



**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 Aspen and Oak (53-005-26) / T31N, R01W, SEC. 10, W1/2NW.

T31N, R01W, SEC. 3 , SWSW.

T31N, R01W, SEC. 4 , SWNE,N1/2SE,SESE.

T31N, R01W, SEC. 9 , NE.

Otsego County, Advertised Price \$7,751.70, 70.1 Acres, Aspen, Hardwood.

SALE NOTE: Roughly 40-50% of the aspen trees in this sale were damaged in the ice storm of March 2025. Damage is mostly in the form of broken tops, although a few small areas of blowdown are present. Damage to the oak was less severe and primarily consists of scattered broken branches.

TIMBER SALE INFORMATION

Ice Aspen and Oak (53-005-26)

T31N, R01W, SEC. 10; T31N, R01W, SEC. 3; T31N, R01W, SEC. 4; T31N, R01W, SEC. 9.
Otsego County (Advertised Price \$7,751.70)

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Oak	44.4 MBF	\$ 47.00 / MBF
Pulpwood		
Mixed Aspen	1,282 Cords	\$ 3.05 / Cord
Red Maple	260 Cords	\$ 2.70 / Cord
Red Oak	53 Cords	\$ 10.10 / Cord
Red Pine	2 Cords	\$ 3.60 / Cord
White Pine	126 Cords	\$ 4.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.57 percent. There are an estimated 1,827 cords on this timber sale, plus or minus 376 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 \$775.17 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	25.2%
02	26.8%
03	9.1%
04	38.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2029.

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
144,356	1,827	20.57%	1,451	2,203

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
7	49,755	630	45.10%	346	914
25	50,230	636	32.95%	426	845
27	3,568	45	88.59%	5	85
28	21,374	271	52.81%	128	413
126	19,429	246	37.15%	155	337
TOTAL:	144,356	1,827		1,059	2,595

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	Mixed Aspen	Pulpwood	540	Cords	19.1	\$1,954.80	
	<i>B. T. Aspen</i>		531	Cords			
	<i>Quaking Aspen</i>		9	Cords			
	Red Maple		39	Cords			
	White Pine		50	Cords			
2	Red Oak	Sawtimber	2.3	MBF	25.9	\$2,077.15	
	Mixed Aspen	Pulpwood	450	Cords			
	<i>B. T. Aspen</i>		450	Cords			
	Red Maple		128	Cords			
	Red Oak		6	Cords			
	White Pine		47	Cords			
3	Red Oak		Sawtimber	11.4	MBF	3.1	\$702.80
	Red Maple	Pulpwood	2	Cords			
	Red Oak		16	Cords			
4	Red Oak	Sawtimber	30.7	MBF	22.0	\$3,016.95	
	Mixed Aspen	Pulpwood	292	Cords			
	<i>B. T. Aspen</i>		292	Cords			
	Red Maple		91	Cords			
	Red Oak		31	Cords			
	Red Pine		2	Cords			
	White Pine		29	Cords			
	TOTAL:			44.4			MBF
TOTAL:			1,723	Cords			

Sale Specific Conditions & Requirements

Sale Name: Ice Aspen and Oak

Sale Number: 53-005-26 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, 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. Retention patches are marked with red paint; no harvesting activities may occur within these areas. All painted boundary line trees are not Included Timber and are to be protected.

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 and 4, cut all trees that are two (2) inches or more at DBH, except do not cut green marked trees.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) #3, cut all trees that are two (2) inches or more at DBH except for trees marked with green paint.

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.

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.

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. Contact Nick Summerland with Lambda Energy at 231-499-9456. Note that an active pipeline and cleared right-of-way runs through Payment Unit #2 and may require special protection measures for equipment crossings. Written permission is required before harvest operations begin and must be submitted to the Unit Manager.

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 gas wells which are indicated by G0 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

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit(s) #3, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) #'s 2 and 4, 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.

5.2.32 - 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 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.

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

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.

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	
53-005-26	02/13/2026	
Scale	Page	Of
1:14,000	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)
31N	01W	Sec. 10 W1/2NW; Sec. 3 SWSW; Sec. 4 SWNE,N1/2SE,SESE; Sec. 9 NE;

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	19.1
2	25.9
3	3.1
4	22

Ice Aspen and Oak
70.1 Acres

Legend	
	Against State (Red)
	Private Line (Blue)
	Payment Unit (Yellow)
	Retention Areas (Red)
	Nearby Timber Sales
	Streams
	Oil/gas pipeline
	Forest Access Route
	Administrative Access Only
	Government Gravel/Dirt

