



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7600**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on March 18, 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:

Schoolmarm Mix (52-005-24) / T33N, R04W, SEC. 17, NENW.

T33N, R04W, SEC. 5 , SWSW.

T33N, R04W, SEC. 6 , SESE.

T33N, R04W, SEC. 8 , E1/2SW.

Charlevoix County, Advertised Price \$26,716.00, 37.3 Acres, Aspen, Hardwood.

SALE NOTE: A three-Payment Unit, final harvest sale with minimal operational restrictions. The sale is immediately adjacent to a county gravel road facilitating minimal hauling logistics. No extensions will be granted on this contract.

TIMBER SALE INFORMATION

Schoolmarm Mix (52-005-24)

T33N, R04W, SEC. 17; T33N, R04W, SEC. 5; T33N, R04W, SEC. 6; T33N, R04W, SEC. 8.
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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		
B. T. Aspen	10.4 MBF	\$ 51.00 / MBF
Red Maple	20.0 MBF	\$ 99.00 / MBF
Red Pine	95.6 MBF	\$ 99.00 / MBF
Sugar Maple	6.8 MBF	\$ 196.00 / MBF
Pulpwood		
Balsam Fir	110 Cords	\$ 9.75 / Cord
Basswood	16 Cords	\$ 9.70 / Cord
Mixed Aspen	652 Cords	\$ 14.05 / Cord
Mixed Hardwood	165 Cords	\$ 14.30 / Cord
Red Pine	18 Cords	\$ 36.70 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.28 percent. There are an estimated 1,275 cords on this timber sale, plus or minus 259 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 \$1,335.80 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	55.5%
02	17.0%
03	27.5%
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
100,689	1,275	20.28%	1,016	1,533

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
40	55,461	702	27.72%	507	897
56	37,611	476	33.73%	315	637
59	7,618	96	81.59%	18	175
TOTAL:	100,689	1,275		841	1,708

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
40	18.1	2	3.8
40	18.1	3	14.3
56	14.9	1	14.9
59	4.3	2	4.3
TOTAL:	55.4		37.3

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
1	B. T. Aspen	Sawtimber	10.4	MBF	14.9	\$14,813.45			
	Red Maple		1.7	MBF					
	Red Pine		95.6	MBF					
	Sugar Maple		6.8	MBF					
	Balsam Fir	Pulpwood	5	Cords					
	Mixed Aspen		92	Cords					
	<i>B. T. Aspen</i>		2	<i>Cords</i>					
	<i>Quaking Aspen</i>		90	<i>Cords</i>					
	Mixed Hardwood		92	Cords					
	<i>Paper Birch</i>	<i>Sawtimber</i>	1.9	<i>MBF</i>					
	<i>Beech</i>	<i>Pulpwood</i>	4	<i>Cords</i>					
	<i>Paper Birch</i>		12	<i>Cords</i>					
	<i>Red Maple</i>		22	<i>Cords</i>					
	<i>Sugar Maple</i>		50	<i>Cords</i>					
	Red Pine		18	Cords					
	2	Red Maple	Sawtimber	18.3			MBF	8.1	\$4,541.60
		Balsam Fir	Pulpwood	22			Cords		
Basswood			3	Cords					
<i>Basswood</i>		<i>Sawtimber</i>	0.6	<i>MBF</i>					
<i>Basswood</i>		<i>Pulpwood</i>	2	<i>Cords</i>					
Mixed Aspen			122	Cords					
<i>Quaking Aspen</i>			122	<i>Cords</i>					
Mixed Hardwood			54	Cords					
<i>Black Cherry</i>		<i>Sawtimber</i>	2.3	<i>MBF</i>					
<i>American Elm</i>		<i>Pulpwood</i>	1	<i>Cords</i>					
<i>Beech</i>			1	<i>Cords</i>					
<i>Black Cherry</i>			8	<i>Cords</i>					
<i>Paper Birch</i>			1	<i>Cords</i>					
<i>Red Maple</i>			37	<i>Cords</i>					
<i>Sugar Maple</i>			1	<i>Cords</i>					
3	Balsam Fir	Pulpwood	83	Cords	14.3	\$7,351.25			
	Basswood		12	Cords					
	<i>Basswood</i>	<i>Sawtimber</i>	2.2	<i>MBF</i>					
	<i>Basswood</i>	<i>Pulpwood</i>	8	<i>Cords</i>					
	Mixed Aspen		438	Cords					
	<i>Quaking Aspen</i>		438	<i>Cords</i>					
	Mixed Hardwood		19	Cords					
	<i>American Elm</i>		2	<i>Cords</i>					
	<i>Beech</i>		4	<i>Cords</i>					
	<i>Black Cherry</i>		2	<i>Cords</i>					
	<i>Paper Birch</i>		6	<i>Cords</i>					
	<i>Red Maple</i>		2	<i>Cords</i>					
	<i>Sugar Maple</i>		3	<i>Cords</i>					
	TOTAL:			132.8			MBF		
	TOTAL:			960			Cords		

Sale Specific Conditions & Requirements

Sale Name: Schoolmarm Mix

Sale Number: 52-005-24 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 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. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with teal paint in Payment Unit 1 and with red in Payment Unit 3; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1, 2, and 3, cut all trees that are two (2) inches or more at DBH regardless of merchantability.

3 - Payments

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 the red pine seed orchard as shown on the Timber Sale Map (labeled G0 between Payment Units 2 and 3). This area is outside of the harvest area. If the Purchaser's operations have damaged special protection areas through carelessness, the Purchaser shall pay \$5000 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

4.1.3 - 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, 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.

4.1.11 - Permits (2/12)

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

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 a Payment Unit to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 3 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

5.2.1.1 - Slash Within Sale Area (9/16)

No trees are to be felled outside the Sale Area, and all slash is to be kept at least 20 feet back from the blue paint line. If sale boundary lines are along a public road or highway, then slash must be removed 50' from these lines per General Condition & Requirement 5.2.1.

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.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and down creation, hare and grouse (1/14)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two trees, nine (9) inches or larger in diameter on the ground for every two acres. They should be scattered throughout the sale or positioned per the Sale Administrator's instructions. If possible, the logs or trees should be felled so they overlap. Note these pieces should have a minimum length of 8 feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 2 and 3, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is due to seasonal wetness on the east edge of the Payment Units.

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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within 50 feet of Cobb Road. No Decking is allowed in the opening between Payment Unit 2 and Payment Unit 3 labeled G0 on the Timber Sale Map.

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

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

5.2.43 - Opening Protection (2/21)

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

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.

5.4.6 - Wet Area Protection (5/10)

No harvesting operations, including skidding and felling, are to take place within the Riparian Management Zone for Spring Brook. Care must be taken by the Purchaser to identify and avoid operating in these areas of the timber sale.

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 Cobb Road prior to beginning operations. The road must be posted approximately 350 feet 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	Date	
52-005-24	12/16/2024	
Scale	Page	Of
1:15,840	1	1

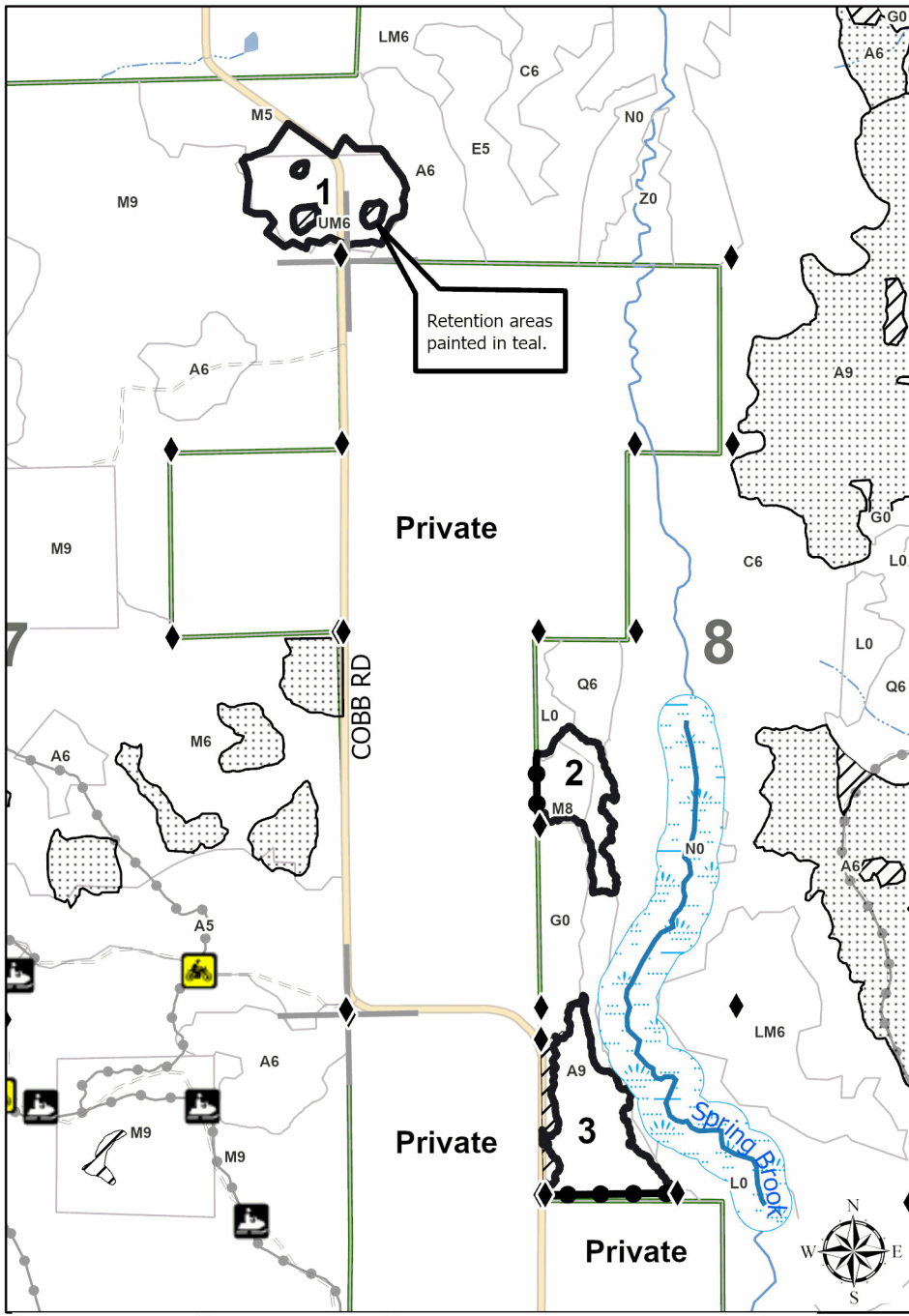
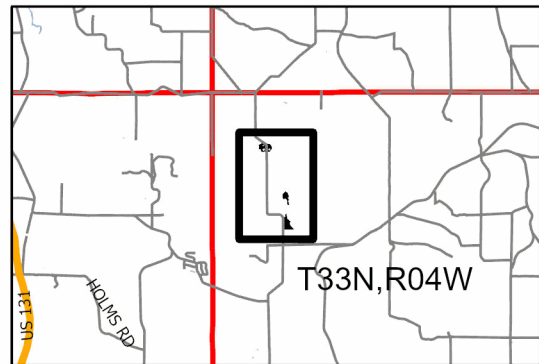
Forest Management Unit	County	Mapped By: Derek Nellis
Gaylord Mgt Unit	Charlevoix	Cruised By: Morris/Lachman/Tyran

Township	Range	Section(s) and Subdivision(s)
33N	04W	Sec. 17 NENW; Sec. 5 SWSW; Sec. 6 SESE; Sec. 8 E1/2SW;

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

Locator Map 1:200,000



Schoolmarm Mix
37.3 Acres

Payment Unit Number	Acres
1	14.9
2	8.1
3	14.3

- Legend**
- Against State (Red)
 - Private Line (Blue)
 - Stand
 - Retention Areas
 - Nearby Timber Sale
 - State Forests
 - Recreational Trails
 - Intermittent Stream
 - Perennial River
 - Survey Grade Corner
 - Forest Access Route
 - Non-DNR Road
 - RMZ

