Pole Timber Medium |
| 1 = Seedling Sapling Poor   | 6 = Pole Timber Well   |
| 2 = Seedling Sapling Medium | 7 = Saw Timber Poor    |
| 3 = Seedling Sapling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

| Payment Unit Number | Acres |
|---------------------|-------|
| 1                   | 23.3  |
| 2                   | 13.7  |

## Ice-y Aspine

### 37.0 Acres

### Locator Map 1:100,000



**Legend**

- Against State (Red)
- Retention Areas (Red)
- Stand Boundary
- Streams
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Recreation Trails

Use QR Code to open Map in App

