



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7596**

**SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on July 29, 2025.**

**LOCATION: GLADWIN MGMT UNIT, 801 NORTH SILVERLEAF, GLADWIN, MI 48624.**

**CONTACT NAME: Blair Tweedale**

**PHONE NUMBER: (989) 426-9205**

**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, GLADWIN MANAGEMENT UNIT, for certain timber on the following described lands:

Heil Deer Select (73-002-24) / T18N, R01E, SEC. 13, S1/2NW,NE,NESW,NWSE.

T18N, R02E, SEC. 18, NWNW,S1/2NW,S1/2NE,E1/2SE.

T18N, R02E, SEC. 7 , NWSW.

Gladwin County, Advertised Price \$48,154.80, 150.8 Acres, Aspen, Hardwood.

SALE NOTE: All sale units have areas of wetter ground, so rutting may become an issue. The sale is restricted to dry or frozen conditions between July 15 to March 31. The use of the tops to corduroy between harvest areas will be needed in Payment Units 2 and 3. Within Payment Unit 6 tops may be needed to keep the logging equipment from rutting. The trail behind the gate by Payment Unit 5 should be used to limit the creation of trails.

## TIMBER SALE INFORMATION

### Heil Deer Select (73-002-24)

T18N, R01E, SEC. 13; T18N, R02E, SEC. 18; T18N, R02E, SEC. 7.

Gladwin County (Advertised Price \$48,154.80)

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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	43.3 MBF	\$ 89.00 / MBF
Jack Pine	12.8 MBF	\$ 53.00 / MBF
Mixed Aspen	51.2 MBF	\$ 61.00 / MBF
Red Maple	180.4 MBF	\$ 52.00 / MBF
Red Pine	24.0 MBF	\$ 110.00 / MBF
White Pine	30.1 MBF	\$ 59.00 / MBF
Pulpwood		
Jack Pine	112 Cords	\$ 18.70 / Cord
Mixed Aspen	136 Cords	\$ 25.85 / Cord
Mixed Oak	145 Cords	\$ 19.90 / Cord
Paper Birch	50 Cords	\$ 25.10 / Cord
Red Maple	669 Cords	\$ 19.50 / Cord
Red Pine	36 Cords	\$ 43.50 / Cord
White Pine	88 Cords	\$ 26.60 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 13.06 percent. There are an estimated 2,039 cords on this timber sale, plus or minus 266 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 \$4,815.48 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	17.5%
02	21.6%
03	13.4%
04	2.4%
05	17.9%
06	17.0%
07	10.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

### **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
161,047	2,039	13.06%	1,772	2,305

## 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
75	30,204	382	25.22%	286	479
86	3,641	46	74.08%	12	80
87	28,898	366	42.24%	211	520
103	21,925	278	29.82%	195	360
138	17,599	223	34.56%	146	300
186	58,780	744	22.19%	579	909
<b>TOTAL:</b>	<b>161,047</b>	<b>2,039</b>		<b>1,429</b>	<b>2,648</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
75	19.6	1	19.6
86	6.8	4	6.8
87	18.6	5	18.6
103	17.6	6	17.6
138	26.2	7	26.2
186	62.0	2	38.3
		3	23.7
<b>TOTAL:</b>	<b>150.8</b>		<b>150.8</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid	Sawtimber	8.5	MBF	19.6	\$8,420.65
	Mixed Aspen		2.1	MBF		
	<i>B. T. Aspen</i>		2.1	<i>MBF</i>		
	Red Maple	Pulpwood	47.7	MBF		
	White Pine		4.3	MBF		
	Mixed Aspen		13	Cords		
	<i>B. T. Aspen</i>		6	<i>Cords</i>		
	<i>Quaking Aspen</i>		7	<i>Cords</i>		
	Mixed Oak		20	Cords		
	<i>/Red (Hybrid) Oak</i>		20	<i>Cords</i>		
	Paper Birch		17	Cords		
	<i>Paper Birch</i>		17	<i>Cords</i>		
	Red Maple		184	Cords		
	White Pine		2	Cords		
2	Black/Red (Hybrid	Sawtimber	4.6	MBF	38.3	\$10,396.60
	Mixed Aspen		18.2	MBF		
	<i>B. T. Aspen</i>		18.2	<i>MBF</i>		
	Red Maple	Pulpwood	56.9	MBF		
	White Pine		6.4	MBF		
	Mixed Aspen		42	Cords		
	<i>B. T. Aspen</i>		42	<i>Cords</i>		
	Mixed Oak		20	Cords		
	<i>/Red (Hybrid) Oak</i>		20	<i>Cords</i>		
	Paper Birch		15	Cords		
	<i>Paper Birch</i>	Sawtimber	3.7	<i>MBF</i>		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	Red Maple		156	Cords		
	White Pine	Pulpwood	24	Cords		
3	Black/Red (Hybrid	Sawtimber	2.8	MBF	23.7	\$6,431.90
	Mixed Aspen		11.3	MBF		
	<i>B. T. Aspen</i>		11.3	<i>MBF</i>		
	Red Maple	Pulpwood	35.2	MBF		
	White Pine		3.9	MBF		
	Mixed Aspen		26	Cords		
	<i>B. T. Aspen</i>		26	<i>Cords</i>		
	Mixed Oak		12	Cords		
	<i>/Red (Hybrid) Oak</i>		12	<i>Cords</i>		
	Paper Birch		10	Cords		
	<i>Paper Birch</i>	Sawtimber	2.3	<i>MBF</i>		
	<i>Paper Birch</i>		5	<i>Cords</i>		
	Red Maple		96	Cords		
	White Pine	Pulpwood	15	Cords		
4	White Pine	Sawtimber	6.3	MBF	6.8	\$1,139.90
	Mixed Aspen	Pulpwood	20	Cords		
	<i>B. T. Aspen</i>		20	<i>Cords</i>		
	Mixed Oak		3	Cords		
	<i>/Red (Hybrid) Oak</i>		3	<i>Cords</i>		
	Red Maple		3	Cords		
	White Pine		5	Cords		
5	Black/Red (Hybrid	Sawtimber	19.5	MBF	18.6	\$8,642.15
	Mixed Aspen		9.2	MBF		
	<i>Quaking Aspen</i>		9.2	<i>MBF</i>		
	Red Maple	Pulpwood	20.5	MBF		
	White Pine		3.5	MBF		
	Mixed Aspen		13	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE				
5 con't	<i>Quaking Aspen</i>	<i>Pulpwood</i>	13	<i>Cords</i>						
	Mixed Oak		75	Cords						
	<i>/Red (Hybrid) Oak</i>		69	<i>Cords</i>						
	<i>White Oak</i>		6	<i>Cords</i>						
	Red Maple		120	Cords						
	White Pine		34	Cords						
6	Black/Red (Hybrid	Sawtimber	4.7	MBF	17.6	\$8,200.80				
	Jack Pine		12.8	MBF						
	Red Pine		24.0	MBF						
	White Pine		5.7	MBF						
	Jack Pine	Pulpwood	112	Cords						
	Mixed Aspen		6	Cords						
	<i>Quaking Aspen</i>		6	<i>Cords</i>						
	Mixed Oak		5	Cords						
	<i>/Red (Hybrid) Oak</i>		5	<i>Cords</i>						
	Red Pine		36	Cords						
	White Pine		8	Cords						
	7		Black/Red (Hybrid	Sawtimber			3.2	MBF	26.2	\$4,922.80
			Mixed Aspen				10.4	MBF		
			<i>B. T. Aspen</i>				1.3	<i>MBF</i>		
<i>Quaking Aspen</i>			9.1	<i>MBF</i>						
Red Maple			20.1	MBF						
Mixed Aspen		Pulpwood	16	Cords						
<i>B. T. Aspen</i>			3	<i>Cords</i>						
<i>Quaking Aspen</i>			13	<i>Cords</i>						
Mixed Oak	10		Cords							
<i>/Red (Hybrid) Oak</i>	10		<i>Cords</i>							
Paper Birch	8		Cords							
<i>Paper Birch</i>	8		<i>Cords</i>							
	Red Maple		110	Cords						
TOTAL:			341.8	MBF						
TOTAL:			1,236	Cords						

## **Sale Specific Conditions & Requirements**

**Sale Name: Heil Deer Select**

**Sale Number: 73-002-24 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 and yellow 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)**

Within Payment Unit(s) 1 and 6, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint above and below stump height.

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

Within Payment Unit(s) 2, 3, 4 and 7, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, within Payment Unit 7, all aspen that are two (2) inches or more at DBH are designated for cutting, regardless of merchantability.

##### **2.1.7 - Leave Tree Marked Unit(s) (6/14)**

Within Payment Unit(s) 5, all trees which meet minimum piece specifications in 2.2 Utilization are designated for cutting, except do not cut trees marked with green paint above and below stump height.

#### **2.2 - Utilization**

##### **2.2.9 - No Chipping Permitted (12/08)**

Within Payment Unit(s) 2, 3, 4, 6 and 7, no chipping is permitted. The slash needs to be evenly distributed.

### **3 - Payments**

#### **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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within Payment Units 2, 3, 4, 5 and 7, if more than 25% 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 \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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**

#### **4.2 - 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.

#### **4.4 - Access**

#### 4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

## 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

##### 5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-7, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of July 15 to March 31. This restriction is because the Payment Units have large, seasonally wet areas and must be harvested in dry or frozen conditions to avoid rutting and environmental damage.

##### 5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Units 1, 2, 3, 4, 5 and 7, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

### 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.



# TIMBER SALE MAP

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

Sale Number  
**73-002-24**

Date  
**08/19/2024**

Forest Management Unit	County	Mapped By: Steven Nyhoff
Gladwin Management Unit	Gladwin	Cruised By: Steven Nyhoff

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1:18,000	1	2

Township	Range	Section(s) and Subdivision(s)
18N	02E	S17 NWSW;; S13 S1/2NW, NE, NESW, NWSE; S18 NWNW, S1/2NW, S1/2NW, E1/2SE

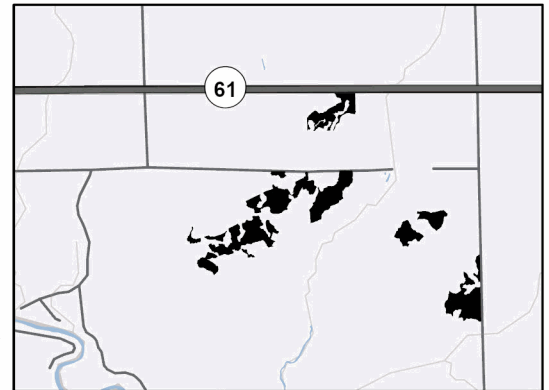
## Cover Type

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

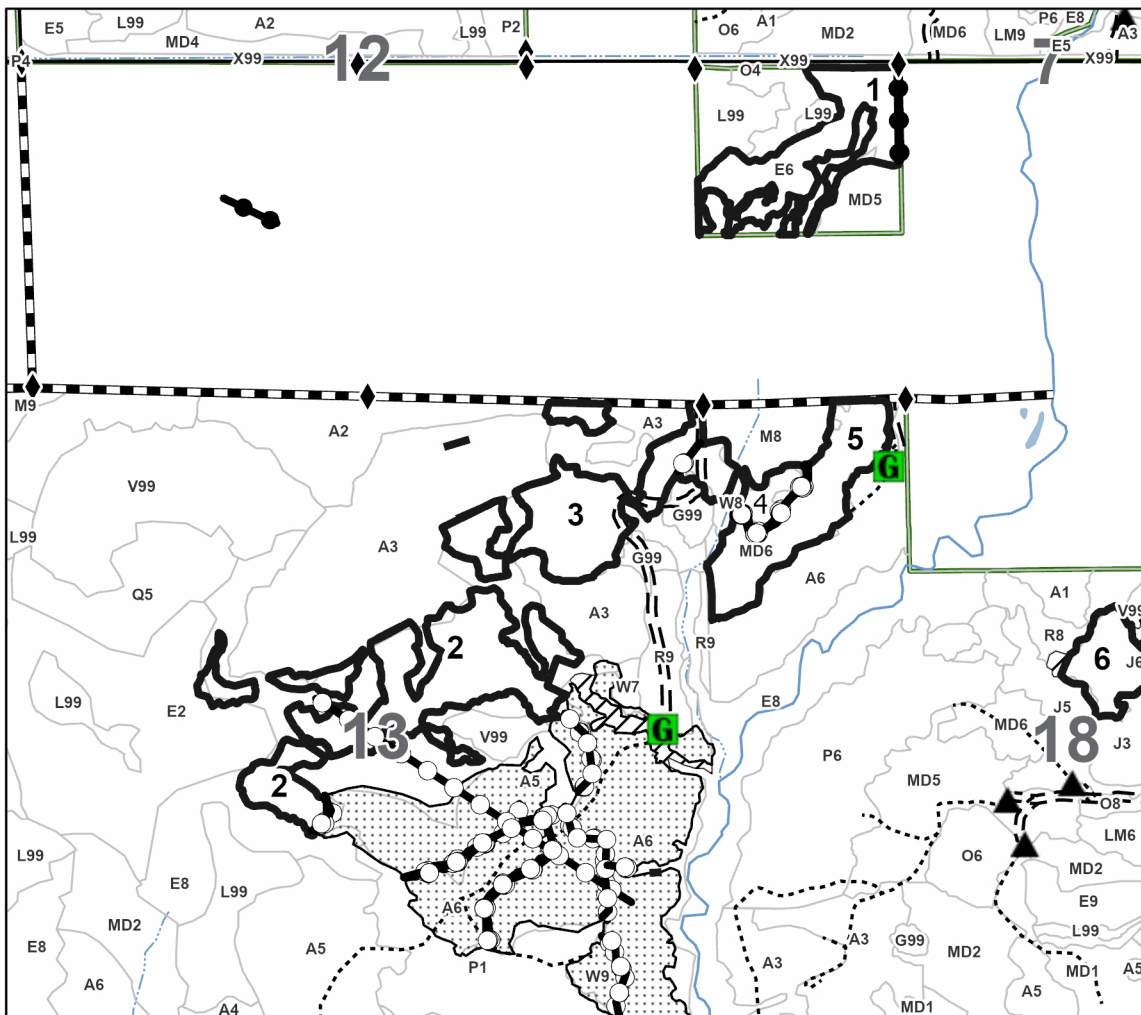
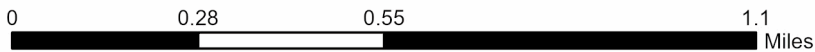
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

## Locator Map 1:75,000



Payment Unit Number	Acres	Payment Unit Number	Acres
1	19.6	5	18.6
2	38.3	6	17.6
3	23.7	7	26.2
4	6.8		

**Heil Deer Select**  
**150.8 Acres**



## Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- - - Forest Access Route
- ..... Administrative Access Only
- Paved Road
- - - Government Gravel/Dirt
- Recreational Trails
- ◆ Field Grade Corner
- ◆ Survey Grade Corner
- ▲ Berm
- Gate

Use QR Code to open Map in App







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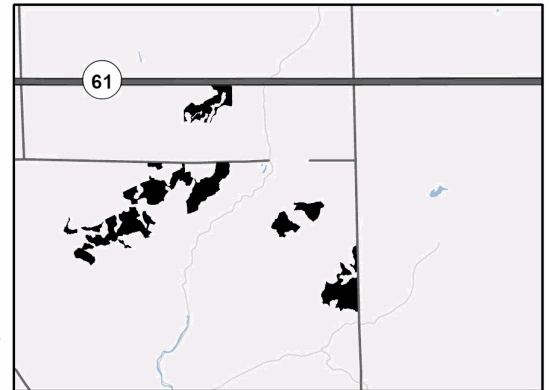
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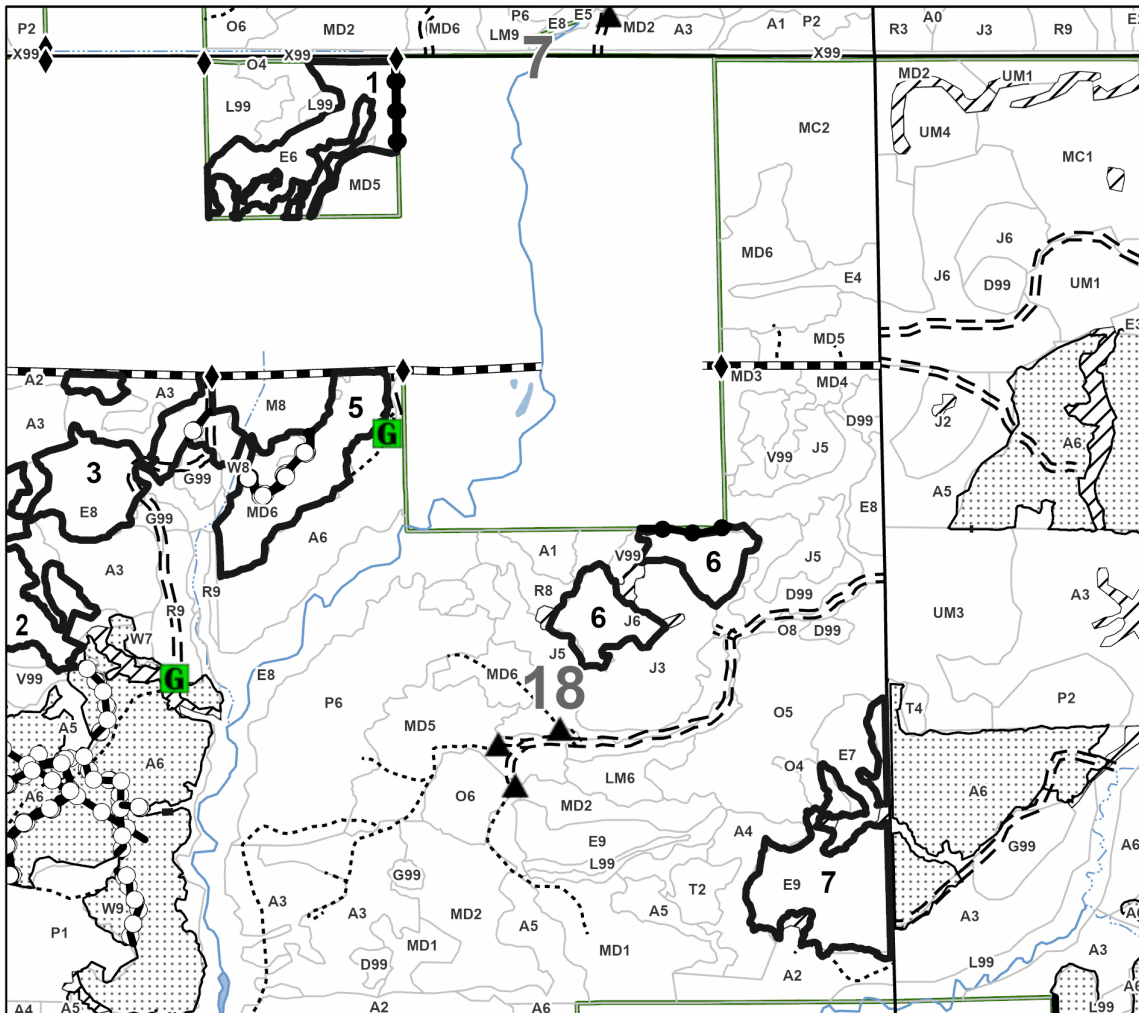
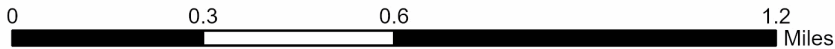
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**Locator Map 1:70,588**



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