



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7775**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on January 12, 2026.

LOCATION: GRAYLING MGMT UNIT, 1955 HARTWICK PINES ROAD, GRAYLING, MI 49738.

CONTACT NAME: Tom Barnes

PHONE NUMBER: (231) 384-7732

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

Concrete Corners Oak (72-624-23) / T26N, R04W, SEC. 25, SWSW.

T26N, R04W, SEC. 35, SENW, NE, NESW, NWSE.

T26N, R04W, SEC. 36, NWNW, S1/2NW.

Crawford County, Advertised Price \$36,767.50, 146.5 Acres, Aspen, Hardwood.

SALE NOTE: Sale is non-certified on military lands. This sale contains small structures and improvements associated with Camp Grayling. These structures and improvements must be protected during harvest operations. Portions of this sale have seasonal operating restrictions for oak wilt. This sale has Class A road access.

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

Concrete Corners Oak (72-624-23)

T26N, R04W, SEC. 25; T26N, R04W, SEC. 35; T26N, R04W, SEC. 36.

Crawford County (Advertised Price \$36,767.50)

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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.

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		
Northern Pin Oak	162.1 MBF	\$ 121.00 / MBF
Red Maple	6.5 MBF	\$ 65.00 / MBF
White Oak	4.7 MBF	\$ 149.00 / MBF
Pulpwood		
Black Cherry	54 Cords	\$ 22.15 / Cord
Misc. Species 1	484 Cords	\$ 7.50 / Cord
Mixed Aspen	69 Cords	\$ 18.05 / Cord
Mixed Oak	368 Cords	\$ 19.90 / Cord
Red Maple	119 Cords	\$ 22.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 33.63 percent. There are an estimated 1,531 cords on this timber sale, plus or minus 515 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 \$1,838.38 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	71.8%
02	28.2%

4. If no cutting takes place, the 10% down payment will not be refunded.

5. Operations on the contract issued will terminate on 03/31/2028.

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
120,974	1,531	33.63%	1,016	2,046

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
39	23,793	301	53.42%	140	462
40	34,367	435	28.26%	312	558
43	9,596	121	47.09%	64	179
45	15,913	201	41.96%	117	286
53	37,305	472	23.91%	359	585
TOTAL:	120,974	1,531		993	2,070

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
39	12.0	2	12.0
40	57.0	1	57.0
43	15.8	1	15.8
45	25.2	1	25.2
53	36.5	1	36.5
TOTAL:	146.5		146.5

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
1	Northern Pin Oak	Sawtimber	110.6	MBF	134.5	\$26,395.40			
	<i>Northern Pin Oak</i>		<i>110.6</i>	<i>MBF</i>					
	Red Maple		1.9	MBF					
	Black Cherry	Pulpwood	54	Cords					
	Misc. Species 1		484	Cords					
	Mixed Aspen		7	Cords					
	<i>B. T. Aspen</i>		2	<i>Cords</i>					
	<i>Quaking Aspen</i>		5	<i>Cords</i>					
	Mixed Oak		302	Cords					
	<i>Northern Pin Oak</i>		<i>302</i>	<i>Cords</i>					
	Red Maple		87	Cords					
	2	Northern Pin Oak	Sawtimber	51.5			MBF	12.0	\$10,372.10
<i>/Red (Hybrid) Oak</i>			<i>51.5</i>	<i>MBF</i>					
Red Maple			4.6	MBF					
White Oak			4.7	MBF					
Mixed Aspen		Pulpwood	62	Cords					
<i>B. T. Aspen</i>			62	<i>Cords</i>					
Mixed Oak			66	Cords					
<i>/Red (Hybrid) Oak</i>			<i>58</i>	<i>Cords</i>					
<i>White Oak</i>			8	<i>Cords</i>					
Red Maple			32	Cords					
TOTAL:			173.3	MBF					
TOTAL:			1,094	Cords					

Sale Specific Conditions & Requirements

Sale Name: Concrete Corners Oak

Sale Number: 72-624-23 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 paint. Exterior sale boundary lines against state are marked with red 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 2, cut all trees that are two (2) inch or more at DBH.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 1, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut red pine, white pine, or trees marked with green paint.

2.1.11 - Description of Timber Note (2/04)

Note that Misc. Species 1 is dead oak, which is designated for cutting.

2.2 - Utilization

2.2.2 - Chipping required (2/18)

The Sale Area must be chip harvested to facilitate subsequent planting operations and to meet National Guard requirements. However, the chipping requirement could be waived with military approval, if chip markets are depressed. If market conditions limit the practicality of chipping, tops and slash must be arranged in a way that will not inhibit future planting operations, as directed by the Sale Administrator. A chipping exemption can be obtained if proposed operations are determined to be suitable for planting by reforestation staff. This exemption must be granted in writing. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter does not apply (G. C. & R. 2.2). This is because the sale is on non-certified military lands.

2.2.3 - Stump heights (4/07)

Stump heights within the Sale Area shall not exceed 6 inches for all trees. This is in order to facilitate military requirements and to facilitate planting operations. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 and 2 may be divided at the request of the Purchaser and upon approval of the Unit Manager. Dividing Payment Units is a contract modification which requires a Timber Sale Contract Amendment.

3.4 - Damaged Timber

3.4.1 - Damaged timber (7/16)

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 tree seedlings and saplings.

Within the Payment Unit 1, if more than 30% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged. Trees cut cleanly for skid trails and operational pathways, as determined by the Sale

Administrator, will not count as damaged timber.

No damage is acceptable to undesignated 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, or at a rate of \$300 per sawtimber tree and \$100 per pole sized tree, whichever is greater.

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 chipped, utilized or otherwise removed from the sale.

4.1.6 - Road construction (1/09)

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. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. 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.

5 - Operations

5.1 - Notification

5.1.5 - National Guard notification (2/15)

This sale is upon lands utilized for training by the Michigan National Guard - Camp Grayling. A minimum of five (5) business days prior to opening this sale, the producer must request that the sale administrator contact the military for information regarding training plans that may impact sale operations.

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.

5.2.3 - Operating Restrictions

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

Within Payment Unit(s) 1, 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) 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.

5.2.3.7 - National Guard training restriction (1/09)

Operations on this contract may not be allowed during National Guard training operations. Typically, the restricted period is from May 1 to October 31. The Purchaser must check with the Unit Manager who will coordinate the cutting schedule with the Military.

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.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.2.41 - Snowmobile Trail Protection (9/11)

The LP 7 is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1st. If the trail road is to be used for hauling during the snowmobile season, then a snow covered base must be left on the trail. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31 unless approved by the Unit Manager or his/her representative. This approval must be granted in writing. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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.

5.5 - Protection of Improvements

5.5.3 - Protection of Improvements Detail (10/13)

Payment Unit(s) 1 contains scattered concrete bunkers. These bunkers are a 3-sided structure, open on one side, and set into an earthen berm. There are also orange land navigation posts. These structures are to be protected during operations.

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 Military 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail LP 7 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail must be posted at an appropriate distance 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 shall provide these signs.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from oak decline. 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.

7.10 - Certified Timber

7.10.1 - Non-Certified Timber (2/16)

The area encompassed by this timber sale is not certified to the standards of the Forest Stewardship Council (FSC) or the Sustainable Forestry Initiative (SFI). Forest products from this sale may not be delivered to the mill as "FSC and / or SFI certified". The lands within this sale are managed for military training.



TIMBER SALE MAP

This information provided by authority of Part 525, 1994 PA 451, as amended.

Sale Number
72-624-23

Date
11/30/2023

Forest Management Unit
Grayling Mgt Unit

County
Crawford

Mapped By: Derek Nellis
Cruised By: Derek Nellis

Scale
1:15,840

Page
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Of
1

Township 26N Range 04W Section(s) and Subdivision(s) Sec. 25 SWSW; Sec. 35 SENW,NE,NESW,NWSE; Sec. 36 NWNW,S1/2NW;

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		

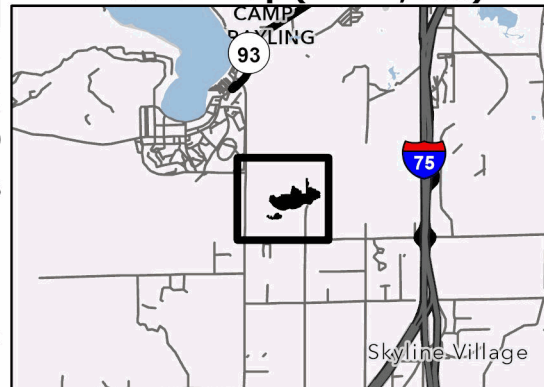
Density

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

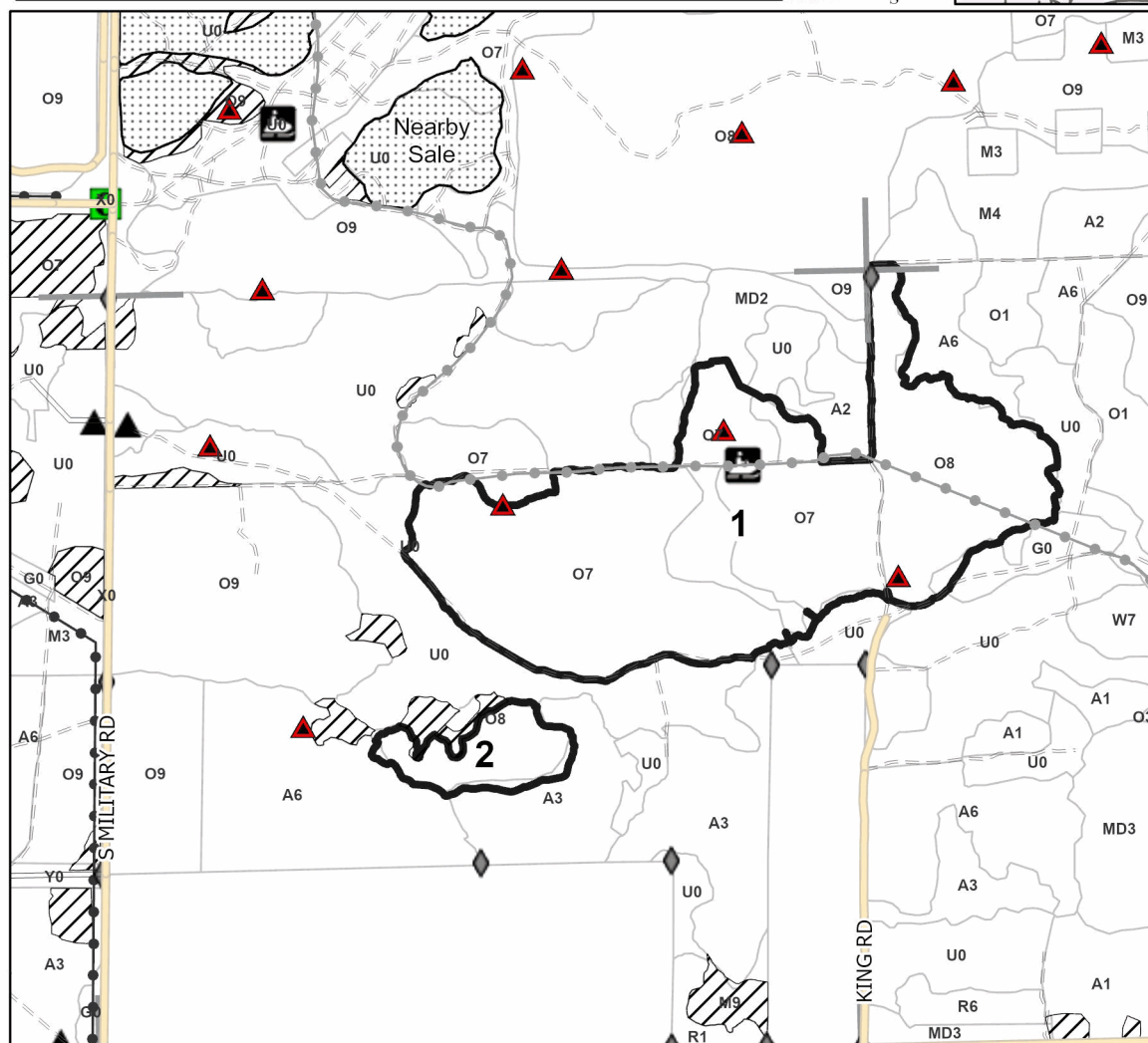
PU #	Acres
1	134.5
2	12

**Concrete
Corners Oak**
Compartment 200
146.5 Acres

Locator Map (1:200,000)



0 0.25 0.5 1 Miles



Legend

- Sale Boundary (Red)
- Nearby Timber Sale
- Stand
- Retention Areas
- Recreational Trail
- Powerline
- Primary Forest Road
- Secondary Forest Road
- Forest Access Route
- Administrative Access Only
- Non-DNR Road
- Field Grade Corner
- Berm
- Gate
- MIRIS Section Corner
- CampGraylingLandNavMarkers

