



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7608**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on May 13, 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:

Future Legacy Hardwoods (52-007-24) / T30N, R06W, SEC. 4 , NW,W1/2NE,SW,NWSE.  
T30N, R06W, SEC. 5 , E1/2NE,NESE.

Antrim County, Advertised Price \$176,181.50, 217.6 Acres, Aspen, Hardwood.

SALE NOTE: This sale is a 4 year contract with no extensions. The access for this sale is located off of Graves Crossing Rd. within the Jordan River Valley. The sale is 1/2 mile down a forest access route. This route will need to be brushed and log truck access to the sale is not guaranteed.

## TIMBER SALE INFORMATION

Future Legacy Hardwoods (52-007-24)  
T30N, R06W, SEC. 4; T30N, R06W, SEC. 5.  
Antrim County (Advertised Price \$176,181.50)

**SALE NOTE:** This sale is a 4 year contract with no extensions. The access for this sale is located off of Graves Crossing Rd. within the Jordan River Valley. The sale is 1/2 mile down a forest access route. This route will need to be brushed and log truck access to the sale is not guaranteed.

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		
Basswood	529.7 MBF	\$ 53.00 / MBF
Beech	39.6 MBF	\$ 73.00 / MBF
Black Cherry	22.5 MBF	\$ 180.00 / MBF
Mixed Aspen	129.2 MBF	\$ 56.00 / MBF
Red Maple	208.9 MBF	\$ 112.00 / MBF
Sugar Maple	311.6 MBF	\$ 236.00 / MBF
Pulpwood		
Balsam Fir	92 Cords	\$ 10.80 / Cord
Basswood	503 Cords	\$ 9.20 / Cord
Mixed Aspen	528 Cords	\$ 14.85 / Cord
Mixed Hardwood	1,569 Cords	\$ 15.00 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 12.07 percent. There are an estimated 5,602 cords on this timber sale, plus or minus 677 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:**

- A bond in the amount of \$8,809.08 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
  - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
  - The 10% down payment will be credited towards the first unit cut.
  - 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	78.7%
02	2.4%
03	11.6%
04	7.3%
- If no cutting takes place, the 10% down payment will not be refunded.
- 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
442,542	5,602	12.07%	4,925	6,278

## 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
1	16,015	203	39.18%	123	282
3	56,722	718	37.14%	451	985
219	63,414	803	25.34%	599	1,006
220	306,391	3,878	15.16%	3,290	4,466
<b>TOTAL:</b>	<b>442,542</b>	<b>5,602</b>		<b>4,464</b>	<b>6,739</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
1	15.2	2	15.2
3	25.3	4	25.3
219	25.9	3	25.9
220	151.2	1	151.2
<b>TOTAL:</b>	<b>217.6</b>		<b>217.6</b>

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	461.5	MBF	151.2	\$138,755.30
	Beech		39.6	MBF		
	Black Cherry		6.0	MBF		
	Mixed Aspen		67.2	MBF		
	<i>Quaking Aspen</i>		67.2	<i>MBF</i>		
	Red Maple	Pulpwood	175.8	MBF		
	Sugar Maple		286.1	MBF		
	Basswood		415	Cords		
	Mixed Aspen		36	Cords		
	<i>Quaking Aspen</i>		36	<i>Cords</i>		
	Mixed Hardwood		1,000	Cords		
	<i>Beech</i>		30	<i>Cords</i>		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Ironwood</i>		21	<i>Cords</i>		
	<i>Red Maple</i>		320	<i>Cords</i>		
	<i>Sugar Maple</i>		626	<i>Cords</i>		
2	Basswood	Sawtimber	0.5	MBF	15.2	\$4,238.70
	Black Cherry		0.6	MBF		
	Mixed Aspen		5.2	MBF		
	<i>B. T. Aspen</i>		5.2	<i>MBF</i>		
	Red Maple		3.6	MBF		
	Sugar Maple	Pulpwood	3.7	MBF		
	Basswood		2	Cords		
	Mixed Aspen		112	Cords		
	<i>B. T. Aspen</i>		72	<i>Cords</i>		
	<i>Quaking Aspen</i>		40	<i>Cords</i>		
	Mixed Hardwood		57	Cords		
	<i>Black Cherry</i>		8	<i>Cords</i>		
	<i>Ironwood</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		38	<i>Cords</i>		
	<i>Sugar Maple</i>		7	<i>Cords</i>		
3	Basswood	Sawtimber	67.7	MBF	25.9	\$20,399.15
	Black Cherry		11.4	MBF		
	Mixed Aspen		12.5	MBF		
	<i>Quaking Aspen</i>		12.5	<i>MBF</i>		
	Red Maple		18.4	MBF		
	Sugar Maple	Pulpwood	21.8	MBF		
	Balsam Fir		6	Cords		
	<i>Balsam Fir</i>		6	<i>Cords</i>		
	Basswood		86	Cords		
	Mixed Aspen		17	Cords		
	<i>B. T. Aspen</i>		8	<i>Cords</i>		
	<i>Quaking Aspen</i>		9	<i>Cords</i>		
	Mixed Hardwood		383	Cords		
	<i>American Elm</i>	<i>Sawtimber</i>	3.6	<i>MBF</i>		
	<i>American Elm</i>	<i>Pulpwood</i>	43	<i>Cords</i>		
	<i>Black Cherry</i>		56	<i>Cords</i>		
	<i>Ironwood</i>		16	<i>Cords</i>		
	<i>Red Maple</i>		102	<i>Cords</i>		
	<i>Sugar Maple</i>		159	<i>Cords</i>		
4	Black Cherry	Sawtimber	4.5	MBF	25.3	\$12,788.35
	Mixed Aspen		44.3	MBF		
	<i>B. T. Aspen</i>		24.2	<i>MBF</i>		
	<i>Quaking Aspen</i>		20.1	<i>MBF</i>		
	Red Maple		11.1	MBF		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	Balsam Fir	Pulpwood	86	Cords		
	Balsam Fir	Sawtimber	1.5	MBF		
	White Spruce		2.8	MBF		
	Balsam Fir	Pulpwood	76	Cords		
	White Spruce		1	Cords		
	Mixed Aspen		363	Cords		
	B. T. Aspen		272	Cords		
	Quaking Aspen		91	Cords		
	Mixed Hardwood		129	Cords		
	American Elm		10	Cords		
	Black Cherry		33	Cords		
	Ironwood		3	Cords		
	Red Maple		76	Cords		
	Sugar Maple		7	Cords		
TOTAL:			1,241.5	MBF		
TOTAL:			2,692	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Future Legacy Hardwoods**

**Sale Number: 52-007-24 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, yellow, and green paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Interior Gap boundaries are marked with green 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) 2-4, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with pink paint. In addition, within Payment Units 2 and 4, do not cut any white pine.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected.

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

Within Payment Unit(s) 1, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Within green marked gaps, all trees that are 6 feet or more are designated timber. In addition, do not cut trees marked with pink paint.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting boundaries, are not Included Timber and are to be protected.

#### **2.2 - Utilization**

##### **2.2.4 - Skidding length (2/14)**

Skidding of unlimbed tops or lengths over 17 feet is not permissible within Payment Unit 1, unless approved by the Unit Manager or his/her representative.

### **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.

#### **3.4 - Damaged Timber**

##### **3.4.2 - Special Protection Trees (4/14)**

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are marked with pink paint. If the Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$500.00 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated 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. 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.

## 4.2 - Maintenance

### 4.2.4 - Grading (10/16)

For completion of the sale, state forest roads must be graded. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

## 4.4 - Access

### 4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

## 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. 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

#### 5.2.2 - 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

#### 5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

#### 5.2.3.11 - Coppice Regeneration Protection (4/10)

Timber harvesting in any Payment Unit must be completed before significant aspen sprouting occurs in that Payment Unit so as to minimize damage to the new regeneration. Any post harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

#### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or junberry. 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.

#### 5.2.38 - 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/or broad base dips at the direction of the Sale Administrator.

#### 5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the ephemeral pond included in retention, or within the Pinney Bridge Swamp along the southern boundary of Payment Unit 4. When harvesting occurs, there should be no disturbance to the vernal pond depression. All equipment, trees and tops should be kept out of this area. Within 100 feet of the pond and swamp, equipment should only be used when the soil is in a dry or frozen condition. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

### 5.7 - Protection of Historical Sites

#### 5.7.1 - Historical Sites (7/12)

The Purchaser shall not cut live or dead trees or operate equipment within historical sites. Historical sites are excluded from the Sale Area, however, they shall not be utilized for any operations. The Purchaser shall protect historical sites from damage by the Purchaser's operations. If Purchaser's operations have cut or damaged historical sites through carelessness, the Purchaser shall pay \$1000.00 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged.

#### 5.7.2 - Potential Historical Site(s) (9/06)

The State Historic Preservation Office has identified the potential for a historic site within the boundary of this timber sale. Note that if the site is discovered during operations, General Condition and Requirement 5.7 - Protection of Historical Sites will apply.

### 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 Highway 66 and Graves Crossing 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.

## **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  
**52-007-24**

Date  
**11/13/2024**

Forest Management Unit

County

Mapped By: Derek Nellis

Scale

Page

Of

Gaylord Mgt Unit

Antrim

Cruised By: Derek Nellis and Contractor

**1:15,000**

**1**

**1**

Township

Range

Section(s) and

30N

06W

Subdivision(s) Sec. 4 NW,W1/2NE,SW,NWSE; Sec. 5 E1/2NE,NESE;

## 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

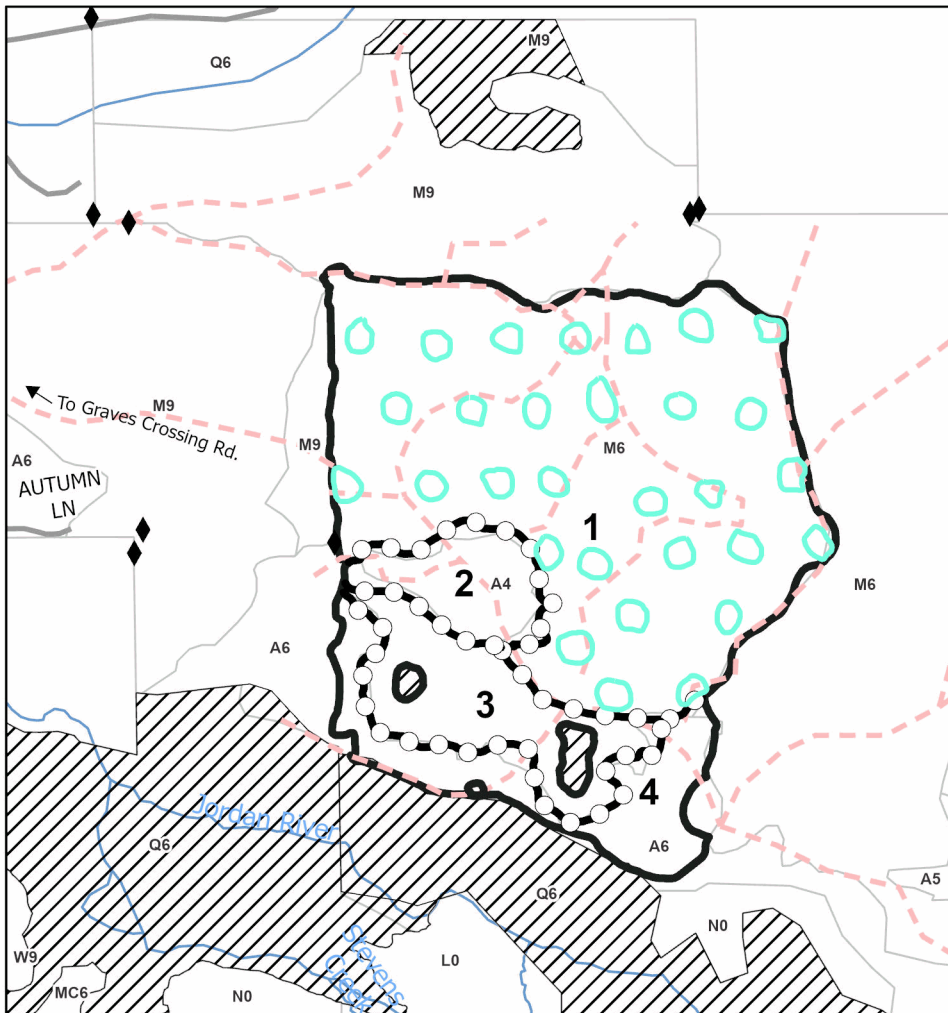
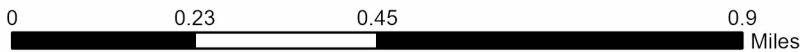
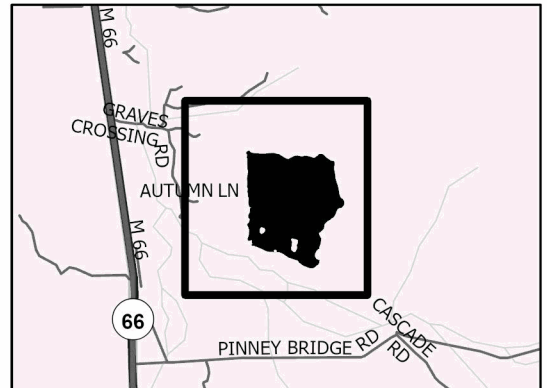
## PU # Acres

1	151.2
2	15.2
3	25.9
4	25.3

## Future Legacy Hardwoods

**217.6 Acres**

## Locator Map 1:78,100



## Legend

- Against State (Red)
- Regeneration Gap(Green)
- Payment Unit (Yellow)
- Stand
- ▨ Retention Areas
- Perennial River
- ◆ Field Grade Corner
- - - Closed Forest Road/Access Route

