



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7869**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on June 25, 2026.**

LOCATION: **ATLANTA MGMT UNIT, 13501 M 33, ATLANTA, MI 49709.**

CONTACT NAME: Matt Foster

PHONE NUMBER: (989) 619-5921

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

Ice Comp 8 Aspen Salvage (54-012-26) / T29N, R02E, SEC. 7 , SENE, NESE.  
T29N, R02E, SEC. 8 , SWNW, NWSW.

Montmorency County, Advertised Price \$9,823.25, 49.8 Acres, Aspen, Hardwood.

SALE NOTE: This sale has received damage from the March 2025 ice storm. It is a two-year contract with no extensions. All oak wilt restrictions in place can be mitigated. Mixed aspen pulpwood includes bigtooth and quaking aspen. Additional volume from downed and jack straw stems is present within the sale that was not captured in the cruise. This accounts for some of the variation in cruise plot volumes as pockets have large amounts of downed trees.

## TIMBER SALE INFORMATION

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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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	7.6 MBF	\$ 51.00 / MBF
Pulpwood		
B. T. Aspen	693 Cords	\$ 7.60 / Cord
Black/Red (Hybrid) Oak	171 Cords	\$ 20.55 / Cord
Paper Birch	2 Cords	\$ 22.05 / Cord
Red Maple	62 Cords	\$ 9.85 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 23.10 percent. There are an estimated 946 cords on this timber sale, plus or minus 219 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 \$1,000.00 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	43.4%
02	56.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

### **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
74,759	946	23.10%	728	1,165

**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
8	74,759	946	23.10%	728	1,165
<b>TOTAL:</b>	<b>74,759</b>	<b>946</b>		<b>728</b>	<b>1,165</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/Red (Hybrid	Sawtimber	3.3	MBF	21.6	\$4,264.60
	B. T. Aspen	Pulpwood	301	Cords		
	Black/Red (Hybrid		74	Cords		
	Paper Birch		1	Cords		
	Red Maple		27	Cords		
2	Black/Red (Hybrid	Sawtimber	4.3	MBF	28.2	\$5,558.65
	B. T. Aspen	Pulpwood	392	Cords		
	Black/Red (Hybrid		97	Cords		
	Paper Birch		1	Cords		
	Red Maple		35	Cords		
TOTAL:			7.6	MBF		
TOTAL:			928	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Ice Comp 8 Aspen Salvage

Sale Number: 54-012-26 Seq#: 1

### 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. The southern boundary of Payment Unit 1 is the unnamed forest road between state ownership and private. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. Red painted boundary line trees are not Included Timber and are to be protected. 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) 1-2, cut all trees that are two (2) inches or more at DBH, except:

-Within Payment Units 1-2 do NOT cut white pine or red pine. Where possible, protect unmerchantable (<4.5"DBH) white pine, or red pine in accordance with spec 3.4.1

### 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 sub-merchantable red/white pine saplings.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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.

##### 4.1.6 - 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. 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 within 30 days of completion of hauling. 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. All stumps from road building and

landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

#### 4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

### 4.2 - Maintenance

#### 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 (10/25)

A pre-sale conference on site 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 5 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

#### 5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required five (5) days prior to the completion of active logging operations to determine clean-up and repair of landings, road edges, and the fulfillment of other contract specifications.

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 36 inches in height.

#### 5.2.3 - Operating Restrictions

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-2, 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.

#### 5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

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

No decking is allowed along the unnamed forest road along the private boundary on the south side of PU1.

#### 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

### 5.4.2 - 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.

## 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 unnamed forest roads on the north and south ends of the timber sale 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 March 2025 Ice Storm. 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>54-012-26</b>	05/13/2026	
Scale	Page	Of
1:6,000	1	1

Forest Management Unit	County	Mapped By: Kody Beesley
Atlanta Mgt Unit	Montmorency	Cruised By: Kody Beesley

Township	Range	Section(s) and Subdivision(s)
29N	02E	Sec. 7 SENE,NESE; Sec. 8 SWNW,NWSW;

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		

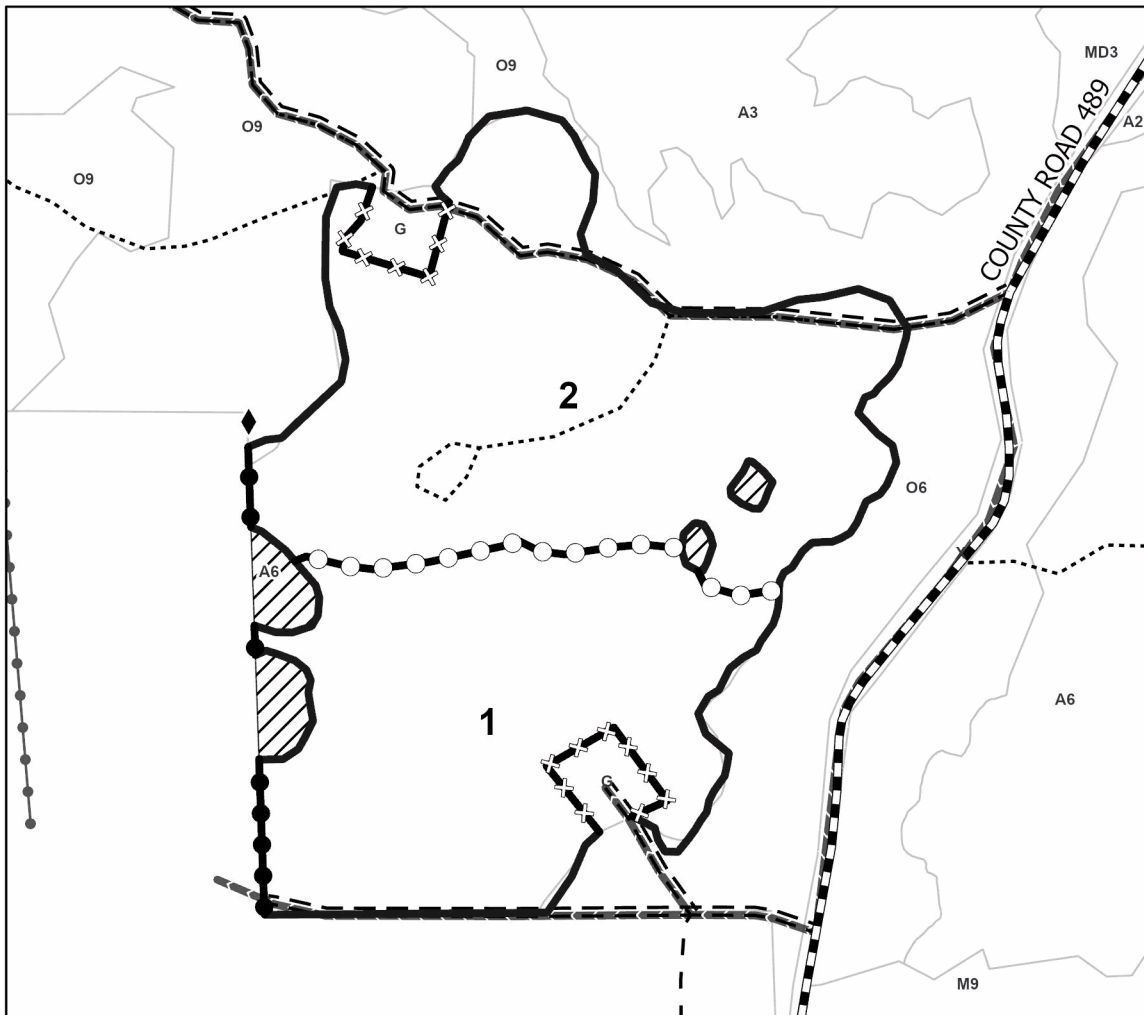
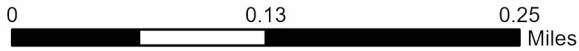
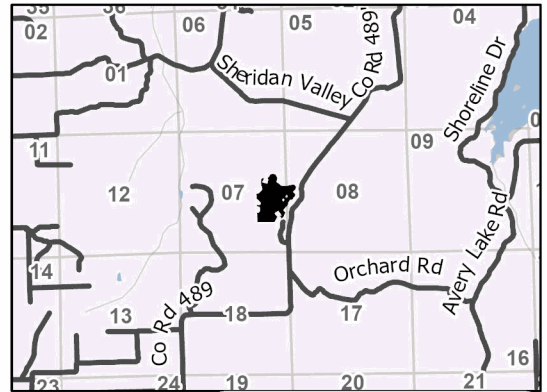
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	21.6
2	28.2

**Ice Comp 8 Aspen Salvage**

**49.8 Acres  
Compartment 8**

**Locator Map 1:100,000**



**Legend**

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Retention Areas
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Private Gravel/Dirt
- Field Grade Corner
- Electric
- Oil And/Or Gas Pipeline

Use QR Code to open Map in App

