



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7606**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on April 1, 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:

Comp 129 Hardwood (52-106-24) / T34N, R04W, SEC. 13, NE,SW,SE.
T34N, R04W, SEC. 24, NENE,N1/2SE.

Emmet County, Advertised Price \$511,812.50, 443.5 Acres, Hardwood, Sugar Maple.

SALE NOTE: Nice quality hardwood. No chipping tops and limbs. Bark slip restriction. No extensions will be granted on the 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

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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	262.1 MBF	\$ 71.00 / MBF
Black Cherry	8.9 MBF	\$ 172.00 / MBF
Mixed Aspen	61.0 MBF	\$ 64.00 / MBF
Red Maple	12.8 MBF	\$ 122.00 / MBF
Sugar Maple	1,654.1 MBF	\$ 268.00 / MBF
Pulpwood		
Basswood	188 Cords	\$ 11.60 / Cord
Mixed Aspen	72 Cords	\$ 16.70 / Cord
Mixed Hardwood	64 Cords	\$ 17.00 / Cord
Sugar Maple	2,261 Cords	\$ 17.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.76 percent. There are an estimated 7,273 cords on this timber sale, plus or minus 783 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 \$25,590.63 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	29.2%
02	25.6%
03	26.3%
04	18.9%
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
574,528	7,273	10.76%	6,490	8,055

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
19	455,410	5,765	12.71%	5,032	6,497
42	119,118	1,508	18.72%	1,226	1,790
TOTAL:	574,528	7,273		6,258	8,287

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
19	382.0	1	137.3
19	382.0	2	120.7
19	382.0	3	124.0
42	61.5	4	61.5
TOTAL:	1,207.5		443.5

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	69.7	MBF	137.3	\$149,143.40
	Black Cherry		3.2	MBF		
	Mixed Aspen		6.8	MBF		
	<i>Quaking Aspen</i>		6.8	<i>MBF</i>		
	Red Maple		4.6	MBF		
	Sugar Maple		486.6	MBF		
	Basswood	Pulpwood	47	Cords		
	Mixed Aspen		7	Cords		
	<i>Quaking Aspen</i>		7	<i>Cords</i>		
	Mixed Hardwood		21	Cords		
	<i>Beech</i>		11	<i>Cords</i>		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
Sugar Maple	660	Cords				
2	Basswood	Sawtimber	61.2	MBF	120.7	\$131,128.40
	Black Cherry		2.8	MBF		
	Mixed Aspen		5.9	MBF		
	<i>Quaking Aspen</i>		5.9	<i>MBF</i>		
	Red Maple		4.0	MBF		
	Sugar Maple		427.9	MBF		
	Basswood	Pulpwood	41	Cords		
	Mixed Aspen		6	Cords		
	<i>Quaking Aspen</i>		6	<i>Cords</i>		
	Mixed Hardwood		19	Cords		
	<i>Beech</i>		10	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
Sugar Maple	580	Cords				
3	Basswood	Sawtimber	62.9	MBF	124.0	\$134,734.30
	Black Cherry		2.9	MBF		
	Mixed Aspen		6.1	MBF		
	<i>Quaking Aspen</i>		6.1	<i>MBF</i>		
	Red Maple		4.2	MBF		
	Sugar Maple		439.6	MBF		
	Basswood	Pulpwood	43	Cords		
	Mixed Aspen		6	Cords		
	<i>Quaking Aspen</i>		6	<i>Cords</i>		
	Mixed Hardwood		19	Cords		
	<i>Beech</i>		10	<i>Cords</i>		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Ironwood</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		3	<i>Cords</i>		
Sugar Maple	596	Cords				
4	Basswood	Sawtimber	68.3	MBF	61.5	\$96,806.40
	Mixed Aspen		42.2	MBF		
	<i>B. T. Aspen</i>		42.2	<i>MBF</i>		
	Sugar Maple	300.0	MBF			
	Basswood	Pulpwood	57	Cords		
	Mixed Aspen		53	Cords		
	<i>B. T. Aspen</i>		53	<i>Cords</i>		
	Mixed Hardwood		5	Cords		
<i>Beech</i>	2		<i>Cords</i>			
<i>Ironwood</i>	3	<i>Cords</i>				

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	Sugar Maple	Pulpwood	425	Cords		
TOTAL:			1,998.9	MBF		
TOTAL:			2,585	Cords		

Sale Specific Conditions & Requirements

Sale Name: Comp 129 Hardwood

Sale Number: 52-106-24 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, yellow, and purple 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. Interior gaps are marked with purple paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, within purple-painted gaps, all trees taller than 6 feet in height are designated for cutting.

2.2 - Utilization

2.2.5 - Limbed tree skidding (1/09)

The skidding of whole trees or tree segments with limbs attached is prohibited.

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

Within Payment Unit(s) 1-4, chipping of limbs or tops 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) 1-4 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

3.4.1 - 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, 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

4.1.7 - 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 may require constructing a four (4') foot high berm of stumps and logs covered with earth. 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.

4.2 - Maintenance

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

5.2 - 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. Den trees are to be protected and left standing even if marked with orange paint or found within any gaps.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1-4, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. An amendment to this condition is at the discretion of the Timber Sale Administrator and the Unit Manager and may not apply to all Payment Units. This restriction is because of bark slippage.

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 MCCCT is an ORV trail or 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 or a minimum 4-foot stump. If equipment runs down the trail, it must be cleared and free of debris and ruts at the Close of Business daily.

5.2.40 - Pathway Protection (10/10)

Wildwood Hills Pathway is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. The Pathway may not be used for skidding or hauling.

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.

5.8 - 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.

5.8.8 - Protected Species, Other (2/12)

The potential exists for the presence of Smooth Green Snakes (*Opheodrys vernalis*), a species of Special Concern. If any Smooth Green Snake is observed (alive or dead), operations are to cease immediately and the Timber Sale Administrator is to inform the local Wildlife Biologist for their recommendation. This may result in operating restrictions. Should these restrictions delay operations for a significant period, a free one-year extension for the affected Payment Unit(s) may be considered by the Unit Manager.

5.8.9 - Bat Habitat and Roost Trees (5/24)

If bats are observed emerging from a tree prior to being felled, or if injured or dead bats are found after a tree is felled, notify the Unit Manager for coordination with Forest Service biologists. If the tree is determined to be a roost, the contract may be amended to include a no activity buffer (typically 150 feet radius around the roost tree or trees).

6 - Safety and Fire Prevention

6.2 - Signing

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on portions of the MCCCT and Wildwood Hills Pathway affected by logging and/or hauling activity 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	
52-106-24	09/25/2024	
Scale	Page	Of
1:24,000	1	1

Forest Management Unit	County	Mapped By: TSP
Gaylord Mgt Unit	Emmet	Cruised By: TSP

Township	Range	Section(s) and Subdivision(s)
34N	04W	Sec. 13 NE,SW,SE; Sec. 24 NENE,N1/2SE;

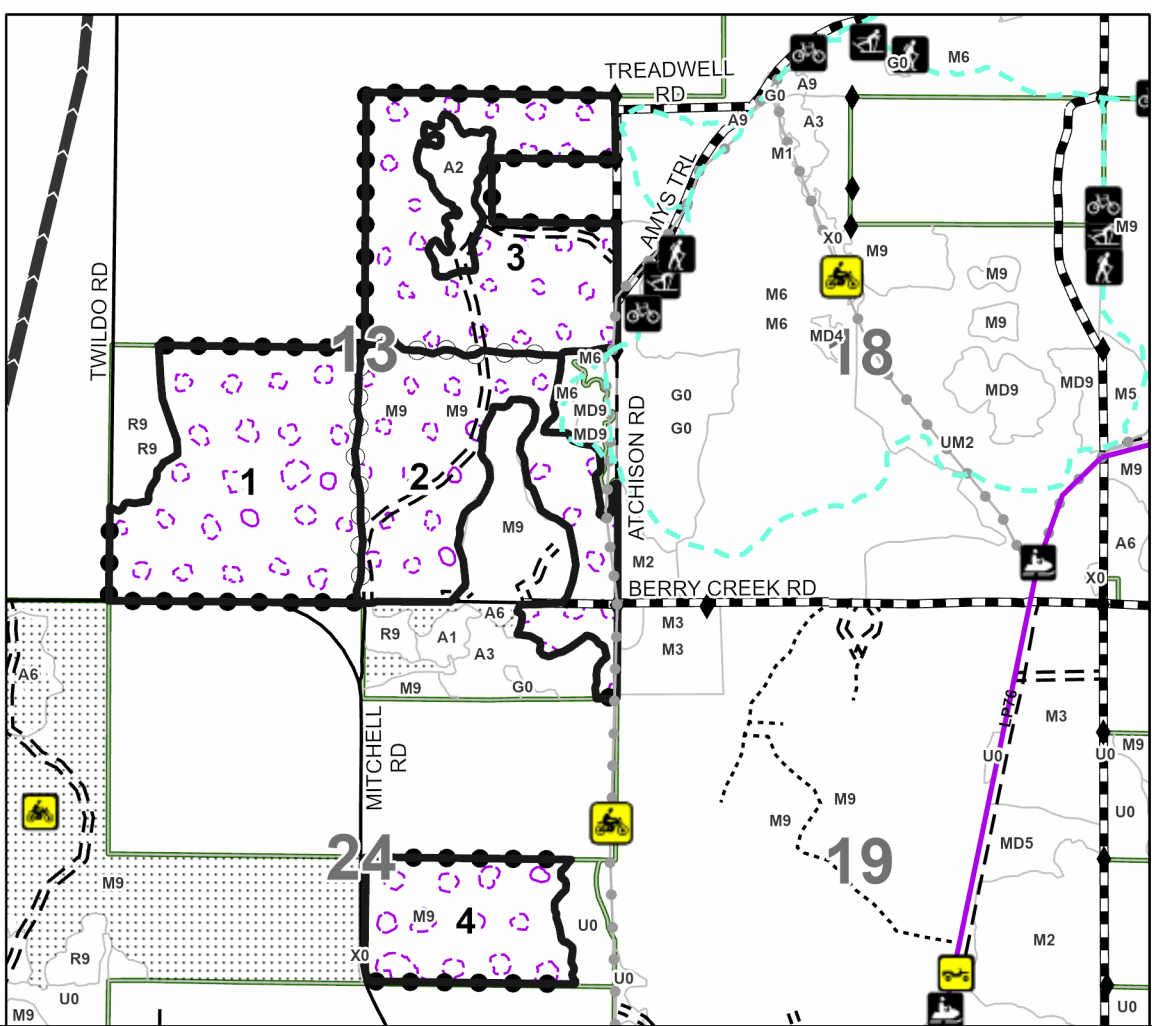
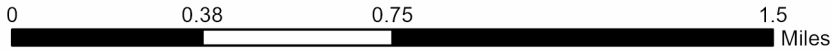
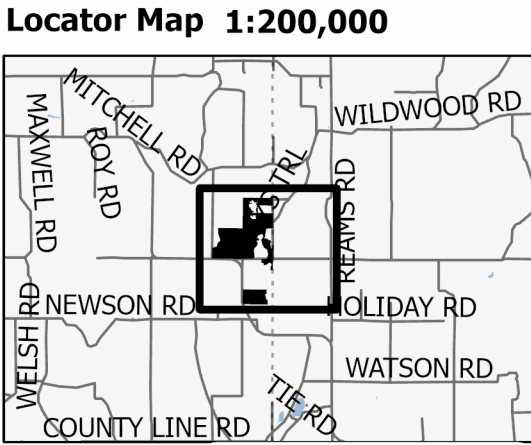
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	137.3
2	120.6
3	124
4	61.5

Comp 129
Hardwood

443.5 Acres



Legend	
	Sale Boundary (Red)
	Gaps (Purple)
	Private Line (Blue)
	Payment Unit (Yellow)
	Wildwood Hills Pathway
	Designated Snowmobile Trails
	Survey Corners
	Nearby Timber Sale
	Stand

Use QR Code to open Map in App

