



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7791**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on April 16, 2026.**

LOCATION: **BARAGA MGMT UNIT, 427 US 41 NORTH, BARAGA, MI 49908.**

CONTACT NAME: Brad Carlson

PHONE NUMBER: (906) 353-6651

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

Yeo Yeo Mix 26 (11-017-26) / T52N, R29W, SEC. 18, N1/2SW, SESW.  
T52N, R30W, SEC. 13, S1/2NE, SE.

Marquette County, Advertised Price \$60,459.60, 188.8 Acres, Hardwood, Paper Birch.

SALE NOTE: Operating period is Oct 1st to March 31st.

Access may be through private land.

# TIMBER SALE INFORMATION

Yeo Yeo Mix 26 (11-017-26)  
 T52N, R29W, SEC. 18; T52N, R30W, SEC. 13.  
 Marquette County (Advertised Price \$60,459.60)

SALE NOTE: Operating period is Oct 1st to March 31st.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black Ash	2.2 MBF	\$ 22.00 / MBF
Paper Birch	38.6 MBF	\$ 60.00 / MBF
Red Maple	115.4 MBF	\$ 114.00 / MBF
Sugar Maple	134.6 MBF	\$ 202.00 / MBF
White Ash	60.8 MBF	\$ 36.00 / MBF
Yellow Birch	17.1 MBF	\$ 80.00 / MBF
Pulpwood		
Mixed Aspen	174 Cords	\$ 11.85 / Cord
Mixed Hardwood	1,320 Cords	\$ 8.35 / Cord
Paper Birch	274 Cords	\$ 4.05 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 18.13 percent. There are an estimated 2,631 cords on this timber sale, plus or minus 477 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 \$6,000.00 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	29.8%
02	29.1%
03	24.8%
04	16.3%
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
207,837	2,631	18.13%	2,154	3,108

**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
13	128,040	1,621	18.12%	1,327	1,914
32	79,797	1,010	38.77%	619	1,402
<b>TOTAL:</b>	<b>207,837</b>	<b>2,631</b>		<b>1,946</b>	<b>3,316</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	Black Ash	Sawtimber	0.9	MBF	59.7	\$18,040.65
	Paper Birch		3.0	MBF		
	Red Maple		30.5	MBF		
	Sugar Maple		48.6	MBF		
	White Ash		24.1	MBF		
	Yellow Birch		6.8	MBF		
	Mixed Hardwood		Pulpwood	374		
	<i>Black Ash</i>	1		Cords		
	<i>Ironwood</i>	3		Cords		
	<i>Red Maple</i>	83		Cords		
	<i>Sugar Maple</i>	202		Cords		
	<i>White Ash</i>	19		Cords		
	<i>Yellow Birch</i>	66	Cords			
Paper Birch		3	Cords			
2	Black Ash	Sawtimber	0.8	MBF	58.1	\$17,569.40
	Paper Birch		2.9	MBF		
	Red Maple		29.7	MBF		
	Sugar Maple		47.4	MBF		
	White Ash		23.5	MBF		
	Yellow Birch		6.6	MBF		
	Mixed Hardwood		Pulpwood	363		
	<i>Black Ash</i>	1		Cords		
	<i>Ironwood</i>	3		Cords		
	<i>Red Maple</i>	80		Cords		
	<i>Sugar Maple</i>	196		Cords		
	<i>White Ash</i>	19		Cords		
	<i>Yellow Birch</i>	64	Cords			
Paper Birch		3	Cords			
3	Paper Birch	Sawtimber	31.0	MBF	38.3	\$14,965.00
	Red Maple		38.5	MBF		
	Sugar Maple	11.9	MBF			
	Mixed Aspen	Pulpwood	174	Cords		
	<i>B. T. Aspen</i>		174	Cords		
	Mixed Hardwood		380	Cords		
	<i>Red Maple</i>		223	Cords		
	<i>Sugar Maple</i>		105	Cords		
	<i>Yellow Birch</i>		52	Cords		
	Paper Birch		266	Cords		
4	Black Ash	Sawtimber	0.5	MBF	32.7	\$9,884.55
	Paper Birch		1.7	MBF		
	Red Maple		16.7	MBF		
	Sugar Maple		26.7	MBF		
	White Ash		13.2	MBF		
	Yellow Birch		3.7	MBF		
	Mixed Hardwood		Pulpwood	203		
	<i>Ironwood</i>	2		Cords		
	<i>Red Maple</i>	45		Cords		
	<i>Sugar Maple</i>	110		Cords		
	<i>White Ash</i>	10		Cords		
	<i>Yellow Birch</i>	36		Cords		
	Paper Birch		2	Cords		
TOTAL:			368.7	MBF		
TOTAL:			1,768	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Yeo Yeo Mix 26

Sale Number: 11-017-26 Seq#: 2

### 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. Interior Payment Unit boundaries are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Red 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

##### 2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 3, cut all trees which meet minimum piece specifications in 2.2 Utilization except hemlock, white pine, cedar, and red oak. Also, retain all yellow birch that are 20" DBH and greater. Paper birch that are marked with blue paint are to be retained.

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

Within Payment Unit(s) 1, 2 and 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

##### 2.1.11 - Description of Timber Note (2/04)

Note that the volume determination for this sale was obtained from a cruise that was conducted during the summer of 2022. Any changes in volume from the time of that cruise are not accounted for.

#### 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. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

##### 2.2.4 - Skidding Length (12/24)

Skidding of lengths over 17 feet is permissible as long as the Sale Administrator approves the method and machinery used. If at any point damage exceeds specification 3.4.1, all of the remaining wood must be skid in lengths less than 17 feet.

##### 2.2.7 - Uncut Designated Trees (2/04)

Liquidated damages of \$10.00 per tree will be assessed for every marked tree not cut.

##### 2.2.8 - Utilization and Removal (12/24)

All products meeting standards set forth in General Condition and Requirement 2.2 - Utilization must be removed from the Sale Area. This is because excessive woody debris inhibits regeneration.

##### 2.2.11 - Chipping Restriction (9/14)

If chipping occurs on this sale, then no woody debris present on the ground at the start of the sale may be chipped. In addition, brush or chips may not be stored or stockpiled on site for more than 30 days.

### 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. Note that: trees within 10 feet of ruts exceeding 12" will be considered damage due to damage caused to the tree roots (see spec 5.4.1).

## **4 - Transportation**

### 4.1 - Construction

#### 4.1.1 - Stream Crossings, General (1/25)

All stream crossing structures will be temporary and, therefore, shall be provided by the Purchaser and must be removed upon completion of the sale. All permits for stream crossings will be provided by the DNR for crossings located on state land. The purchaser shall notify the DNR 90 days prior to working on any crossing that will require a EGLE permit.

#### 4.1.5 - Culverts (5/14)

Roads may require the installation of culverts for cross drainage or at natural drainage-ways. If culverts are needed in these locations, their placement will be specified by the Sale Administrator, and they shall be installed prior to hauling. The culverts shall be new, corrugated metal or plastic gauge. Culverts will be a minimum of 12 inches in diameter and 24 feet in length. If culverts are removed, fill shall be removed from wetland soils as specified. Soils shall be maintained and left in a non-erodible condition, with water bars, seed, fertilizer, mulch, and slash installed as directed by the Sale Administrator and as specified in the BMP manual. Stream crossing permits, if needed, will be obtained by the DNR for crossings located on state land. The purchaser shall notify the DNR 90 days prior to working on any crossing that will require a EGLE permit.

#### 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, be chipped, utilized or otherwise removed from the sale. 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

#### 4.2.4 - 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.

### 4.4 - Access

#### 4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. A copy of the written permission from the private landowner must be given to the Unit Manager within 30 days of the bid opening and prior to the beginning of operations.

## **5 - Operations**

### 5.2 - Conduct of Operations

## 5.2.1 - Slash

### 5.2.1.14 - Chipping of Slash (10/08)

If tops are chipped, they must be skidded to the landing separately from the bole section of the tree. Skidding of tops must be done in such a way as to minimize damage to the residual trees. See related specs 2.2.4 - Skidding Length and 3.4.1 - Damaged Timber.

## 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) 1, 2, and 4, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of October 1 to March 31. This restriction is because the sale is located within a deer wintering area.

### 5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1, 2, 3 and 4, unless changed by written agreement, all cleanup activities must be completed by June 15 for all areas that were harvested during the previous harvest season. This restriction is because to allow the harvest area to revegetate before the dry season.

### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, 2 and 4, 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.

## 5.2.30 - Landing/Road Topsoil Protection (1/25)

Topsoil on new landings and new roads must be removed, stockpiled, and saved. Upon completion of the timber sale, soil must be evenly distributed back over the area for revegetation. In addition, the area must be seeded and mulched per Sale Administrator's instructions.

## 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 6 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. Note: Trees within 10 feet of ruts exceeding 6" will be considered damage due to damage caused to the tree roots and will be billed in accordance with 3.4 Damaged Timber.

## 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 Little Huron 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.

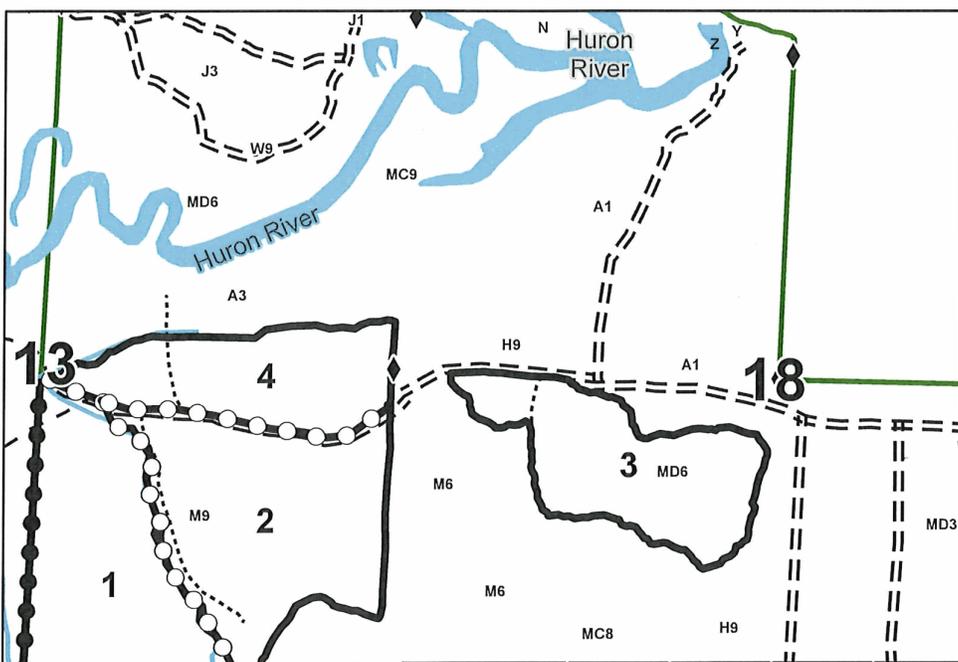
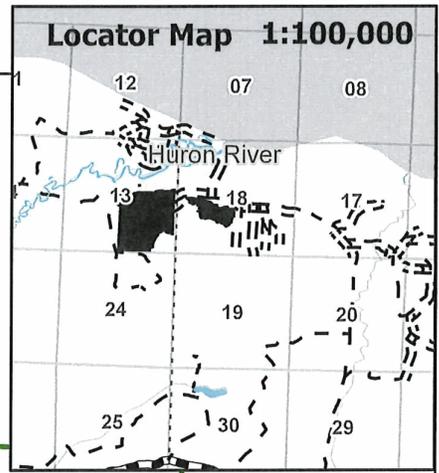
Sale Number	Date	
<b>11-017-26</b>	11/17/2025	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: Ryan Mattila
Baraga Mgt Unit	Marquette	Cruised By: Baraga Staff

Township	Range	Section(s) and Subdivision(s)
52N	29W /	Sec. 13 S1/2NE,SE; Sec. 18 N1/2SW,SESW;

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



Yeo Yeo Mix 26					
Baraga/Marquette - Compartment					
UNIT	1	2	3	4	TOTALS
ACRES	59.7	58.1	38.3	32.7	188.8
<b>Sawlogs MBF</b>					
Black Ash	0.9	0.8	0.0	0.5	2.2
Paper Birch	3.0	2.9	31.0	1.7	38.6
Red Maple	30.5	29.7	38.5	16.7	115.4
Sugar Maple	48.6	47.4	11.9	26.7	134.6
White Ash	24.1	23.5	0.0	13.2	60.8
Yellow Birch	6.8	6.6	0.0	3.7	17.1
<b>TOTAL</b>	<b>113.9</b>	<b>110.9</b>	<b>81.4</b>	<b>62.5</b>	<b>368.7</b>
<b>Pulpwood CORDS</b>					
Mixed Aspen	0	0	174	0	174
Mixed Hardwood	374	363	380	203	1320
Paper Birch	3	3	266	2	274
<b>TOTAL</b>	<b>377</b>	<b>366</b>	<b>820</b>	<b>205</b>	<b>1768</b>

Legend	
	Against State (Red)
	Private Line (Blue)
	Payment Unit (Red)
	Recreational Trails
	Forest Access Route
	Administrative Access Only
	Private Gravel/Dirt
	Survey Grade Corner
	Lakes and Rivers

