



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7788

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

Loggy Bottom Boys (72-008-24) / T27N, R01W, SEC. 1 , S1/2SW.

T27N, R01W, SEC. 2 , N1/2NW,SWNW,E1/2NE,NWSW,S1/2SW.

Crawford County, Advertised Price \$25,518.20, 99.9 Acres, Aspen, Jack Pine.

SALE NOTE: PU 1 and 2 were impacted by the spring 2025 ice storm. Three year contract due to operating cautions. Also, please take note of access for Payment Unit 6. KW restriction may also apply to this sale for Payment Unit 6, please check with the sale administrator regarding this. Also, please note that no chipping of limbs or tops will be allowed to assist with natural regeneration and protect sensitive soils.

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*	ADVERTISED PRICE
Pulpwood		
Balsam Fir	59 Cords	\$ 16.65 / Cord
Black Cherry	17 Cords	\$ 22.00 / Cord
Jack Pine	286 Cords	\$ 10.85 / Cord
Misc. Species 1	425 Cords	\$ 9.75 / Cord
Mixed Aspen	685 Cords	\$ 17.90 / Cord
Northern Pin Oak	66 Cords	\$ 19.90 / Cord
Red Maple	51 Cords	\$ 22.00 / Cord
Red Pine	11 Cords	\$ 40.60 / Cord
White Pine	87 Cords	\$ 15.80 / Cord
White Spruce	21 Cords	\$ 18.90 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.68 percent. There are an estimated 1,707 cords on this timber sale, plus or minus 251 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 \$1,275.91 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	21.2%
02	16.0%
03	10.0%
04	41.6%
05	7.3%
06	3.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2029.

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
134,863	1,707	14.68%	1,456	1,958

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
1	44,002	557	24.31%	422	692
4	14,355	182	60.54%	72	292
22	46,614	590	26.58%	433	747
24	12,866	163	34.80%	106	220
43	3,905	49	57.85%	21	78
51	13,122	166	50.07%	83	249
TOTAL:	134,863	1,707		1,136	2,278

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	35.5	1	22.6
		2	12.9
4	14.8	3	14.8
		4	19.3
22	19.3	5	15.5
24	15.5	6	6.3
43	6.3	1	3.5
		2	5.0
TOTAL:	99.9		99.9

DESCRIPTION OF TIMBER BY PU (PU)

Sale Specific Conditions & Requirements

Sale Name: Loggy Bottom Boys

Sale Number: 72-008-24 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 paint or are unmarked and identified by a road or utility ROW. Exterior sale boundary lines against state are marked with red paint. Except for those stretches of sale boundary that border either Townline Rd or Thunder Mug Rd; these stretches are unmarked boundary. This includes unmarked private line against Thunder Mug Rd along Payment Units 1 and 3. Payment Unit 6 has unmarked sale boundary against the utility ROW. Interior Payment Unit boundary between Payment Units 1 and 2 are unmarked; instead, the access road is being used to separate these two units. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The red painted exterior 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) 1-6, cut all trees that are two (2) inches or more at DBH, except for trees designated with green paint above and below stump height. In addition, within Payment Units 1, 2, 3 and 5 do not cut any red pine unless they are designated with orange paint. Any red pine designated with orange paint above and below stump height are included timber. Designated red pine are only present in Payment Units 1 and 2.

2.1.11 - Description of Timber Note (2/04)

Note that Miscellaneous species 1 is damaged jack pine due to the spring 2025 ice storm.

2.2 - Utilization

2.2.10 - No Chipping Tops and Limbs (8/16)

Within Payment Unit(s) 1-6, chipping of limbs or tops is not permitted. Limbs and the remaining top must be left on site and scattered. This is to assist with management objective of natural regeneration for all units, in addition to protecting sensitive soils in Payment Units 4 and 6.

3 - Payments

3.4 - Damaged Timber

3.4.1 - Damaged Timber (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesigned live merchantable trees which are cut or injured. No damage is acceptable to undesigned live merchantable trees. Within the Sale Area, if more than 10% 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

4.1.3 - 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.

4.1.7 - 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. 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.

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)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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

5.2.4.1 - Dead and Down Creation, Marked Trees (10/13)

To encourage grouse and other wildlife, all trees designated with either orange or pink paint, not including red pine per Spec 2.1.1, must be left until all merchantable timber has been cut and taken to the landing. Pink paint was utilized in Payment Units 1, 2 and 6; while orange paint was utilized in Payment Units 3 and 4. At which time, they are to be cut, felled, and left on the ground directly next to the stump. These trees are not included timber.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 4, cutting, skidding, and hauling occur during times of the year that promote stable ground conditions (dry or frozen). The reason for the recommendation is due to the presence of sensitive, organic soils found in this Payment Unit that are more prone to rutting.

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.

5.2.41 - Snowmobile Trail Protection (9/11)

The 409 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. 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. 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 is not to be used without written approval from the Unit Manager. 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 25 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.

5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to potentially saturated soils in Payment Unit 4.

5.8 - Protection of Endangered Species

5.8.1 - Kirtland's Warbler (1) (4/24)

This sale is adjacent to a young jack pine stand which may be used by the Kirtland's Warbler. The Department reserves the right to temporarily restrict all harvesting operations in a buffer zone of up to 500 feet if it is determined that Warbler territory has been established in the adjacent stand. The restricted period, if put into effect, would apply from May 1 to August 15. Please have your Sale Administrator check if this restriction applies to the affected Payment Unit (6) prior to 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 E Townline Rd and Thunder Mug Rd 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 409 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

7.2.5 - Weather-Related Extension (1/13)

If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from spring 2025 ice storm. 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.



Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number 72-008-24	Date 12/02/2024
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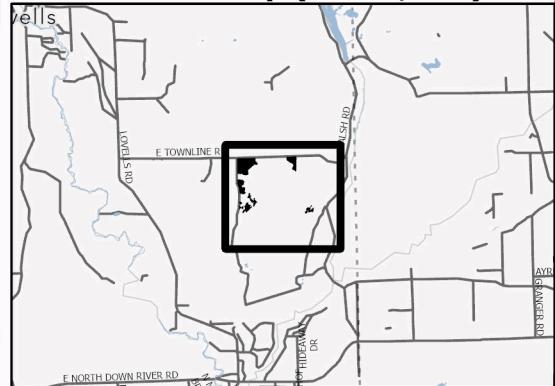
Forest Management Unit		County	Mapped By: Jake Halabut	Scale 1:20,000	Page 1	Of 1
Grayling Mgt Unit		Crawford	Cruised By: Jake Halabut			
Township 27N	Range 01W	Section(s) and Subdivision(s)	Sec. 1 S1/2SW; Sec. 2 N1/2NW, SWNW, E1/2NE, NWSW, S1/2SW;			

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		

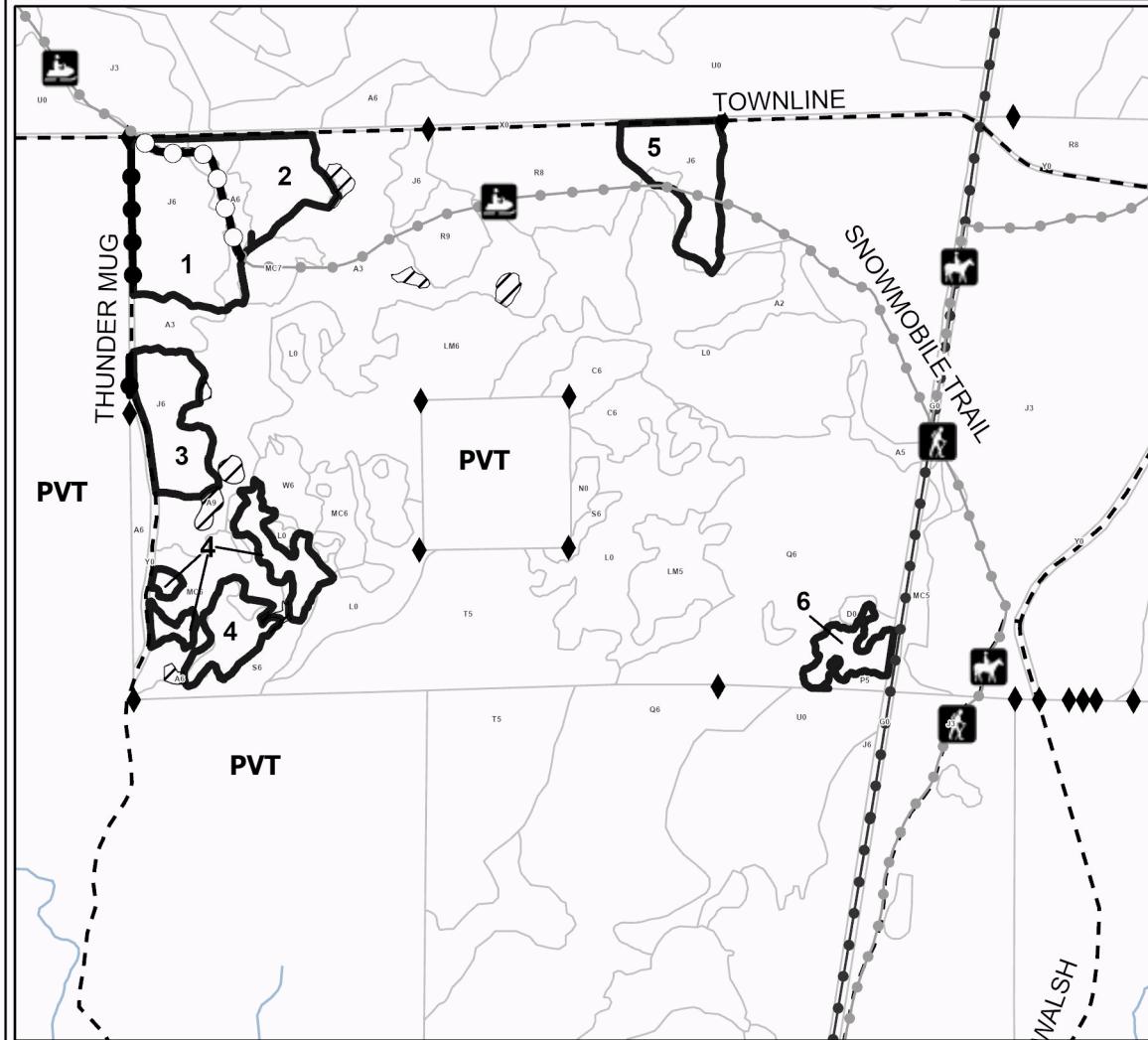
Density

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)

PU #	Acres	PU #	Acres
1	26.1	4	19.3
2	17.9	5	15.5
3	14.8	6	6.3

**Loggy Bottom
Boys**
99.9 Acres
Comp 287



Use QR Code to open Map in App

