



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7871**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on June 23, 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 Muck Aspen (53-003-26) / T32N, R01W, SEC. 22, SESW,SE.

Otsego County, Advertised Price \$1,719.90, 25.5 Acres, Aspen, Hardwood.

SALE NOTE: Note that all Units in this sale were damaged in the ice storm of March 2025. Units 1-2 have moderate amounts of damage, with around 40-50% of aspen stems with broken tops. Unit 3 was severely damaged with numerous areas of blowdown.

Note that Unit 3 volumes will be measured through scaling and the listed volumes in the prospectus for this Unit are only rough estimates.

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 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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Pulpwood		
Balsam Fir	61 Cords	\$ 2.90 / Cord
Jack Pine	4 Cords	\$ 1.05 / Cord
Mixed Aspen	416 Cords	\$ 3.05 / Cord
Mixed Hardwood	85 Cords	\$ 2.70 / Cord
White Pine	10 Cords	\$ 4.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 44.01 percent. There are an estimated 577 cords on this timber sale, plus or minus 254 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 \$171.99 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	14.4%
02	21.3%
03	64.3%
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
45,547	577	44.01%	323	830

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	36,072	457	57.15%	196	718
14	9,475	120	54.45%	55	185
TOTAL:	45,547	577		250	903

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	Balsam Fir	Pulpwood	11	Cords	3.8	\$246.95	
	Mixed Aspen		59	Cords			
	<i>B. T. Aspen</i>		4	<i>Cords</i>			
	<i>Quaking Aspen</i>		55	<i>Cords</i>			
	Mixed Hardwood		13	Cords			
	<i>Red Maple</i>		<i>Sawtimber</i>	0.9			<i>MBF</i>
	<i>Beech</i>		<i>Pulpwood</i>	2			<i>Cords</i>
	<i>Red Maple</i>			9			<i>Cords</i>
2	Jack Pine	Pulpwood	4	Cords	4.6	\$366.85	
	Mixed Aspen		95	Cords			
	<i>Quaking Aspen</i>		95	<i>Cords</i>			
	Mixed Hardwood		12	Cords			
	<i>Red Maple</i>		12	<i>Cords</i>			
	White Pine		10	Cords			
3	Balsam Fir	Pulpwood	50	Cords	17.1	\$1,106.10	
	Mixed Aspen		262	Cords			
	<i>B. T. Aspen</i>		17	<i>Cords</i>			
	<i>Quaking Aspen</i>		245	<i>Cords</i>			
	Mixed Hardwood		60	Cords			
	<i>Red Maple</i>		<i>Sawtimber</i>	4.2			<i>MBF</i>
	<i>Beech</i>		<i>Pulpwood</i>	10			<i>Cords</i>
	<i>Red Maple</i>			42			<i>Cords</i>
TOTAL:			576	Cords			

Sale Specific Conditions & Requirements

Sale Name: Ice Muck Aspen

Sale Number: 53-003-26 Seq#: 2

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 1-3, cut all trees that are two (2) inches or more at DBH, except do not cut green marked trees, cedar, or hemlock.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit(s) #3. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) #3, no chipping of tops is permitted.

3 - Payments

3.2 - Scaled Sales

3.2.1 - Scale Location (2/04)

Forest products will be placed for measurement in Unit #3 as specified by the timber sale administrator.

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)

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.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

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 5 days in advance to schedule the conference.

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Note that the G type on the east side of Payment Unit #2 is an active oil/gas well.

Contact Nick Summerland with Lambda Energy at 231-499-9456. Written permission is required before harvest operations begin and must be submitted to the Unit Manager.

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.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) #3, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of wet soils within the Unit.

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.

5.4 - 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.

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to the wet soils in Payment Unit #3.

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 Old Vanderbilt 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.

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
53-003-26

Date
01/23/2026

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

Scale	Page	Of
1:7,920	1	1

Township	Range	Section(s) and Subdivision(s)
32N	01W	Sec. 22 SESW,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	3.8
2	4.6
3	17.1

Ice Muck Aspen

25.5 Acres

