



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7805**

**SCHEDULED SALE DATE AND TIME: 2:00 p.m. (local time) on June 15, 2026.**

**LOCATION: GWINN MGMT UNIT, 410 WEST M 35, GWINN, MI 49841.**

**CONTACT NAME: Mike Brodeur**

**PHONE NUMBER: (906) 346-9201**

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

Peshekee Supreme (32-004-25) / T48N, R30W, SEC. 12, E1/2SE.  
T48N, R30W, SEC. 13, E1/2NW.

Marquette County, Advertised Price \$5,399.40, 46.5 Acres, Hardwood, Paper Birch.

SALE NOTE: Four-year timber sale contract restricted to winter frozen during 12/1 to 4/1.

# TIMBER SALE INFORMATION

Peshekee Supreme (32-004-25)  
T48N, R30W, SEC. 12; T48N, R30W, SEC. 13.  
Marquette County (Advertised Price \$5,399.40)

SALE NOTE: Four-year timber sale contract restricted to winter frozen during 12/1 to 4/1.

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		
Paper Birch	2.5 MBF	\$ 49.00 / MBF
Sugar Maple	0.8 MBF	\$ 156.00 / MBF
Pulpwood		
Balsam Fir	39 Cords	\$ 8.20 / Cord
Mixed Hardwood	281 Cords	\$ 9.65 / Cord
Mixed Spruce	40 Cords	\$ 9.15 / Cord
Paper Birch	85 Cords	\$ 9.85 / Cord
Quaking Aspen	66 Cords	\$ 13.90 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 20.77 percent. There are an estimated 518 cords on this timber sale, plus or minus 108 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 \$539.94 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	40.9%
02	13.0%
03	25.9%
04	20.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2030.

**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
40,883	518	20.77%	410	625

**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
64	16,459	208	35.98%	133	283
65	8,059	102	61.55%	39	165
67	4,716	60	41.62%	35	85
68	11,649	147	32.85%	99	196
<b>TOTAL:</b>	<b>40,883</b>	<b>518</b>		<b>306</b>	<b>729</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	Paper Birch	Sawtimber	1.7	MBF	17.4	\$2,204.35
	Balsam Fir	Pulpwood	15	Cords		
	Mixed Hardwood		100	Cords		
	<i>Black Cherry</i>		2	Cords		
	<i>Red Maple</i>		50	Cords		
	<i>Sugar Maple</i>		48	Cords		
	Mixed Spruce		8	Cords		
	<i>White Spruce</i>		8	Cords		
	Paper Birch		41	Cords		
	Quaking Aspen		40	Cords		
2	Paper Birch	Sawtimber	0.8	MBF	10.2	\$704.60
	Sugar Maple		0.8	MBF		
	Mixed Hardwood	Pulpwood	55	Cords		
	<i>Black Cherry</i>		3	Cords		
	<i>Red Maple</i>		2	Cords		
	<i>Sugar Maple</i>		50	Cords		
	Paper Birch		1	Cords		
3	Balsam Fir	Pulpwood	21	Cords	10.5	\$1,399.65
	Mixed Hardwood		86	Cords		
	<i>Red Maple</i>		67	Cords		
	<i>Sugar Maple</i>		19	Cords		
	Mixed Spruce		9	Cords		
	<i>Black Spruce</i>		2	Cords		
	<i>White Spruce</i>		7	Cords		
	Paper Birch		32	Cords		
4	Balsam Fir	Pulpwood	3	Cords	8.4	\$1,090.80
	Mixed Hardwood		40	Cords		
	<i>Black Cherry</i>		5	Cords		
	<i>Red Maple</i>		23	Cords		
	<i>Sugar Maple</i>		12	Cords		
	Mixed Spruce		23	Cords		
	<i>Black Spruce</i>		11	Cords		
	<i>White Spruce</i>		12	Cords		
	Paper Birch		11	Cords		
Quaking Aspen		26	Cords			
TOTAL:			3.3	MBF		
TOTAL:			511	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Peshekee Supreme

Sale Number: 32-004-25 Seq#: 3

### 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 or are unmarked and identified by a road. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the boundaries that are against the Huron Bay Grade Road in Payment Unit(s) 1 and 4, which are unpainted and designated by the Huron Bay Grade Road. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint. Yellow 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

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

Within Payment Unit(s) 1 and 4, cut all trees that are two (2) inches or more at DBH, except do not cut oak, yellow birch, cedar, hemlock, white pine, or red pine.

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

Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all spruce and fir which meet minimum piece specifications in 2.2 Utilization.

##### 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 do not cut oak, yellow birch, cedar, hemlock, red pine, white pine, or trees marked with green paint above and below stump height.

### 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 undesigned 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 undesigned 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.

### 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.

##### 4.1.4 - Timber Removed for Construction (3/23)

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

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

### 4.2 - Maintenance

#### 4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road may need to be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

### 4.3 - Public Right-of-Way

#### 4.3.2 - County R-O-W (12/06)

The County must be contacted prior to crossing or harvesting in the County Road R-O-W. This applies to all Payment Units along the Huron Bay Grade.

## 5 - Operations

### 5.1 - Notification

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

A pre-sale conference onsite between the Purchaser and Sale Administrator is required prior to beginning any operations. The Unit Manager or his/her representative must be contacted at least 3 days in advance to schedule the conference.

### 5.2 - Conduct of Operations

#### 5.2.3 - Operating Restrictions

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

Within Payment Unit(s) 1-4, unless changed by written agreement, cutting and skidding are limited to winter frozen conditions during the period of December 1 to April 1. This restriction is due to areas of sensitive soils.

#### 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.

#### 5.2.37 - No Decking Areas (12/08)

No decking is allowed within 50 feet of Huron Bay Grade Road without permission of the Unit Manager or his/her representative.

#### 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 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.

#### 5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

### **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 the Huron Bay Grade 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  
**32-004-25**

Date  
**06/25/2025**

Forest Management Unit	County	Mapped By: Gould
Gwynn Mgt Unit	Marquette	Cruised By: Gould

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
48N	30W	Sec. 12 E1/2SE; Sec. 13 E1/2NW;

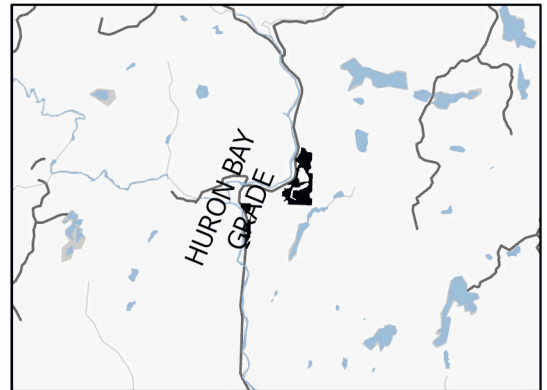
#### Cover Type

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

#### Locator Map 1:100,000

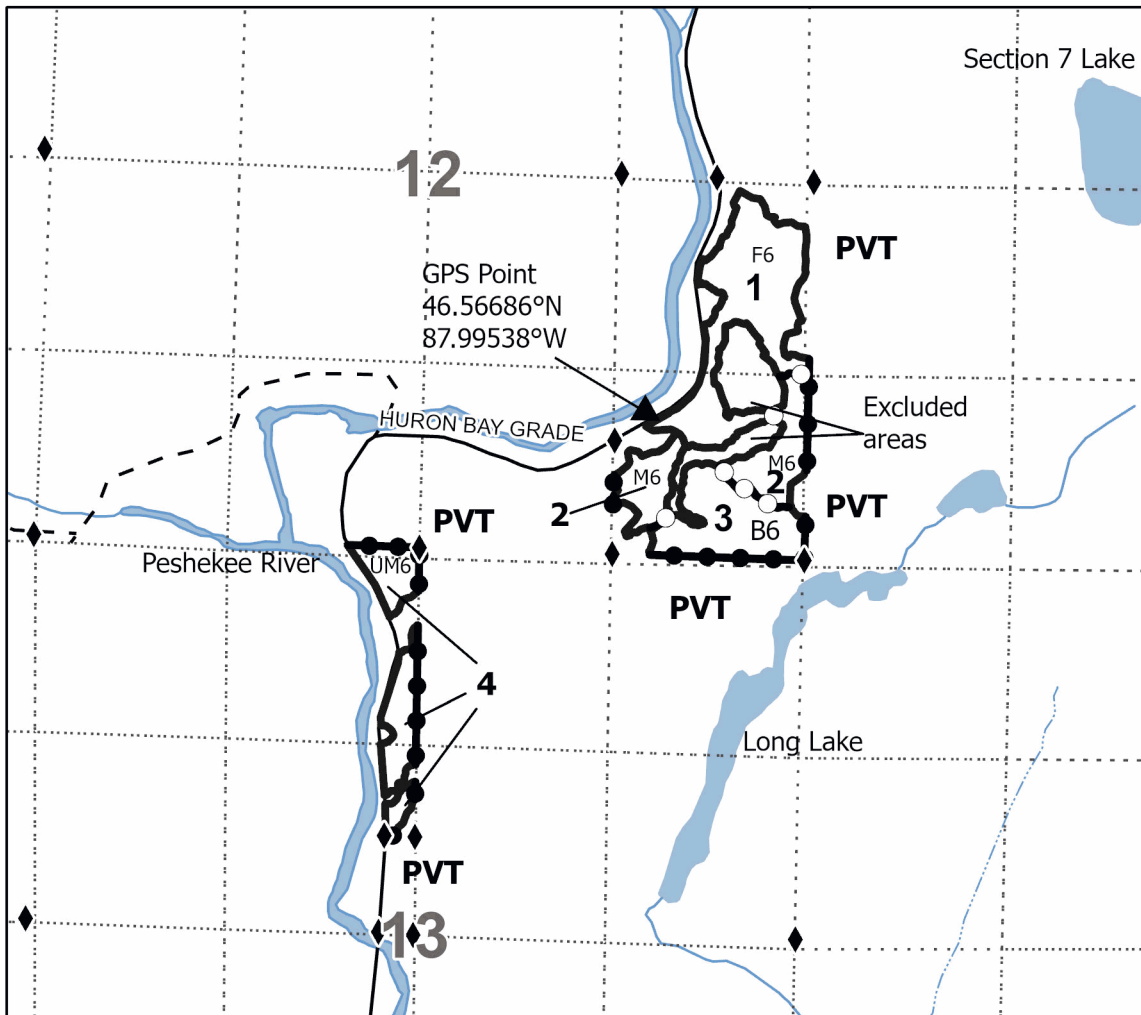
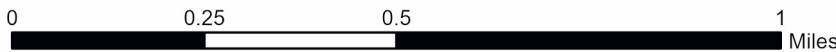


Payment Unit Number	Acres
1	17.4
2	10.2
3	10.5
4	8.4

### Peshekee Supreme

**46.5 Acres**

**Compartment 32215**



#### Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Lakes and Rivers
- Paved Road
- Private Gravel/Dirt
- Survey Grade Corner

Use QR Code to open Map in App

