**DEPARTMENT OF NATURAL RESOURCES**
**STATE OF MICHIGAN**
**TIMBER SALE PROSPECTUS #7945**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on December 1, 2026.**
LOCATION: **GAYLORD MGMT UNIT, 1732 WEST M 32, GAYLORD, MI 49735**.

CONTACT NAME: Lucas Merrick
PHONE NUMBER: (989) 217-7063

PROSPECTUS NOTE: All timber sales on this prospectus were cruised with prior product standards.

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:

Dryden Hardwood (52-104-24) / T34N, R04W, SEC. 23, S1/2SW,SWSE.
Emmet County, Advertised Price $12,359.55, 23.0 Acres, Hardwood, Sugar Maple.

SALE NOTE: Designated cycle and snowmobile trails present within, and adjacent to harvest area, trail protection specs in place. Also, seasonal barkslip restrictions applied to Payment Unit 1. This is a 4-year contract, no extensions will be granted.

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 | |
|---|---|---|---|---|
| Sawtimber | | | | |
| American Elm | 1.9 | MBF | $ 38.00 | / MBF |
| Basswood | 45.4 | MBF | $ 46.00 | / MBF |
| Black Cherry | 21.9 | MBF | $ 121.00 | / MBF |
| Red Maple | 0.8 | MBF | $ 81.00 | / MBF |
| Red Pine | 8.5 | MBF | $ 108.00 | / MBF |
| Sugar Maple | 17.2 | MBF | $ 185.00 | / MBF |
| Pulpwood | | | | |
| Basswood | 49 | Cords | $ 18.05 | / Cord |
| Mixed Hardwood | 203 | Cords | $ 12.10 | / Cord |
| Red Pine | 3 | Cords | $ 14.50 | / Cord |

* The total volume is statistically estimated within plus (+) or minus (-) 30.47 percent. There are an estimated 478 cords on this timber sale, plus or minus 146 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 $617.98 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 | 31.0% |
| 02 | 69.0% |

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2030.

**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 |
| 37,779 | 478 | 30.47% | 332 | 624 |

**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 |
| 34 | 12,365 | 157 | 45.74% | 85 | 228 |
| 134 | 25,414 | 322 | 40.62% | 191 | 452 |
| **TOTAL:** | **37,779** | **478** | | **276** | **680** |

**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 |
|---|---|---|---|
| 34 | 9.1 | 1 | 9.1 |
| 134 | 13.9 | 2 | 13.9 |
| **TOTAL:** | **23.0** | | **23.0** |

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

| PU | MARKET GROUP | PRODUCT | QUANTITY | UNIT | ACRES | ADVERTISE PRICE |
|---|---|---|---|---|---|---|
| 1 | Basswood | Sawtimber | 11.4 | MBF | 9.1 | $3,827.95 |
| | Sugar Maple | | 10.7 | MBF | | |
| | Basswood | Pulpwood | 9 | Cords | | |
| | Mixed Hardwood | | 96 | Cords | | |
| | *Sugar Maple* | | *96* | *Cords* | | |
| 2 | American Elm | Sawtimber | 1.9 | MBF | 13.9 | $8,531.60 |
| | Basswood | | 34.0 | MBF | | |
| | Black Cherry | | 21.9 | MBF | | |
| | Red Maple | | 0.8 | MBF | | |
| | Red Pine | | 8.5 | MBF | | |
| | Sugar Maple | | 6.5 | MBF | | |
| | Basswood | Pulpwood | 40 | Cords | | |
| | Mixed Hardwood | | 107 | Cords | | |
| | *American Elm* | | *4* | *Cords* | | |
| | *Black Cherry* | | *26* | *Cords* | | |
| | *Red Maple* | | *25* | *Cords* | | |
| | *Sugar Maple* | | *52* | *Cords* | | |
| | Red Pine | | 3 | Cords | | |
| | | TOTAL: | 95.7 | MBF | | |
| | | TOTAL: | 255 | Cords | | |

## Sale Specific Conditions & Requirements

**Sale Name: Dryden Hardwood** **Sale Number: 52-104-24 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 and yellow paint. Exterior sale boundary lines adjacent to state-owned land are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Two small retention areas exist just outside the red-painted sale boundary, along the north boundary line, as shown on the map; no harvesting activities or equipment will be allowed within these areas. 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

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH, except do not cut incidental oak or hemlock. In addition, do not cut any trees that are 26 inches or more at DBH.

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 1, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)
The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit 1. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

2.2.8 - Utilization and removal (5/14)
All products meeting standards set forth in General Condition and Requirement 2.2 - Utilization must be removed from the sale area. Retain on site between 1/6 and 1/3 of the slash from harvested trees (treetops and limbs less than four inches in diameter). This is because of forest certification biomass retention requirements.

**3 - Payments**

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)
Payment Unit(s) 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. No harvest activities may occur until the signed contract amendment is returned to the Unit Manager.

**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. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. Contact the Sale Administrator for specific details of design and placement.

4.1.8 - Road Work (1) (8/07)
All forest trail roads and county roads within or adjacent to the timber sale shall remain passable to vehicle traffic for the duration of harvest activities.

4.3 - Public Right-of-Way

4.3.2 - County R-O-W (12/06)
The County must be contacted prior to crossing or harvesting in the County Road R-O-W.

**5 - Operations**

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)
A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning any harvest operations to determine landing and road locations, and to discuss contract specifications.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.1 - Slash Within Sale Area (9/16)
No trees are to be felled outside the Sale Area, and all slash is to be kept at least 10 feet back from the red paint line. If sale boundary lines are along a public road or highway, then slash must be removed 50’ from these lines per General Condition & Requirement 5.2.1.

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

5.2.3.1 - Operating Restrictions (9/11)
Within Payment Unit(s) 1 and 2, unless changed by written agreement, timber hauling is not permitted on Newson Road during the period of December 1 to March 31. This restriction is because of the designated snowmobile trail that exists on Newson Road.

5.2.3.3 - Bark Slippage Restriction (3/09)
Within Payment Unit(s) 1, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.29 - Shrub Protection (1/20)
Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

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. Piles of topsoil shall be spread out evenly.

5.2.39 - ORV Trail/Route Protection (4/18)
The motorcycle trail is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow 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 should

be kept to a minimum of locations.

5.2.41 - Snowmobile Trail Protection (9/11)
The snowmobile trail 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 for hauling during the non-snowmobile season, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. The snowmobile trail may not be used for hauling from December 1 to March 31. All stumps within 5 feet of the snowmobile trail must be cut flush with the ground.

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 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.

**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 Newson Road and Fireline 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.

6.2.2 - Snowmobile Trail Posting (10/20)
The Purchaser is responsible for posting and maintaining caution signs on the designated snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 designated motorcycle trail 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.

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 |
|---|---|
| **52-104-24** | 02/10/2025 |

| Forest Management Unit | County | Mapped By: Stacks | Scale | Page | Of |
|---|---|---|---|---|---|
| Gaylord Mgt Unit | Emmet | Cruised By: Stacks | 1:10,000 | 1 | 1 |

| Township | Range | Section(s) and Subdivision(s) |
|---|---|---|
| 34N | 04W | Sec. 23 S1/2SW,SWSE; |

## 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 |

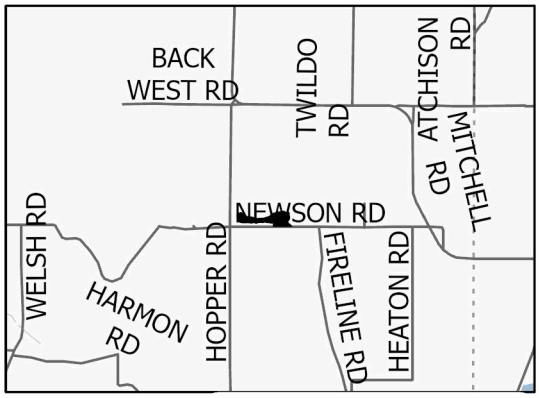
| Payment Unit Number | Acres |
|---|---|
| 1 | 9.1 |
| 2 | 13.9 |

**Dryden Hardwood**

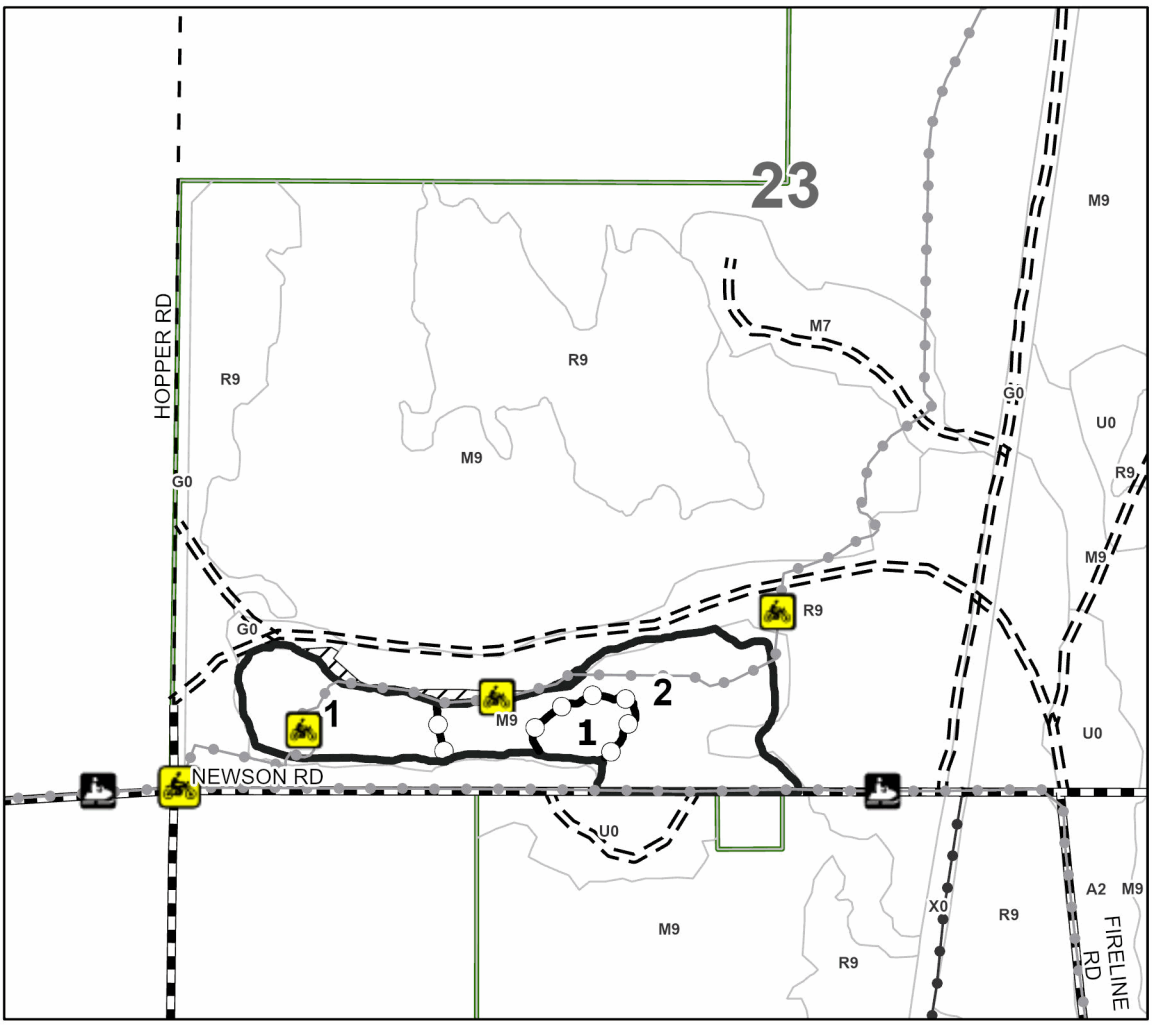
**Compartment 129**

**23.0 Acres**

**Locator Map 1:100,000**




0 0.15 0.3 0.6 Miles




## Legend

- Against State (Red)
- Payment Unit (Yellow)
- Retention Areas
- Forest Access Route
- Government Gravel/Dirt
- Private Gravel/Dirt
- Powerline
- Recreational Trails

Use QR Code to open Map in App