



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7867**

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

The Hills Have Flies (72-015-24) / T25N, R03W, SEC. 16, NW,SWNE,N1/2SW.

Crawford County, Advertised Price \$51,385.70, 87.2 Acres, Aspen, Hardwood.

SALE NOTE: Soft oak wilt specs apply to this sale; however, the DNR may deny any requests to operate during the restricted timeframe. The private marked property bordering PU 2 is state owned but to be treated as private as it has radio tower infrastructure on it. Be aware of the MCCCT trail that runs through the sale area. Also, the 487 snowmobile trail may impacting hauling route(s). This sale has a 3 year contract on it to accommodate the oak wilt specs that apply.

Tree list is available upon request.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Red Maple	14.8 MBF	\$ 51.00 / MBF
Red Oak	153.6 MBF	\$ 143.00 / MBF
White Oak	83.3 MBF	\$ 79.00 / MBF
Pulpwood		
B. T. Aspen	433 Cords	\$ 14.95 / Cord
Misc. Species 2	55 Cords	\$ 5.00 / Cord
Mixed Hardwood	196 Cords	\$ 15.70 / Cord
Mixed Oak	688 Cords	\$ 17.15 / Cord
White Pine	37 Cords	\$ 12.45 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 14.81 percent. There are an estimated 1,997 cords on this timber sale, plus or minus 296 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 \$2,569.29 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	40.5%
02	30.9%
03	28.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

## **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
157,795	1,997	14.81%	1,701	2,293

**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
16	84,241	1,066	22.04%	831	1,301
19	73,554	931	19.69%	748	1,114
<b>TOTAL:</b>	<b>157,795</b>	<b>1,997</b>		<b>1,579</b>	<b>2,416</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
16	33.3	1	33.3
19	53.9	2	28.0
		3	25.9
<b>TOTAL:</b>	<b>87.2</b>		<b>87.2</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	14.3	MBF	33.3	\$20,812.60
	Red Oak		28.0	MBF		
	White Oak		18.0	MBF		
	B. T. Aspen	Pulpwood	433	Cords		
	Mixed Hardwood		148	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Red Maple</i>		144	<i>Cords</i>		
	Mixed Oak		333	Cords		
	/Red (Hybrid) Oak	Sawtimber	2.3	MBF		
	/Red (Hybrid) Oak	Pulpwood	12	Cords		
	Red Oak		207	Cords		
	White Oak		109	Cords		
	White Pine		12	Cords		
	2	Red Maple	Sawtimber	0.3		
Red Oak			65.2	MBF		
White Oak			33.9	MBF		
Misc. Species 2		Pulpwood	29	Cords		
Mixed Hardwood			25	Cords		
<i>Sugar Maple</i>		Sawtimber	0.5	MBF		
<i>Red Maple</i>		Pulpwood	23	Cords		
<i>Sugar Maple</i>			1	Cords		
Mixed Oak			184	Cords		
/Red (Hybrid) Oak			2	Cords		
Red Oak			90	Cords		
White Oak			92	Cords		
White Pine			13	Cords		
3		Red Maple	Sawtimber	0.2	MBF	25.9
	Red Oak		60.4	MBF		
	White Oak		31.4	MBF		
	Misc. Species 2	Pulpwood	26	Cords		
	Mixed Hardwood		23	Cords		
	<i>Sugar Maple</i>	Sawtimber	0.5	MBF		
	<i>Red Maple</i>	Pulpwood	21	Cords		
	<i>Sugar Maple</i>		1	Cords		
	Mixed Oak		171	Cords		
	/Red (Hybrid) Oak		1	Cords		
	Red Oak		84	Cords		
	White Oak		86	Cords		
	White Pine		12	Cords		
	TOTAL:			251.7	MBF	
TOTAL:			1,409	Cords		

## Sale Specific Conditions & Requirements

Sale Name: The Hills Have Flies

Sale Number: 72-015-24 Seq#: 2

### 1 - Sale Area

#### 1.2 - Boundaries

##### 1.2.1 - Painted Boundaries (9/19)

Sale boundary lines against state are marked with red paint, except the sale boundary is unmarked against Merrio Rd. Red boundary paint is also used against the private holding against PU 2, as this is technically state owned but to be treated as private. 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 sale 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) 1, cut all trees that are two (2) inches or more at DBH except for any trees designated with green paint above and below stump height. These green designated trees are not included timber and are to be protected. In addition, there are grouse trees designated with orange paint, please refer to spec 5.2.4.1 for details.

##### 2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 2 and 3, all species/ trees with DBH equal to or greater than 4.6" which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except for any trees designated above and below stump height with green paint.

##### 2.1.11 - Description of Timber Note (2/04)

Note that Misc Species 2 = dead oak.

### 3 - Payments

#### 3.3 - Pre-measured Sales

##### 3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1-3 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, reasonable care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, if more than 10% 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 \$400 per acre for all acreage within that specified portion of the Sale Area that was damaged. Seedlings and saplings cut cleanly for skid trails and operability will not be counted as 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 Unit(s) 2 and 3, 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

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

All trees marked designated with orange paint above and below stump height must be felled and left on site for wildlife. These trees are not included timber and were not included within the cruise data.

#### 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.

#### 5.2.40 - Pathway Protection (10/10)

The MCCCT is a motorcycle trail and is shown on the Timber Sale Map. All stumps within 5 feet of the trail must be cut flush with the ground. 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. Do not run equipment down the pathway. Skidding across the trail may only occur in locations approved by the sale administrator.

#### 5.2.41 - Snowmobile Trail Protection (9/11)

The 487 is a snowmobile trail and is shown on the Timber Sale Map and travels along Merrio Rd before extending to the East, South of the Sale Area. 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. The road maintenance/restoration must be done prior to December 1. 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 1st. 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 may not be used for any timber sale operations from December 1 to March 31 unless given written permission by the Unit Manager. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline.

### 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. This reduced rut length is being added to better ensure the protection of the slopes within the sale. 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 stumps as soon as use is complete to prevent erosion.

### 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 Merrio 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 the MCCCT trail and snowmobile trail 487 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

### 7.5 - Loss

#### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from oak decline. 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.



### TIMBER SALE MAP

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

Sale Number  
**72-015-24**

Date  
**02/28/2025**

Forest Management Unit	County	Mapped By: Jake Halabut
Grayling Mgt Unit	Crawford	Cruised By: Jake Halabut

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
25N	03W	Sec. 16 NW,SWNE,N1/2SW;

#### 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		

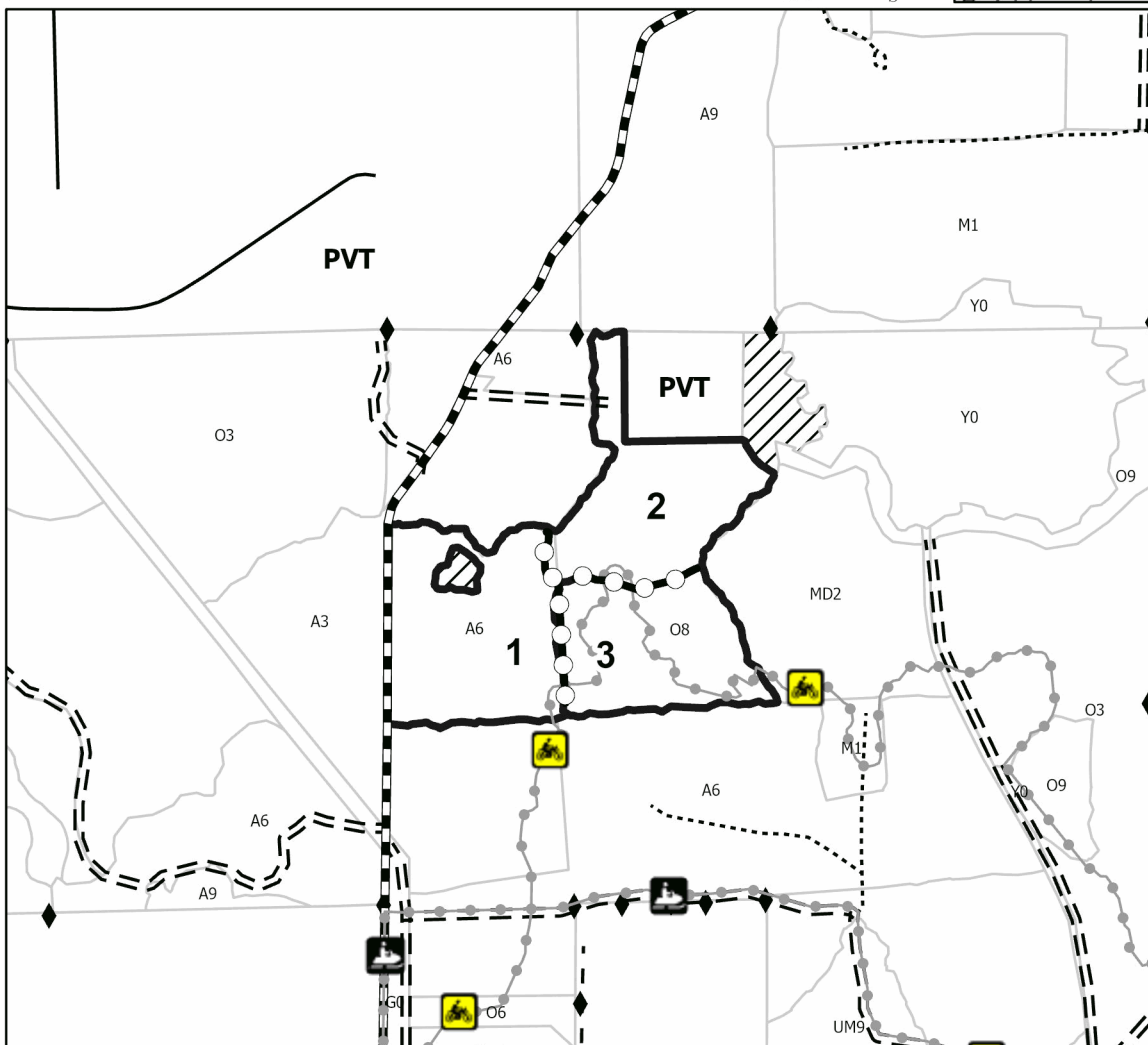
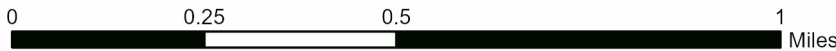
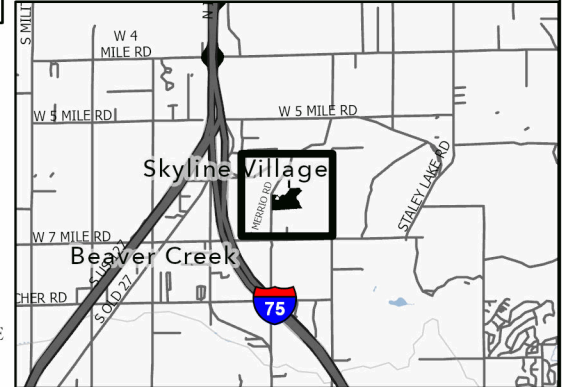
#### Density

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

PU #	Acres
1	33.3
2	28
3	26

**The Hills Have Flies**  
**87.2 Acres**  
**Compartment 226**

#### Locator Map (1:200,000)



#### Legend

- Sale Boundary (Red/Unmarked)
- Payment Unit (Yellow)
- Retention Area
- Stands
- Recreational Trail
- 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

