



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7868**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on July 27, 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:

Sheep Pasture Mix (72-005-24) / T27N, R01W, SEC. 16, NE,NESE.
T27N, R01W, SEC. 9, SWSE.

Crawford County, Advertised Price \$22,579.85, 73.0 Acres, Jack Pine, Red Pine.

SALE NOTE: Timber sale is located near the Sheep Pasture Canoe Access Site off Lovells Road. If sale is opened in the summer, access is encouraged to be via Nash Camp Road to reduce conflicts with canoe access site. Most of Sale Area is being converted to planted red pine and therefore chipping and low stumps are required. Soft oak wilt restrictions are included to protect the private property oak component along the west boundary of the sale. Powerline right of way and some other open areas were removed from sale acreage but included in sale boundary.

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 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	18.7 MBF	\$ 99.00 / MBF
Pulpwood		
Black Cherry	11 Cords	\$ 15.65 / Cord
Jack Pine	365 Cords	\$ 9.70 / Cord
Mixed Aspen	143 Cords	\$ 14.85 / Cord
Mixed Oak	84 Cords	\$ 17.15 / Cord
Red Pine	310 Cords	\$ 42.80 / Cord
White Pine	15 Cords	\$ 12.25 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.27 percent. There are an estimated 971 cords on this timber sale, plus or minus 148 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 \$1,128.99 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 remainder is due before cutting begins.
 - (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	100.0%
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
76,744	971	15.27%	823	1,120

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
9	10,292	130	57.08%	56	205
10	4,581	58	65.39%	20	96
21	227	3	0.00%	3	3
25	35,236	446	20.40%	355	537
27	1,572	20	93.71%	1	39
28	19,558	248	30.50%	172	323
34	5,277	67	89.19%	7	126
TOTAL:	76,744	971		614	1,328

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
9	8.7	1	8.7
10	6.6	1	6.6
21	1.0	1	1.0
25	44.0	1	44.0
27	2.6	1	2.6
28	5.3	1	5.3
34	4.8	1	4.8
TOTAL:	73.0		73.0

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Northern Pin Oak	Sawtimber	18.7	MBF	73.0	\$22,579.85
	Black Cherry	Pulpwood	11	Cords		
	Jack Pine		365	Cords		
	Mixed Aspen		143	Cords		
	<i>B. T. Aspen</i>		9	<i>Cords</i>		
	<i>Quaking Aspen</i>		134	<i>Cords</i>		
	Mixed Oak		84	Cords		
	<i>Northern Pin Oak</i>		82	<i>Cords</i>		
	<i>White Oak</i>		2	<i>Cords</i>		
	Red Pine		310	Cords		
	White Pine		15	Cords		
	<i>Balsam Fir</i>		7	<i>Cords</i>		
	<i>White Pine</i>		8	<i>Cords</i>		
TOTAL:			18.7	MBF		
TOTAL:			928	Cords		

Sale Specific Conditions & Requirements

Sale Name: Sheep Pasture Mix

Sale Number: 72-005-24 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 and red paint or are unmarked and identified by existing roads or openings. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint except the following as identified on the Timber Sale Map; the north boundary is unmarked and identified by Nash Camp Road, the east boundary is unmarked and identified by Lovells Road, the southeast boundary is unmarked and identified by an immature stand labeled G0. 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) 1, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint.

Special protection areas identified in accordance with condition 3.4.3, within clearcutting unit boundaries, are not Included Timber and are to be protected.

2.2 - Utilization

2.2.2 - Chipping required (2/18)

This area must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. 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. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter is still applicable (G. C. & R. 2.2).

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 planting operations.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 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. There will be only one division.

3.4 - Damaged Timber

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are unmarked opening identified on the Timber Sale Map as red hash lines. The Purchaser shall not operate equipment within special protection area. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated timber.

4 - Transportation

4.1 - Construction

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 chipped, utilized or otherwise removed from the sale. 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. 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. 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

5.1.6 - Utility R.O.W. (4/19)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line R.O.W. for operations.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Sale Area, chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. Other tactics to mitigate slash for site preparation would need to be approved by the Unit Manager or his/her representative. Liquidated damages may be assessed at \$250 per acre if it is determined that slash mitigation was inadequate and mastication is needed for the DNR to conduct site preparation for planting.

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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit 1, 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.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1, cut and leave all trees marked with orange paint on the ground next to stump. These trees are located in stands identified on the Timber Sale Map as A5 and A8 and are not

included timber.

5.2.29 - Shrub Protection (1/20)

Reasonable care should be taken to avoid cutting or damaging hawthorn or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

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.

5.2.43 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with red hash lines. Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 1, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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 Lovells 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.



TIMBER SALE MAP

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

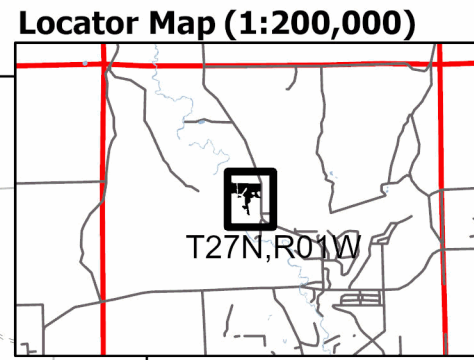
Sale Number 72-005-24	Date 06/21/2024	
Scale 1:7,920	Page 1	Of 1

Forest Management Unit Grayling Mgt Unit	County Crawford	Mapped By: Scott McClarren Cruised By: Scott McClarren
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Township 27N	Range 01W	Section(s) and Subdivision(s) Sec. 16 NE,NESE; Sec. 9 SWSE;
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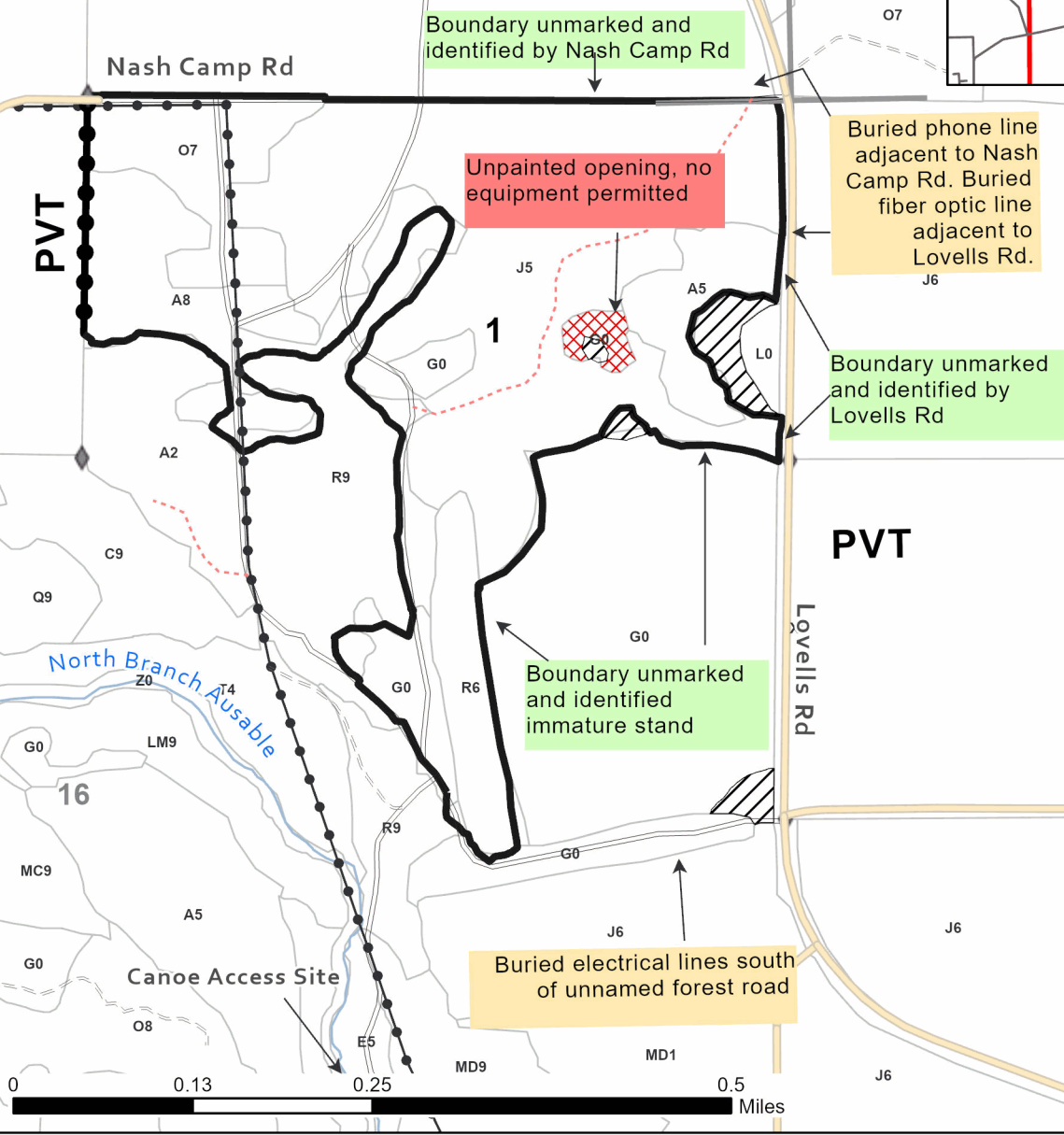
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	73.1

Sheep Pasture Mix
Comp 285
73.0 Acres



Legend

- Stand
- Retention Areas
- Special Protection Area
- Against State (Red/Unpainted)
- Private Line (Blue)
- Secondary Forest Road
- Forest Access Route
- Administrative Access Only
- Non-DNR Road
- Powerline
- Perennial River
- Field Grade Corner
- Section Corner

Use QR Code to open Map in App

