



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7815**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on March 16, 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:

Oakus Pocus (72-013-24) / T28N, R04W, SEC. 28, SWSW.

T28N, R04W, SEC. 29, SESW, SWSE.

T28N, R04W, SEC. 32, E1/2NW, NE, SW, SE.

T28N, R04W, SEC. 33, NWNW.

Crawford County, Advertised Price \$111,458.05, 129.0 Acres, Hardwood, Red Oak.

SALE NOTE: Please note the following pertinent specs:

Oak Wilt, ORV trail Protection, Snowmobile Trail Protection. Sale is accessible from Class A road. To account for some of these limitations, this sale has a 3-year contract.

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

Oakus Pocus (72-013-24)

T28N, R04W, SEC. 28; T28N, R04W, SEC. 29; T28N, R04W, SEC. 32; T28N, R04W, SEC. 33.
Crawford County (Advertised Price \$111,458.05)

SALE NOTE: Please note the following pertinent specs:

Oak Wilt, ORV trail Protection, Snowmobile Trail Protection. Sale is accessible from Class A road. To account for some of these limitations, this sale has a 3-year contract.

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.

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		
Black/Red (Hybrid) Oak	204.8 MBF	\$ 139.00 / MBF
Red Oak	298.6 MBF	\$ 143.00 / MBF
White Oak	33.6 MBF	\$ 116.00 / MBF
Pulpwood		
Misc. Species 1	67 Cords	\$ 6.30 / Cord
Mixed Aspen	402 Cords	\$ 19.15 / Cord
Mixed Hardwood	218 Cords	\$ 24.75 / Cord
Mixed Oak	825 Cords	\$ 23.60 / Cord
Red Pine	33 Cords	\$ 53.35 / Cord
White Pine	90 Cords	\$ 18.30 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.51 percent. There are an estimated 2,897 cords on this timber sale, plus or minus 363 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 \$5,572.90 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	25.0%
02	18.2%
03	23.8%
04	4.3%
05	28.7%

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
228,835	2,897	12.51%	2,534	3,259

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
18	105,058	1,330	17.68%	1,095	1,565
21	59,657	755	21.12%	596	915
23	17,378	220	47.94%	115	325
48	46,742	592	34.94%	385	798
TOTAL:	228,835	2,897		2,190	3,603

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
18	43.7	1	25.3
		2	18.4
21	35.2	5	35.2
23	15.9	4	15.9
48	34.2	3	34.2
TOTAL:	129.0		129.0

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid White Oak Misc. Species 1 Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Black Cherry</i> <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> <i>White Oak</i> Red Pine White Pine	Sawtimber	118.6	MBF	25.3	\$27,904.40
			7.6	MBF		
		Pulpwood	39	Cords		
			72	Cords		
			72	Cords		
			72	Cords		
		<i>Sawtimber</i>	1.8	MBF		
		<i>Pulpwood</i>	2	Cords		
			66	Cords		
			278	Cords		
			225	Cords		
			53	Cords		
			10	Cords		
			2	Cords		
2	Black/Red (Hybrid White Oak Misc. Species 1 Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Black Cherry</i> <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> <i>White Oak</i> Red Pine White Pine	Sawtimber	86.2	MBF	18.4	\$20,309.60
			5.5	MBF		
		Pulpwood	28	Cords		
			52	Cords		
			52	Cords		
			52	Cords		
		<i>Sawtimber</i>	1.3	MBF		
		<i>Pulpwood</i>	1	Cords		
			48	Cords		
			202	Cords		
			164	Cords		
			38	Cords		
			8	Cords		
			2	Cords		
3	Red Oak White Oak Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> <i>Sugar Maple</i> <i>Beech</i> <i>Red Maple</i> <i>Sugar Maple</i> Mixed Oak <i>Red Oak</i> <i>White Oak</i>	Sawtimber	136.1	MBF	34.2	\$26,486.40
			11.2	MBF		
		Pulpwood	33	Cords		
			33	Cords		
			37	Cords		
		<i>Sawtimber</i>	0.5	MBF		
		<i>Pulpwood</i>	1.1	MBF		
			5	Cords		
			23	Cords		
			6	Cords		
			177	Cords		
			158	Cords		
			19	Cords		
		4	White Oak Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Red Maple</i> Mixed Oak <i>White Oak</i> Red Pine White Pine	Sawtimber		
Pulpwood	101			Cords		
	101			Cords		
	15			Cords		
	15			Cords		
	1			Cords		
	1			Cords		
	15			Cords		
	86			Cords		
5	Red Oak White Oak Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood	Sawtimber	162.5	MBF	35.2	\$31,986.55
			8.5	MBF		
		Pulpwood	144	Cords		
			144	Cords		
			43	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Red Maple</i>	<i>Sawtimber</i>	<i>4.1</i>	<i>MBF</i>		
	<i>Red Maple</i>	<i>Pulpwood</i>	<i>35</i>	<i>Cords</i>		
	Mixed Oak		167	Cords		
	<i>Red Oak</i>		<i>151</i>	<i>Cords</i>		
	<i>White Oak</i>		<i>16</i>	<i>Cords</i>		
TOTAL:			537.0	MBF		
TOTAL:			1,636	Cords		

Sale Specific Conditions & Requirements

Sale Name: Oakus Pocus

Sale Number: 72-013-24 Seq#: 2

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

Exterior boundaries have been marked with red paint or are identified by existing roads. Boundaries against state have been marked with red paint except against existing roads in Payment Units 1 and 3 as shown on the timber sale map. Interior Payment Unit boundaries are marked with yellow paint. 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. 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) 1, 2, and 4, cut all species of trees that are two (2) inches or more at DBH except do not cut any trees designated with green paint above and below stump height. These trees are not included timber and are to be protected.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 3 and 5, cut all trees which meet minimum piece specifications in 2.2 Utilization trees designated with green paint above and below stump height, these trees are not included timber and are to be protected.

2.1.11 - Description of Timber Note (2/04)

Note that Misc Species 1 = dead oak.

2.2 - Utilization

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

Within Payment Unit(s) 1-5, chipping of the bole, 4-inches in diameter or greater, is allowed. Chipping of limbs or portions of the tree less than 4-inches in diameter is not permitted. Limbs and the remaining top must be left on site and scattered.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-5 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 (12/24)

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, if more than 30% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$250 per acre for all acreage within that specified portion of the Sale Area that was damaged.

No damage is acceptable to undesignated live merchantable trees. Damage 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.

4.1.11 - Permits (2/12)

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

5 - 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.

5.2.3 - Operating Restrictions

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Units 1-3 and 5, 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) 4, leave one, 8" diameter or larger log-length (8 foot minimum) piece from a live, cut tree, on the ground for every 2 acres. These trees will be evenly scattered throughout the unit, preferably at least one chain from any roads, two-tracks, or trails open to vehicles. This piece can be unmerchantable (e.g., hollow, not sound) but must meet the other specified criteria.

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 Frederic Route, Tower Trail, is an ORV/Snowmobile trail route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. All stumps within 5 feet of the trail must be cut flush with the ground. Maintain a 20 foot wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV 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 LP 79 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 5-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.

5.8 - 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 County Road 612 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 Frederic Trail, Tower Trail (snowmobile trail LP 79 in the winter), 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.



TIMBER SALE MAP

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

Sale Number
72-013-24

Date
12/02/2024

Forest Management Unit	County	Mapped By: Halabut
Grayling Mgt Unit	Crawford	Cruised By: Hoffman and Mickevich

Scale	Page	Of
1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
28N	04W	Sec. 28 SWSW; Sec. 29 SESW,SWSE; Sec. 32 E1/2NW,NE,SW,SE; Sec. 33 NWNW;

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		

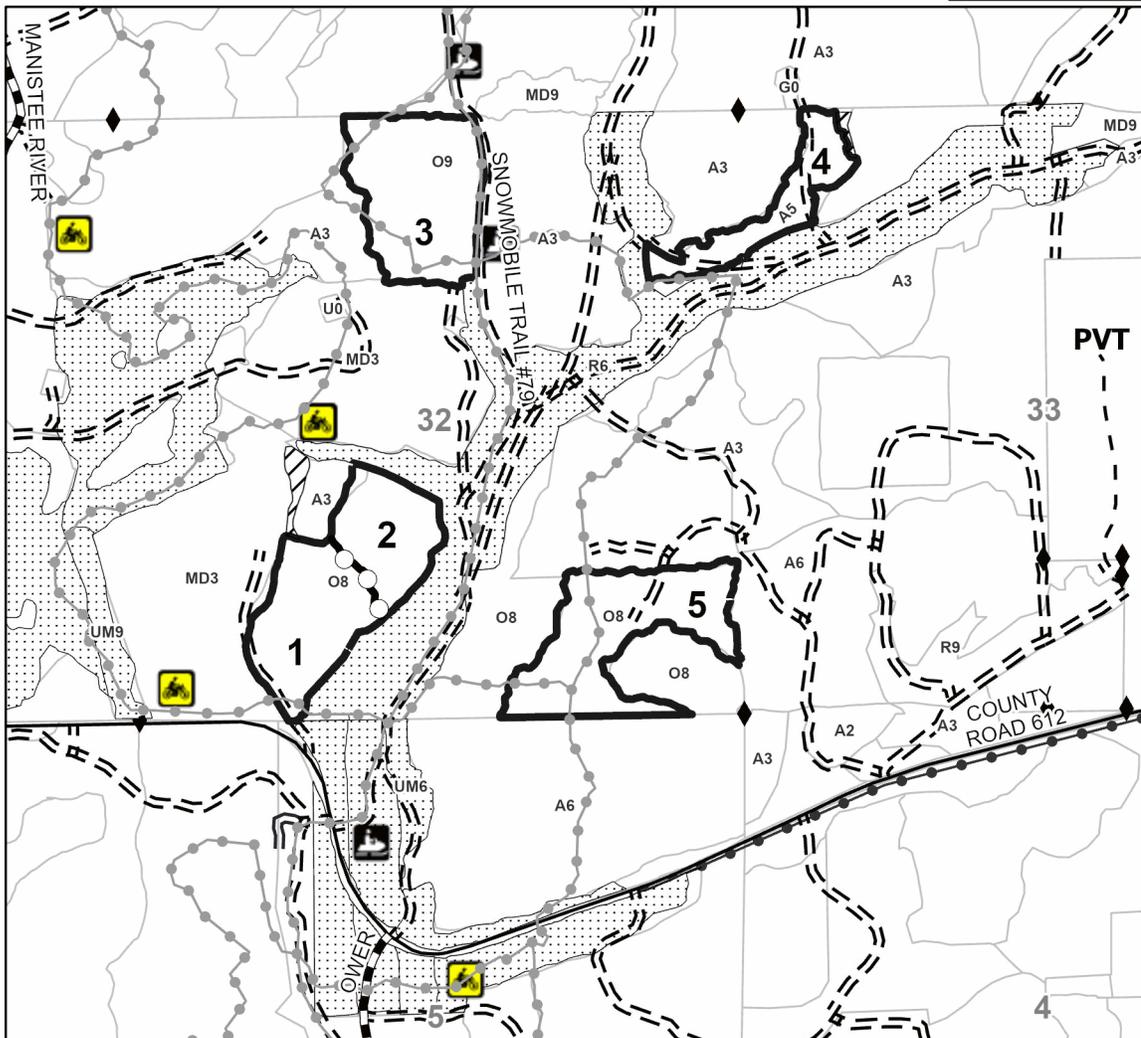
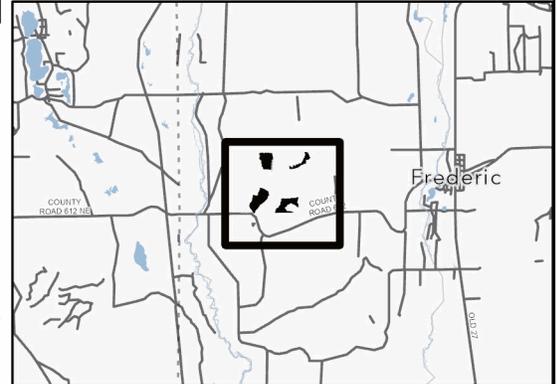
Density

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	25.3
2	18.4
3	34.2
4	15.9
5	35.2

Oakus Pocus Compartment 174 129.0 Acres

Locator Map (1:200,000)



Legend

- Against State (Red)
- Payment Unit (Yellow)
- Nearby Timber Sales
- Stand
- Retention Areas
- Recreational Trail
- Powerline
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Field Grade Corner

Use QR Code to open Map in App

