



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7580**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on February 11, 2025.

LOCATION: GAYLORD MGMT UNIT, 1732 WEST M 32, GAYLORD, MI 49735.

CONTACT NAME: Lucas Merrick

PHONE NUMBER: (989) 732-3541

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

Sourdough GS (52-010-24) / T33N, R04W, SEC. 6 , NW,SWNE.
T33N, R04W, SEC. 7 , NESW,SE.

Charlevoix County, Advertised Price \$119,439.10, 53.8 Acres, Hardwood, Sugar Maple.

SALE NOTE: Snow off harvesting required. No contract extensions will be granted on this sale.

Mixed hardwood pulpwood contains sawtimber volumes for paper birch (2.3MBF) and american elm (3.2MBF).

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

Sourdough GS (52-010-24)

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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		
Basswood	153.9 MBF	\$ 73.00 / MBF
Beech	6.6 MBF	\$ 139.00 / MBF
Black Cherry	9.1 MBF	\$ 165.00 / MBF
Red Maple	13.7 MBF	\$ 149.00 / MBF
Sugar Maple	346.0 MBF	\$ 252.00 / MBF
Yellow Birch	5.0 MBF	\$ 73.00 / MBF
Pulpwood		
Basswood	179 Cords	\$ 11.90 / Cord
Mixed Aspen	50 Cords	\$ 16.65 / Cord
Mixed Hardwood	711 Cords	\$ 18.60 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.73 percent. There are an estimated 2,194 cords on this timber sale, plus or minus 301 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 \$5,971.96 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	29.4%
02	70.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
173,305	2,194	13.73%	1,892	2,495

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
54	107,077	1,355	17.14%	1,123	1,588
67	66,228	838	23.36%	643	1,034
TOTAL:	173,305	2,194		1,766	2,622

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
54	28.2	2	28.2
67	25.6	1	25.6
TOTAL:	53.8		53.8

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	75.1	MBF	25.6	\$35,122.40
	Beech		5.4	MBF		
	Sugar Maple		84.4	MBF		
	Yellow Birch		2.9	MBF		
	Basswood	Pulpwood	115	Cords		
	Mixed Aspen		50	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	2.4	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	32	<i>Cords</i>		
	<i>Quaking Aspen</i>		13	<i>Cords</i>		
	Mixed Hardwood		280	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	2.3	<i>MBF</i>		
	<i>Beech</i>	<i>Pulpwood</i>	18	<i>Cords</i>		
	<i>Ironwood</i>		15	<i>Cords</i>		
	<i>Paper Birch</i>		13	<i>Cords</i>		
	<i>Sugar Maple</i>		227	<i>Cords</i>		
	<i>Yellow Birch</i>		2	<i>Cords</i>		
	2	Basswood	Sawtimber	78.8		
Beech			1.2	MBF		
Black Cherry			9.1	MBF		
Red Maple			13.7	MBF		
Sugar Maple			261.6	MBF		
Yellow Birch			2.1	MBF		
Basswood		Pulpwood	64	Cords		
Mixed Hardwood			431	Cords		
<i>American Elm</i>		<i>Sawtimber</i>	3.2	<i>MBF</i>		
<i>American Elm</i>		<i>Pulpwood</i>	1	<i>Cords</i>		
<i>Beech</i>			7	<i>Cords</i>		
<i>Black Cherry</i>			8	<i>Cords</i>		
<i>Ironwood</i>			6	<i>Cords</i>		
<i>Red Maple</i>			10	<i>Cords</i>		
<i>Sugar Maple</i>			391	<i>Cords</i>		
<i>Yellow Birch</i>			2	<i>Cords</i>		
TOTAL:			534.3	MBF		
TOTAL:			940	Cords		

Sale Specific Conditions & Requirements

Sale Name: Sourdough GS

Sale Number: 52-010-24 Seq#: 2

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundaries are marked and identified by blue and red paint or are unpainted and identified by Cobb Road. Exterior sale boundary lines against private property are marked with blue paint, with the exception of the eastern boundary of Payment Unit 1, which is unpainted and identified by Cobb Road. Exterior sale boundary lines against state are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.4 - Designated Timber Unit(s) (6/17)

Within Payment Unit(s) 1 and 2, all trees 6' (feet) or taller are designated for cutting regardless of merchantability.

2.2 - Utilization

2.2.3 - Stump heights (4/07)

Stump heights within Payment Unit(s) 1-2 shall not exceed 12 inches for trees greater than 10 inches at DBH and 4 inches for trees smaller than 10 inches at DBH. 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) 1-2, 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. There will be only one division per Payment Unit.

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.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, along skid trails in between gaps 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

4.1.4 - 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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Skid trails will only be allowed.

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 must 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.

4.2.5 - 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 (10/16)

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.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 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

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, in Payment Units 1-2, all slash and unmerchantable treetops shall not be chipped or hauled.

Instead, slash and tops shall be placed high and wide and centered over stumps to protect coppicing. They must not be compacted, and may be spread out unevenly throughout the unit. The goal is to discourage deer browse by making the area impenetrable and to allow vigorous stump sprouting to occur.

In all cases, these efforts must meet the satisfaction of the Sale Administrator.

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

5.2.3.2 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-2, unless changed by written agreement, cutting, skidding, and hauling are not permitted during snow-on ground conditions of winter and must be completed during the snow-free operations. This restriction is to increase scarification of the ground and expose mineral soil to increase regeneration of the gap cuttings.

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.

5.2.39 - ORV Trail/Route Protection (4/18)

The designated motorcycle trail is shown on the Timber Sale Map. Trees with motorcycle sign markers shall be cut off above the markers and at least 5 feet above ground. All stumps within 5 feet of the trail must be cut flush with the ground unless there is a designated marker. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the motorcycle trail or route as the centerline. Do not run equipment down the motorcycle trail or route. Skidding across the trail or route may only occur

in locations approved by the Sale Administrator.

5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail 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 for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. All stumps within 5 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.

5.4.2 - 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

5.8.3 - Red Shoulder Hawk or Goshawk (1) (2/16)

In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

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 Cobb Road and Bear River 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Motorcycle and Snowmobile Trails prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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.



TIMBER SALE MAP

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

Sale Number	Date	
52-010-24	11/25/2024	
Scale	Page	Of
1:24,000	1	1

Forest Management Unit	County	Mapped By: Dan Morris
Gaylord Mgt Unit	Charlevoix	Cruised By: D Morris and B Lachman

Township	Range	Section(s) and Subdivision(s)
33N	04W	Sec. 6 NW,SWNE; Sec. 7 NESW,SE;

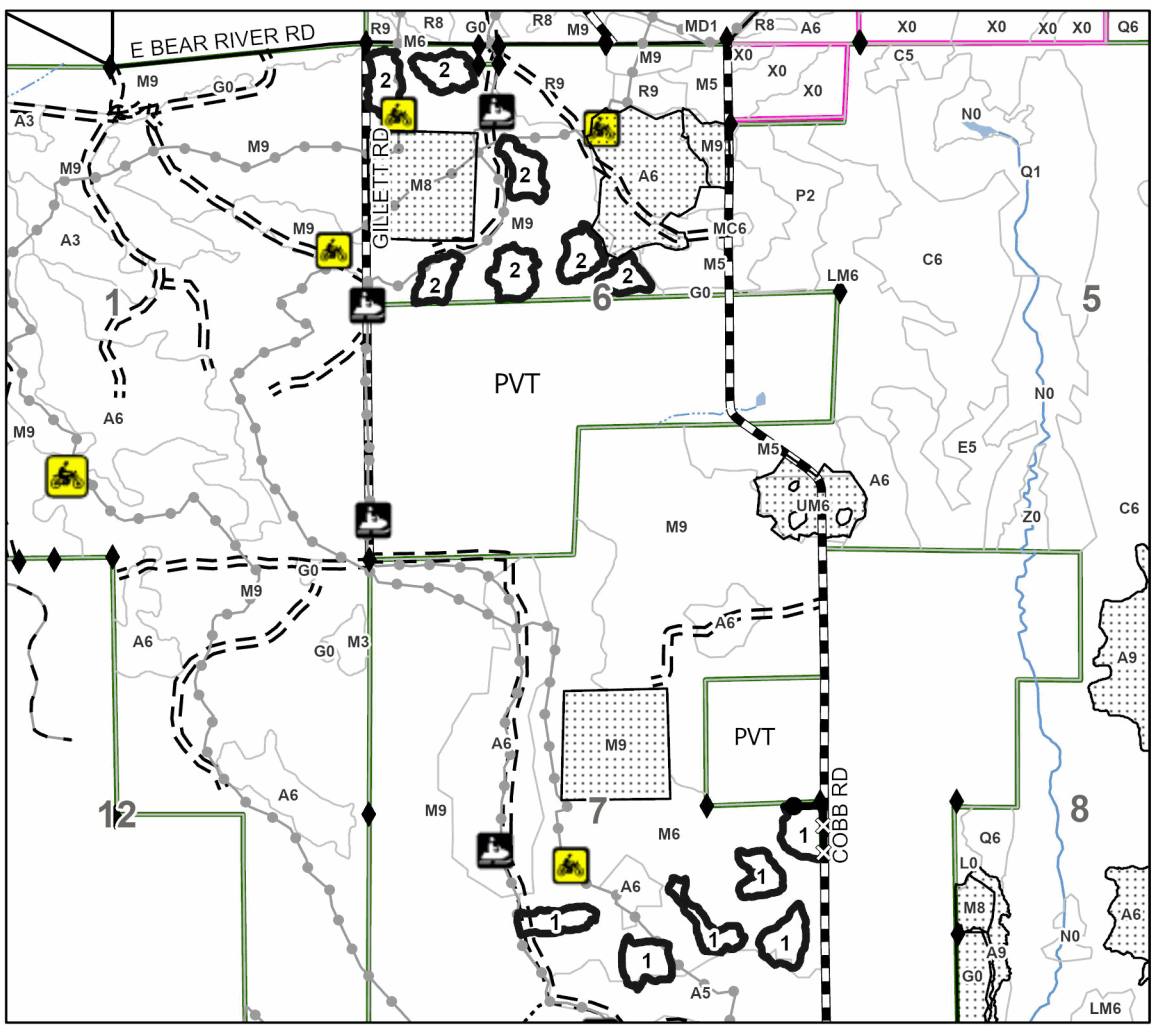
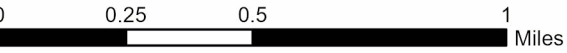
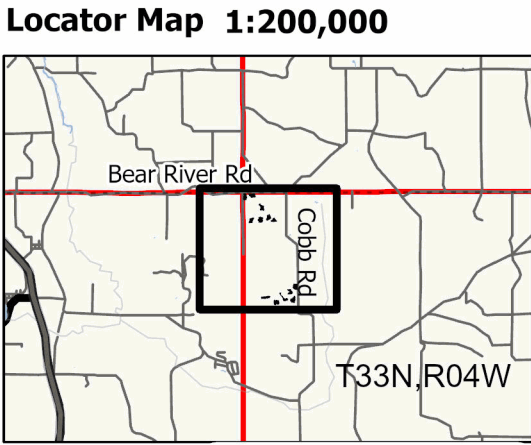
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	25.6
2	28.2

Sourdough GS

53.8 Acres



Legend

- Against State (Red)
- Against Private (Unpainted)
- Private Line (Blue)
- Stand

Compartments

- State Forests
- Partner Lands
- Lakes and Rivers
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails
- Field Grade Corner
- Nearby Timber Sale

Use QR Code to open Map in App

