DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7944

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on November 12, 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:

Granholm Fuel Break (72-012-24) / T28N, R02E, SEC. 4 , W1/2NW,W1/2SW.
T28N, R02E, SEC. 5 , NENW,N1/2NE,SENE,E1/2SE.
T28N, R02E, SEC. 8 , NENE.
T28N, R02E, SEC. 9 , NWNW.
T29N, R02E, SEC. 32, SESW,S1/2SE.

Oscoda County, Advertised Price $45,133.95, 81.2 Acres, Jack Pine, Red Pine.

SALE NOTE: Good access with Eastwood Road and Granholm Road. Gas pipelines are present within and adjacent to sale area. 2-year contract. Chipping required. Kirtland's Warbler spec.

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

Granholm Fuel Break (72-012-24)
T28N, R02E, SEC. 4; T28N, R02E, SEC. 5; T28N, R02E, SEC. 8; T28N, R02E, SEC. 9; T29N, R02E, SEC. 32.
Oscoda County (Advertised Price $45,133.95)

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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				
Black Cherry	15	Cords	$ 16.00	/ Cord
Black/Red (Hybrid) Oak	26	Cords	$ 16.00	/ Cord
Jack Pine	477	Cords	$ 9.25	/ Cord
Northern Pin Oak	55	Cords	$ 16.00	/ Cord
Quaking Aspen	3	Cords	$ 17.90	/ Cord
Red Pine	845	Cords	$ 45.20	/ Cord
White Pine	67	Cords	$ 14.00	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 27.36 percent. There are an estimated 1,488 cords on this timber sale, plus or minus 407 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 $2,256.70 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	24.4%
02	38.7%
03	36.9%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2028.

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
117,587	1,488	27.36%	1,081	1,896

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
8	117,587	1,488	27.37%	1,081	1,896
TOTAL:	**117,587**	**1,488**		**1,081**	**1,896**

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
8	81.2	1	19.8
		2	31.4
		3	30.0
TOTAL:	**81.2**		**81.2**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black Cherry	Pulpwood	4	Cords	19.8	$10,994.10
	Black/Red (Hybrid		6	Cords		
	/Red (Hybrid) Oak	*Sawtimber*	*0.6*	*MBF*		
	/Red (Hybrid) Oak	*Pulpwood*	*5*	*Cords*		
	Jack Pine		116	Cords		
	Northern Pin Oak		13	Cords		
	Quaking Aspen		1	Cords		
	Red Pine		206	Cords		
	White Pine		16	Cords		
2	Black Cherry	Pulpwood	5	Cords	31.4	$17,465.55
	Black/Red (Hybrid		10	Cords		
	/Red (Hybrid) Oak	*Sawtimber*	*0.8*	*MBF*		
	/Red (Hybrid) Oak	*Pulpwood*	*8*	*Cords*		
	Jack Pine		185	Cords		
	Northern Pin Oak		22	Cords		
	Quaking Aspen		1	Cords		
	Red Pine		327	Cords		
	White Pine		26	Cords		
3	Black Cherry	Pulpwood	6	Cords	30.0	$16,674.30
	Black/Red (Hybrid		10	Cords		
	/Red (Hybrid) Oak	*Sawtimber*	*0.9*	*MBF*		
	/Red (Hybrid) Oak	*Pulpwood*	*8*	*Cords*		
	Jack Pine		176	Cords		
	Northern Pin Oak		20	Cords		
	Quaking Aspen		1	Cords		
	Red Pine		312	Cords		
	White Pine		25	Cords		
		TOTAL:	1,488	Cords		

Sale Specific Conditions & Requirements

Sale Name: Granholm Fuel Break **Sale Number: 72-012-24 Seq#: 2**

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)
The sale boundary boundaries are marked and identified by blue and red paint, as well as roads that bisect the Sale Area and are identified on the Timber Sale Map. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the portion along the forest two track on the east side of Payment Units 2 and 3, which is unpainted and identified by the forest two track. Interior Payment Unit boundaries are identified by Eastwood Road and forest road leading to the gas well. These boundaries are identified on the Timber Sale Map. 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) 1-3, cut all trees that are one (1) inch or more at DBH.

2.2 - Utilization

2.2.2 - Chipping required (2/18)
Payment Units 1-3, must be chip harvested to create a fuel break to help prevent large scale wildfires. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. The requirement to retain approximately 1/6 to 1/3 of tree tops and limbs less than four inches in diameter does not apply (G. C. & R. 2.2). This is because the Sale Area will be maintained in the future as a fuel break for fire suppression.

2.2.3 - Stump heights (4/07)
Stump heights within the Sale Area shall not exceed 6 inches for all trees. This is in order to facilitate future fuel break maintenance.

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 chipped, utilized or otherwise removed from 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 chipped, utilized or otherwise removed from the sale. 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. In general, this will require constructing double earthen berms at strategic locations. Stumps and brush must be placed along the remainder of the trail. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)
The Purchaser is responsible for contacting the gas or pipeline company and MISS DIG 811 15 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

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

5.2.3 - Operating Restrictions

5.2.3.6 - Bark Beetle Restriction (1/25)
In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two (2) inches in diameter are removed from the Sale Area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within 15 days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

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.

5.2.33 - Gas Well Revegetation (12/08)
In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

5.2.39 - ORV Trail/Route Protection (4/18)
The MCCCT trail 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. 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.

5.8 - 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 August 16 through May 1.

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 Eastwood Road and Granholm Road 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 MCCCT Trial 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.

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	Date
72-012-24	03/05/2025

Forest Management Unit	County	Mapped By: Michaud	Scale	Page	Of
Grayling Mgt Unit	Oscoda	Cruised By: Michaud	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
28N / 29N	02E	Sec. 9 NWNW Sec. 32 SESW,S1/2SE, Sec.4 W1/2NW,W1/2SW, Sec. 5 NENW,N1/2NE,SENE,E1/2SE, Sec. 8 NENE,

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	19.8
2	31.4
3	30

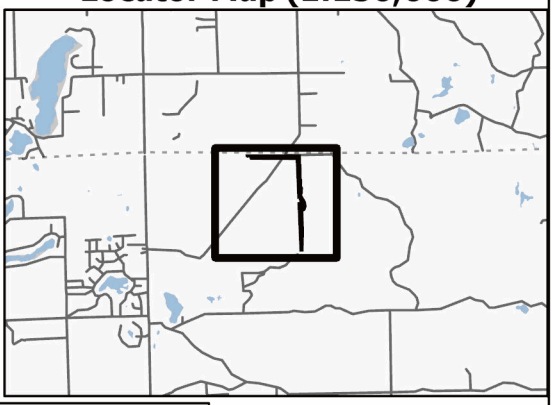
Map Note:
Payment unit line between units 1 and 2 is unpainted and identified by Eastwood rd. Payment unit line between units 2 and 3 is unpainted and identified by the gaswell access road.

Granholm Fuel Break

Comp 24

81.2 Acres

Locator Map (1:150,000)



0 0.25 0.5 1 Miles

Map Note:
Sale boundary along East line of payment units 2 and 3 is unpainted and identified by the forest two track.

PVT

1

2

3

PVT

Legend

- Against State (Red)
- 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