



**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:

Goodfellers (72-027-24) / T26N, R03W, SEC. 28, S1/2SW, W1/2SE.

Crawford County, Advertised Price \$44,771.65, 47.9 Acres, Hardwood, Red Oak.

SALE NOTE: Soft oak wilt spec applies to this sale; however, the DNR may deny any requests to operate during the restricted time period. Also, please take a look in person at this sale as the Wilderness Trail Fire (June 2023) did burn through the northern half of this sale area but did not necessarily lead to mortality. Though there is charred bark present within sale area, and oak decline is present - more so in Payment Unit 1. There is a 3 year contract on this sale.

## TIMBER SALE INFORMATION

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T26N, R03W, SEC. 28.

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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		
Black/Red (Hybrid) Oak	8.1 MBF	\$ 95.00 / MBF
Red Maple	9.9 MBF	\$ 41.00 / MBF
Red Oak	260.6 MBF	\$ 114.00 / MBF
White Oak	24.1 MBF	\$ 63.00 / MBF
Pulpwood		
B. T. Aspen	107 Cords	\$ 11.95 / Cord
Misc. Species 2	4 Cords	\$ 4.00 / Cord
Misc. Species 3	69 Cords	\$ 5.00 / Cord
Mixed Oak	589 Cords	\$ 13.70 / Cord
Red Maple	212 Cords	\$ 12.55 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 13.45 percent. There are an estimated 1,690 cords on this timber sale, plus or minus 227 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 \$2,238.58 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	32.8%
02	67.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

### **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
133,527	1,690	13.45%	1,463	1,918

**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
21	20,949	265	27.52%	192	338
24	112,577	1,425	15.18%	1,209	1,641
<b>TOTAL:</b>	<b>133,527</b>	<b>1,690</b>		<b>1,401</b>	<b>1,980</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
21	15.6	1	15.6
24	32.3	1	5.5
		2	26.8
<b>TOTAL:</b>	<b>47.9</b>		<b>47.9</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid	Sawtimber	1.4	MBF	21.1	\$14,677.10
	Red Maple		1.7	MBF		
	Red Oak		92.2	MBF		
	White Oak		11.7	MBF		
	B. T. Aspen	Pulpwood	18	Cords		
	Misc. Species 2		4	Cords		
	Misc. Species 3		21	Cords		
	Mixed Oak		178	Cords		
	/Red (Hybrid) Oak		4	Cords		
	Red Oak		135	Cords		
	White Oak		39	Cords		
	Red Maple		36	Cords		
2	Black/Red (Hybrid	Sawtimber	6.7	MBF	26.8	\$30,094.55
	Red Maple		8.2	MBF		
	Red Oak		168.4	MBF		
	White Oak		12.4	MBF		
	B. T. Aspen	Pulpwood	89	Cords		
	Misc. Species 3		48	Cords		
	Mixed Oak		411	Cords		
	/Red (Hybrid) Oak		17	Cords		
	Red Oak		326	Cords		
	White Oak		68	Cords		
	Red Maple		176	Cords		
	<b>TOTAL:</b>			302.7		
<b>TOTAL:</b>			981	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Goodfellers

Sale Number: 72-027-24 Seq#: 2

### 1 - Sale Area

#### 1.2 - Boundaries

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

Exterior sale boundary lines against state are marked with red paint. Exterior sale boundary lines against private property are unmarked as there is a chain-linked fence bordering the private property. Interior Payment Unit boundary is unmarked and instead utilizes the forest access road to designate the division between Payment Units 1 and 2. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The exterior, red 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 and 2, cut all trees that are two (2) inches or more at DBH except do not cut any red or white pine. These species are not included timber and are to be protected.

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

Note that Misc. Species 2 is dead aspen and Misc. Species 3 is dead oak. These trees are designated for cutting.

### 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.

#### 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. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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

##### 4.1.3 - 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

#### 5.2.2 - 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) 1 and 2, 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.

##### 5.2.32 - 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.

### 5.4 - Soil Protection

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

### 5.5 - Protection of Improvements

#### 5.5.3 - Protection of Improvements Detail (10/13)

Avoid damage to antenna tower and associated infrastructure located in the area indicated on the map.

### 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 Barker Lake Rd prior to beginning operations. The road must be posted appropriate distances from the forest road access off Barker Lake Rd 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.

## **7 - Other Conditions**

### **7.5 - Loss**

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

The Sale Area has received damage from the Wilderness Trail Fire in 2023, though predominately pertains to superficial bark charring on mature oak, maple, and aspen. There is however fairly widespread oak decline in Payment Unit 1. 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 <b>72-027-24</b>	Date 01/22/2025	
Scale 1:15,840	Page 1	Of 1

Forest Management Unit Grayling Mgt Unit	County Crawford	Mapped By: Jake Halabut Cruised By: Jake Halabut
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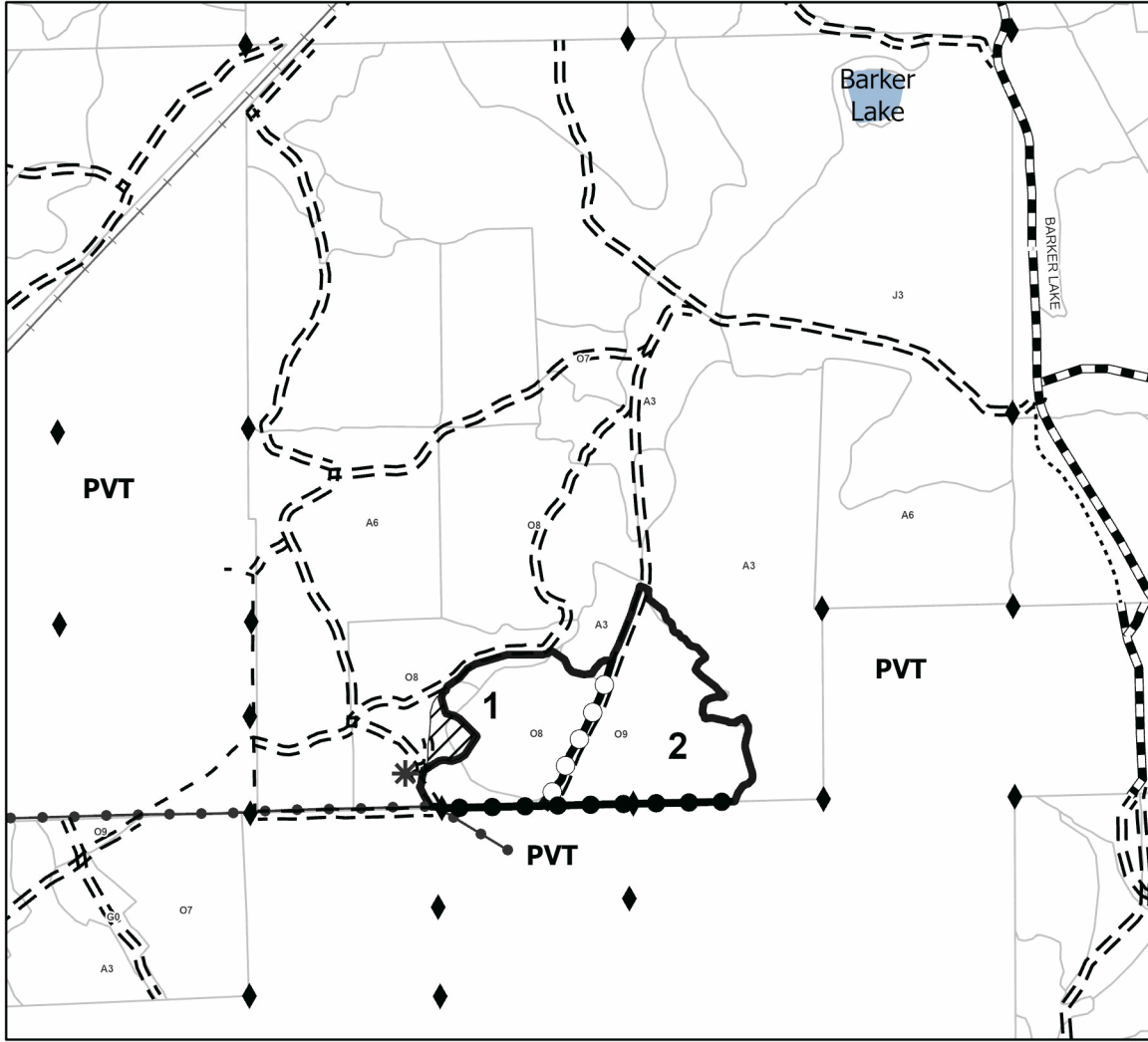
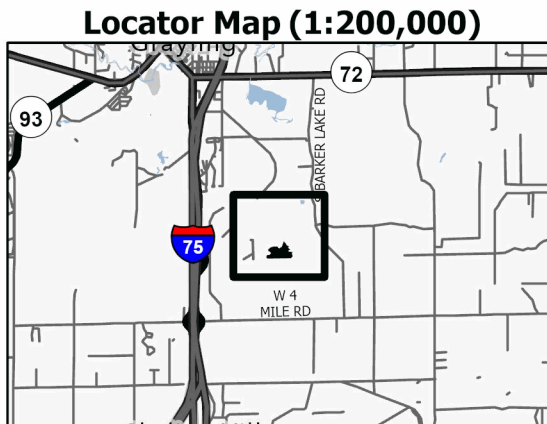
Township 26N	Range 03W	Section(s) and Subdivision(s) Sec. 28 S1/2SW,W1/2SE;
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Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp 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	21.1
2	26.7

**Goodfellers**  
**47.9 Acres**



Legend	
	Sale Boundary (Painted Red)
	Payment Unit (Unmarked Rd)
	Private Line (Unmarked Fence)
	Retention Area
	Stand
	Powerline
	Active Railroad
	Primary Forest Road
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	Private Gravel/Dirt
	Field Grade Corner
	Antenna Tower

Use QR Code to open Map in App





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Scale <b>1:7,920</b>	Page <b>1</b>	Of <b>1</b>

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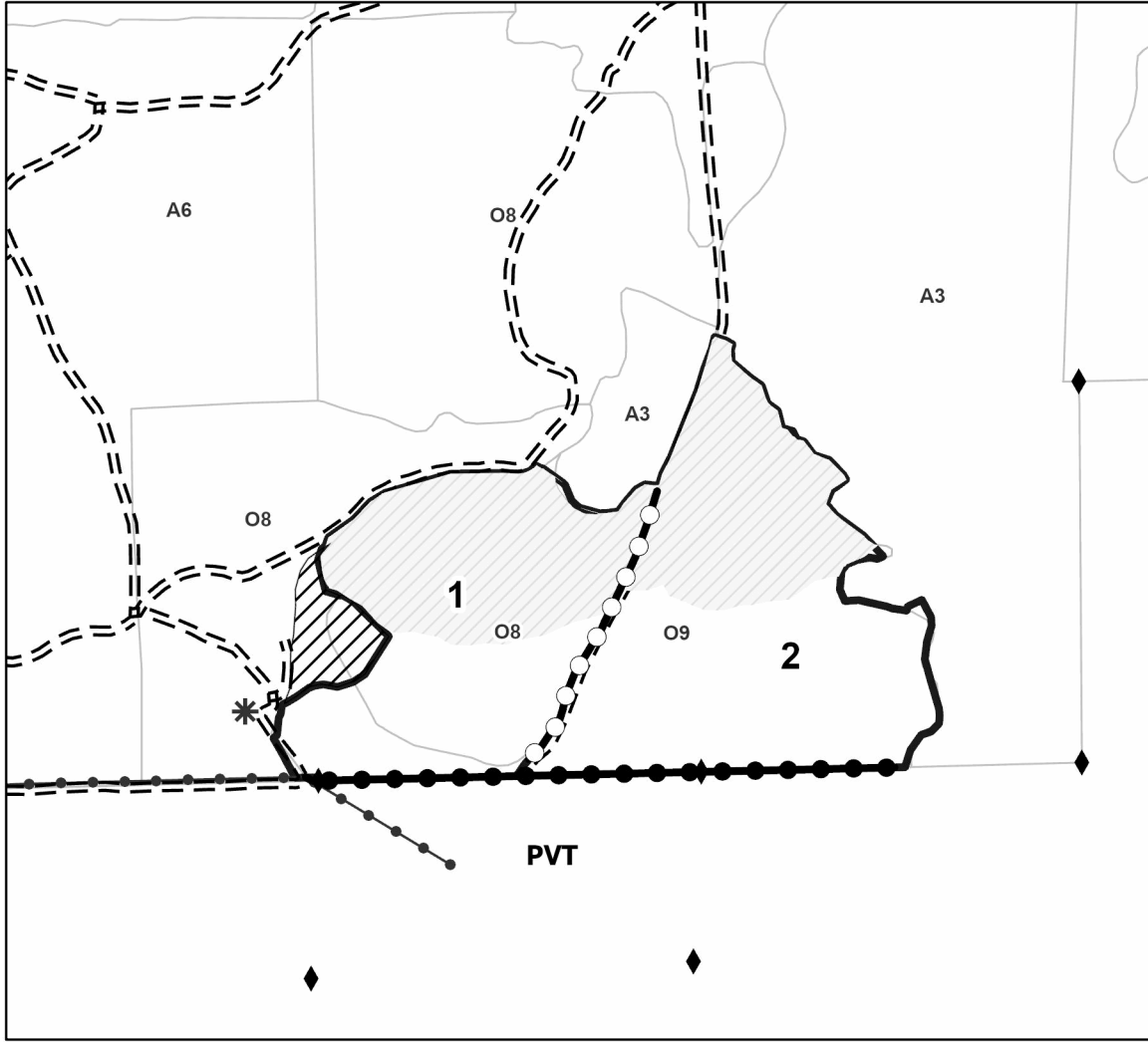
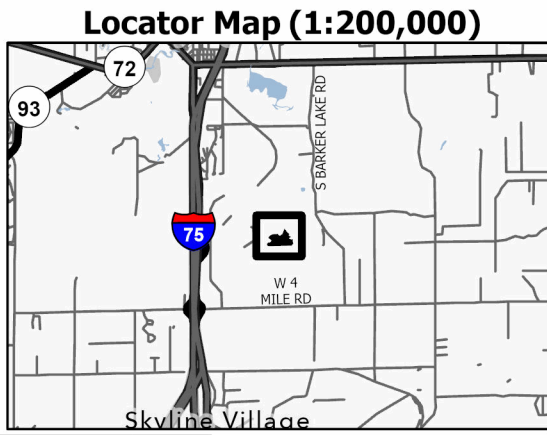
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**Goodfellers**  
**47.9 Acres**



Legend	
	Sale Boundary (Painted Red)
	Payment Unit (Unmarked Rd)
	Private Line (Unmarked Fence)
	Retention Area
	Wilderness Trail Fire Area
	Stand
	Powerline
	Primary Forest Road
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	Private Gravel/Dirt
	Field Grade Corner
	Antenna Tower

Use QR Code to open Map in App

