



**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 Creamed Aspen (53-028-25) / T33N, R01W, SEC. 10, E1/2NE, NESE.

T33N, R01W, SEC. 11, NW, SWNE, N1/2SW, SESW, NWSE.

T33N, R01W, SEC. 14, NENW.

T33N, R01W, SEC. 2, SWSW.

Cheboygan County, Advertised Price \$9,202.90, 94.6 Acres, Aspen, Spruce/Fir/Tamarack.

SALE NOTE: Note that Payment Unit 7 will be scaled. The volume estimates for Payment Unit 7 are rough approximations; true volume could be much lower.

Volumes estimates for traditionally cruised Payment Units 1-6 may also vary as a result of damage sustained during March 2025 ice storm. Producers should bid accordingly.

Cutting, skidding, and hauling are limited to periods of very dry and/or frozen conditions within Payment Units 2 and 7 (see spec 5.2.3.2).

Damage to aspen/fir in Payment Units 1-7 generally takes the form of damaged crowns, leaners and/or broken tops. Then embedded, but sporadic, sub-acre clumps of aspen/balsam fir blowdown. The embedded pockets of aspen/fir blowdown tend to occur near and/or overtop seasonally low, wet, operationally difficult depressions within Payment Units 1-7. Healthy and undamaged stems do remain throughout the sale area.

# TIMBER SALE INFORMATION

## Ice Creamed Aspen (53-028-25)

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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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Pulpwood		
Balsam Fir	1,030 Cords	\$ 3.80 / Cord
Mixed Aspen	1,330 Cords	\$ 3.15 / Cord
Mixed Spruce	37 Cords	\$ 3.00 / Cord
Red Maple	353 Cords	\$ 2.80 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 18.10 percent. There are an estimated 2,752 cords on this timber sale, plus or minus 498 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 \$920.29 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	9.2%
02	7.6%
03	16.5%
04	24.3%
05	12.5%
06	13.5%
07	16.4%
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
217,389	2,752	18.10%	2,254	3,250

**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
24	36,862	467	50.20%	232	701
57	66,776	845	42.03%	490	1,201
78	26,449	335	41.18%	197	473
81	87,302	1,105	24.46%	835	1,375
<b>TOTAL:</b>	<b>217,389</b>	<b>2,752</b>		<b>1,754</b>	<b>3,749</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	Balsam Fir	Pulpwood	75	Cords	9.9	\$843.60
	Mixed Aspen		164	Cords		
	<i>Balsam Poplar</i>		6	<i>Cords</i>		
	<i>Quaking Aspen</i>		158	<i>Cords</i>		
	Mixed Spruce		14	Cords		
	<i>White Spruce</i>		14	<i>Cords</i>		
2	Balsam Fir	Pulpwood	62	Cords	8.3	\$703.30
	Mixed Aspen		138	Cords		
	<i>Balsam Poplar</i>		5	<i>Cords</i>		
	<i>Quaking Aspen</i>		133	<i>Cords</i>		
	Mixed Spruce		11	Cords		
	<i>White Spruce</i>		11	<i>Cords</i>		
3	Balsam Fir	Pulpwood	172	Cords	14.6	\$1,516.95
	Mixed Aspen		265	Cords		
	<i>B. T. Aspen</i>		265	<i>Cords</i>		
	Mixed Spruce		3	Cords		
	<i>Black Spruce</i>		3	<i>Cords</i>		
	Red Maple		7	Cords		
4	Balsam Fir	Pulpwood	254	Cords	21.5	\$2,236.50
	Mixed Aspen		390	Cords		
	<i>B. T. Aspen</i>		390	<i>Cords</i>		
	Mixed Spruce		4	Cords		
	<i>Black Spruce</i>		4	<i>Cords</i>		
	Red Maple		11	Cords		
5	Balsam Fir	Pulpwood	175	Cords	10.4	\$1,152.55
	Mixed Aspen		113	Cords		
	<i>B. T. Aspen</i>		113	<i>Cords</i>		
	Red Maple		47	Cords		
6	Balsam Fir	Pulpwood	132	Cords	13.5	\$1,240.15
	Mixed Aspen		117	Cords		
	<i>Quaking Aspen</i>		117	<i>Cords</i>		
	Mixed Spruce		2	Cords		
	<i>White Spruce</i>		2	<i>Cords</i>		
	Red Maple		130	Cords		
7	Balsam Fir	Pulpwood	160	Cords	16.4	\$1,509.85
	Mixed Aspen		143	Cords		
	<i>Quaking Aspen</i>		143	<i>Cords</i>		
	Mixed Spruce		3	Cords		
	<i>White Spruce</i>		3	<i>Cords</i>		
	Red Maple		158	Cords		
TOTAL:			2,750	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Ice Creamed Aspen

Sale Number: 53-028-25 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 red and pink paint and an unpainted road. Exterior sale boundary lines against state are marked with red paint. Clute Road serves as an unpainted Payment Unit boundary separating Payment Units 3 and 4. The Interior Payment Unit boundary separating Payment Units 6 and 7 is marked with pink paint. These two locations are shown on the Timber Sale Map. Retention islands are marked with red paint; no harvesting activities may occur within interior or boundary-excluded retention areas. The red painted boundary line trees are not Included Timber and are to be protected. The Pink Painted trees designating interior Payment Unit boundary between Payment Units 6 and 7 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) 1-7, cut all trees that are two (2) inches or more at DBH, with the following exceptions (most are quite rare, except ash in some units):

Payment Units 1 and 2: Do not cut any birch, cedar, cherry, elm, sugar maple, red pine, white pine or trees marked with green paint. In addition, do not cut ash trees over five inches (5") DBH.

Payment Units 3 and 4: Do not cut any birch or cedar. In addition, do not cut ash over five inches (5") DBH and Spruce over fourteen inches (14") DBH.

Payment Unit 5: Do not cut any birch, cedar or cherry. In addition, do not cut spruce over eighteen inches (18") DBH.

Payment Units 6 and 7: Do not cut any ash, birch, cedar, cherry or elm.

NOTE that small (~.01-.03ac) but obvious pockets of embedded aspen/fir blowdown are present/scattered within Payment Units 1-7. Most of these small blowdown pockets have come down ovetop seasonally wet/swallow depressions that could pose operational difficulties for harvest equipment. Exercise caution while operating near and/or salvaging these small blowdown pockets.

NOTE that Payment Unit 7 is a scaled unit. The Purchaser has the option of harvesting all standing timber (damaged or undamaged), with exception to species listed above and blowdown pockets. Timber from this unit must be decked separately from other units and will be scaled by the Timber Sale Administrator.

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

Note that Mixed Aspen species group contains: 11 cords of Balsam Poplar

#### 2.2 - Utilization

##### 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.

## **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. Contact the Sale Administrator for specific details of design and placement.

#### 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

#### 4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. In general, suitable fill material includes cobble and/or crushed rock. Fill material may not be sourced from adjacent State-owned lands.

#### 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.

## **5 - Operations**

### 5.1 - Notification

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference 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 three (3) days in advance to schedule the conference.

### 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 adjacent to Payment Units 1, 2 and 3. These openings are indicated by G0/U0 on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

#### 5.2.2 - 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

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

Within Payment Unit(s) 2 and 7, cutting, skidding, and hauling are limited to periods of very dry and/or frozen conditions.

Specific restriction dates and timelines are too unpredictable to accurately specify here. The Purchaser and Timber Sale Administrator will need to verbally communicate and then agree, by written statement, that soil conditions favor timber harvest operations using conventional logging equipment. This restriction is because of seasonally wet and operationally difficult conditions within Payment Units 2 and 7.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.6 - Dead and Down Creation, Other (9/09)

NOTE that small (~.01-.03ac) but quite obvious pockets of embedded aspen/fir blowdown are present/scattered within Payment Units 1-7. Most of these small blowdown pockets have come down overtop seasonally wet/swallow depressions that could pose operational difficulties for harvest equipment. Exercise caution while operating near and/or while salvaging these small blowdown pockets.

##### 5.2.4.7 - Dead and Down Creation: Hare, Grouse, Deer and Other Species (5/15)

To improve horizontal cover habitat for snowshoe hare, grouse, deer, and other species, the Purchaser is to push over trees marked with pink painted "D" or orange slash, in Payment Units 1-6. These trees should be tipped over with the root ball still attached so the base of the tree is suspended off the ground. The crown of the fallen tree should be at or near ground level after it is pushed over. If pushing over designated tree(s) becomes impractical, it is acceptable to partially/completely sever and then drop the stem.

#### 5.2.22 - Operating Caution

##### 5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1, 3, 4, 5 and 6, cutting, skidding, and hauling occur during periods of very dry and/or frozen conditions. The reason for the recommendation is because of seasonally wet and operationally difficult areas within Payment Units 1 and 3-6.

#### 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 live 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.

#### 5.8 - 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 Osmun and Clute 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.

### 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	Date	
<b>53-028-25</b>	10/08/2025	
Scale	Page	Of
1:15,840	1	1

Forest Management Unit	County	Mapped By: J. St Pierre
Pigeon River Country Mgt Unit	Cheboygan	Cruised By: J. St Pierre, C. Osborn

Township	Range	Section(s) and Subdivision(s)
33N	01W	Sec. 10 E1/2NE,NESE; Sec. 11 NW,SWNE,N1/2SW,SESW,NWSE; Sec. 14 NENW; Sec. 2 SWSW;

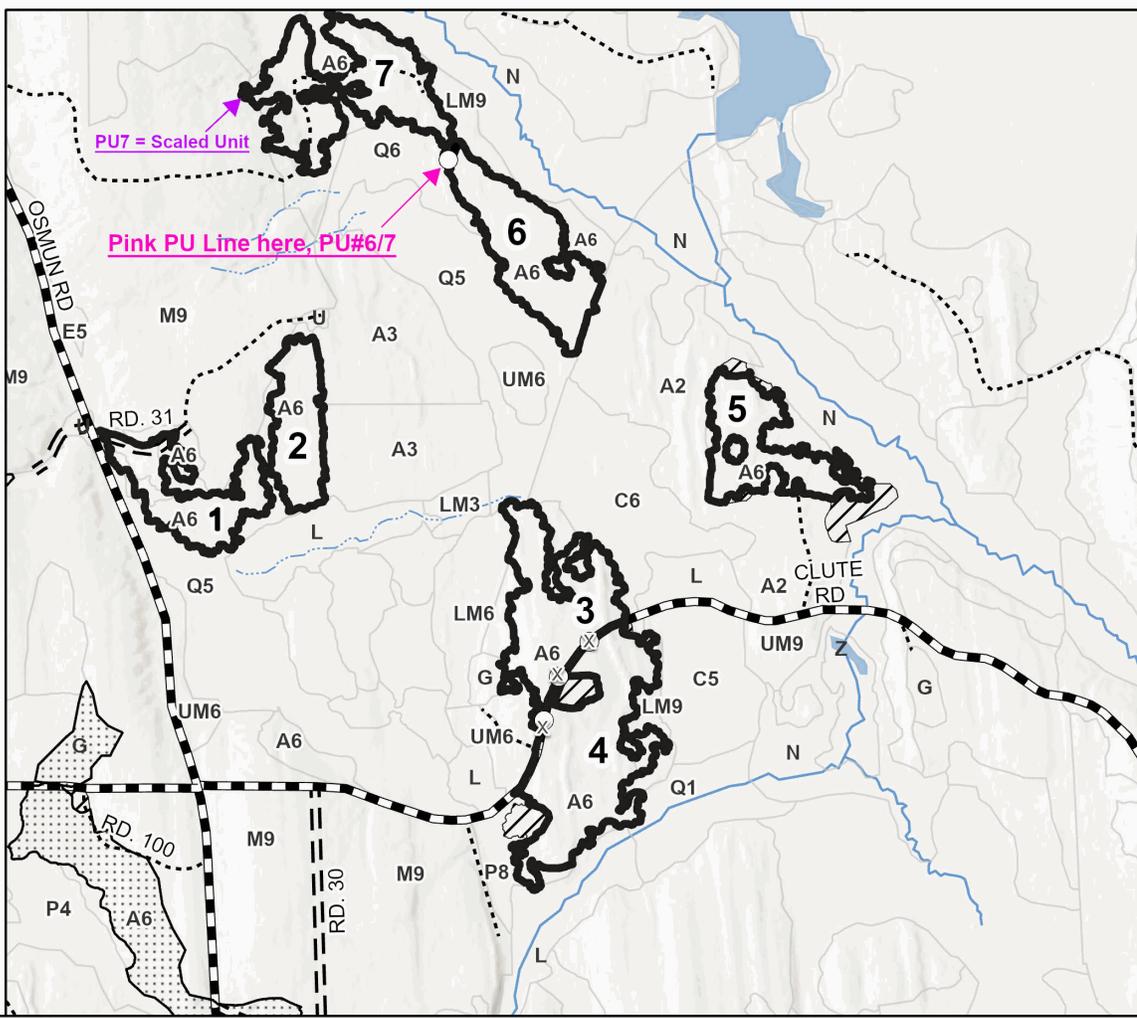
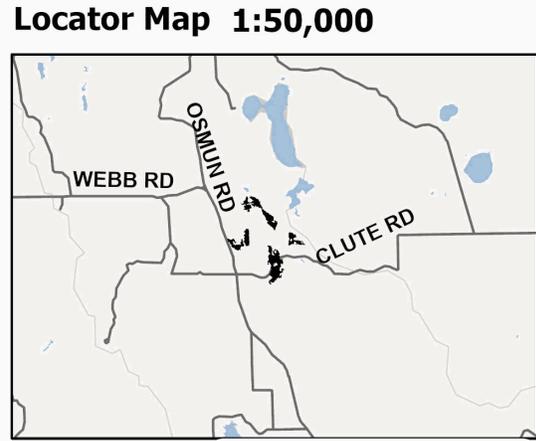
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	9.9	5	10.4
2	8.3	6	13.6
3	14.6	7	16.4
4	21.5		

**Ice Creamed Aspen**

**94.6 Acres**



Legend	
	Against State - Red
	Retention Areas (Red)
	Nearby Timber Sale
	Lakes and Rivers
	Payment Unit (Pink)
	Payment Unit (Road)
	Recreational Trails
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt
	Intermittent Stream
	Perennial River
	Unpainted Road

Use QR Code to open Map in App

