



**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:

Thru the Pine Aspen (73-001-24) / T18N, R01E, SEC. 13, SENE, NESW, SE.  
T18N, R01E, SEC. 24, NENE.

Gladwin County, Advertised Price \$65,986.55, 97.5 Acres, Aspen, Hardwood.

SALE NOTE: Payment Units 1, 2, 4, and 5 have inclusion of wetter ground, so rutting could become an issue. Also access to the units are through a gate that will need to be locked at the end of each day. In addition, there are several intermittent drainages that will need to be crossed to access portions of the units. These will require use of corduroy, crane mats and or equalization tubes. The drainage will need to be restored to their nature grade at the end of the sale.

## TIMBER SALE INFORMATION

Thru the Pine Aspen (73-001-24)  
T18N, R01E, SEC. 13; T18N, R01E, SEC. 24.  
Gladwin County (Advertised Price \$65,986.55)

SALE NOTE: Payment Units 1, 2, 4, and 5 have inclusion of wetter ground, so rutting could become an issue. Also access to the units are through a gate that will need to be locked at the end of each day. In addition, there are several intermittent drainages that will need to be crossed to access portions of the units. These will require use of corduroy, crane mats and or equalization tubes. The drainage will need to be restored to their nature grade at the end of the sale.

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	13.7 MBF	\$ 89.00 / MBF
Mixed Aspen	102.8 MBF	\$ 61.00 / MBF
Red Maple	35.2 MBF	\$ 52.00 / MBF
Red Pine	12.6 MBF	\$ 110.00 / MBF
White Pine	68.2 MBF	\$ 59.00 / MBF
Pulpwood		
Black/Red (Hybrid) Oak	105 Cords	\$ 19.90 / Cord
Mixed Aspen	1,427 Cords	\$ 25.85 / Cord
Mixed Hardwood	438 Cords	\$ 19.50 / Cord
Red Pine	26 Cords	\$ 43.50 / Cord
White Pine	98 Cords	\$ 26.60 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 18.35 percent. There are an estimated 2,637 cords on this timber sale, plus or minus 484 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 \$6,598.66 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	27.2%
02	29.6%
03	18.7%
04	13.4%
05	7.6%
06	3.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2027.

### **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
208,317	2,637	18.35%	2,153	3,121

## 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
28	45,024	570	24.53%	430	710
29	38,359	486	47.23%	256	715
187	117,367	1,486	27.49%	1,077	1,894
195	7,567	96	72.84%	26	166
<b>TOTAL:</b>	<b>208,317</b>	<b>2,637</b>		<b>1,790</b>	<b>3,484</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
28	35.7	4	22.8
		5	12.9
29	12.6	3	12.6
187	45.5	1	21.8
		2	23.7
195	3.7	6	3.7
<b>TOTAL:</b>	<b>97.5</b>		<b>97.5</b>

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid	Sawtimber	4.9	MBF	21.8	\$17,934.75
	Mixed Aspen		25.4	MBF		
	<i>B. T. Aspen</i>		13.0	<i>MBF</i>		
	<i>Quaking Aspen</i>		12.4	<i>MBF</i>		
	Red Maple		9.7	MBF		
	Red Pine	Pulpwood	4.4	MBF		
	White Pine		5.1	MBF		
	Black/Red (Hybrid		39	Cords		
	Mixed Aspen		461	Cords		
	<i>B. T. Aspen</i>		108	<i>Cords</i>		
	<i>Quaking Aspen</i>		353	<i>Cords</i>		
	Mixed Hardwood		85	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	<i>Paper Birch</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		80	<i>Cords</i>		
	Red Pine		1	Cords		
	White Pine		10	Cords		
2	Black/Red (Hybrid	Sawtimber	5.3	MBF	23.7	\$19,501.90
	Mixed Aspen		27.6	MBF		
	<i>B. T. Aspen</i>		14.1	<i>MBF</i>		
	<i>Quaking Aspen</i>		13.5	<i>MBF</i>		
	Red Maple		10.6	MBF		
	Red Pine	Pulpwood	4.7	MBF		
	White Pine		5.5	MBF		
	Black/Red (Hybrid		42	Cords		
	Mixed Aspen		500	Cords		
	<i>B. T. Aspen</i>		117	<i>Cords</i>		
	<i>Quaking Aspen</i>		383	<i>Cords</i>		
	Mixed Hardwood		93	Cords		
	<i>Black Cherry</i>		5	<i>Cords</i>		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		86	<i>Cords</i>		
	Red Pine		2	Cords		
	White Pine		11	Cords		
3	Black/Red (Hybrid	Sawtimber	1.5	MBF	12.6	\$12,371.95
	Mixed Aspen		38.6	MBF		
	<i>B. T. Aspen</i>		38.6	<i>MBF</i>		
	Red Maple		1.8	MBF		
	White Pine		1.8	MBF		
	Black/Red (Hybrid	Pulpwood	2	Cords		
	Mixed Aspen		339	Cords		
	<i>B. T. Aspen</i>		253	<i>Cords</i>		
	<i>Quaking Aspen</i>		86	<i>Cords</i>		
	Mixed Hardwood		37	Cords		
	<i>Red Maple</i>		37	<i>Cords</i>		
	White Pine		6	Cords		
4	Black/Red (Hybrid	Sawtimber	1.3	MBF	22.8	\$8,842.75
	Mixed Aspen		7.2	MBF		
	<i>B. T. Aspen</i>		7.2	<i>MBF</i>		
	Red Maple		8.4	MBF		
	Red Pine		2.2	MBF		
	White Pine	Pulpwood	23.9	MBF		
	Black/Red (Hybrid		11	Cords		
	Mixed Aspen		81	Cords		
	<i>B. T. Aspen</i>		61	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE						
4 con't	<i>Quaking Aspen</i>	<i>Pulpwood</i>	20	<i>Cords</i>								
	Mixed Hardwood		129	Cords								
	<i>Paper Birch</i>		6	<i>Cords</i>								
	<i>Red Maple</i>		123	<i>Cords</i>								
	Red Pine		15	Cords								
	White Pine		27	Cords								
	5		Black/Red (Hybrid	Sawtimber			0.7	MBF	12.9	\$5,021.60		
Mixed Aspen		4.0	MBF									
<i>B. T. Aspen</i>		4.0	<i>MBF</i>									
Red Maple		4.7	MBF									
Red Pine		1.3	MBF									
White Pine		13.6	MBF									
Black/Red (Hybrid		Pulpwood	7		Cords							
Mixed Aspen			46		Cords							
<i>B. T. Aspen</i>			35		<i>Cords</i>							
<i>Quaking Aspen</i>			11		<i>Cords</i>							
Mixed Hardwood			73		Cords							
<i>Paper Birch</i>			4		<i>Cords</i>							
<i>Red Maple</i>			69		<i>Cords</i>							
Red Pine			8		Cords							
White Pine			16		Cords							
6			White Pine		Sawtimber	18.3	MBF	3.7			\$2,313.60	
			Black/Red (Hybrid			Pulpwood	4					Cords
			Mixed Hardwood				21					Cords
			<i>Paper Birch</i>	7			<i>Cords</i>					
			<i>Red Maple</i>	14			<i>Cords</i>					
			White Pine	28			Cords					
			TOTAL:				232.5					MBF
TOTAL:			2,094	Cords								

## **Sale Specific Conditions & Requirements**

**Sale Name: Thru the Pine Aspen**

**Sale Number: 73-001-24 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 against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid, unless marked with green paint above and below stump height.

### **2 - Timber Specifications**

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

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

Within Payment Unit(s) 1-5, 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) 6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all aspen and maple that are two (2) inches or more at DBH are designated for cutting regardless of merchantability.

### **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 undesigned live merchantable trees which are cut or injured. No damage is acceptable to undesigned 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**

#### **4.1 - Construction**

##### **4.1.5 - Culverts (5/14)**

The trail through Payment Units 1 and 2 may require the installation of a temporary culverts, equalization tube, or crane mats for crossing a natural drainage-way. The drainage-way is located between Payment Units 1 and 2. The crossing is to be removed, fill shall be removed, and the grade is to be restored. Soils shall be maintained and left in a non-erodible condition as directed by the Sale Administrator and as specified in the BMP manual.

##### **4.1.12 - No New Roads (1/12)**

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads and the closed trail that goes through Payment Units 1 and 2. Skid trails only will be allowed. If the trail that goes through Payment Units 1 and 2 is reopened it will need to be closed off with slash and berms and made impassable to vehicles.

#### **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.

##### 5.2.4 - Dead and Down Creation

###### 5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1-5 leave one 12-inch or larger diameter whole tree on the ground for every 3 acres. Trees should be scattered throughout the sale and at least two chains from any roads, two-tracks, or trails open to vehicles, or positioned per the Sale Administrator's instructions. Stumps must be at least 3 feet tall.

##### 5.2.22 - Operating Caution

###### 5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1-5, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because portions of the Payment Units are seasonally wet and rutting may become a problem.

#### 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.

### 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 the access road prior to beginning operations. The road must be posted at parking area near the access gate 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.



# TIMBER SALE MAP

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

Sale Number  
**73-001-24**

Date  
**07/08/2024**

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

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
18N	02E	S13 SENE, NESW, SE; S24 NENE

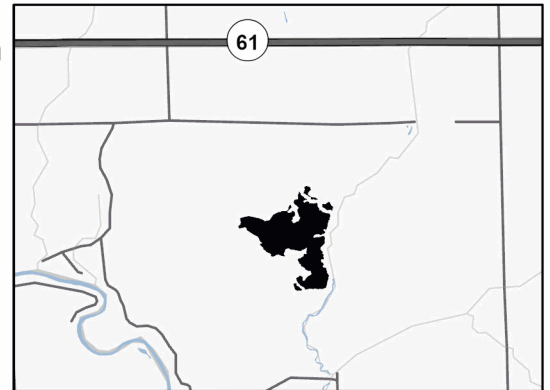
## Cover Type

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

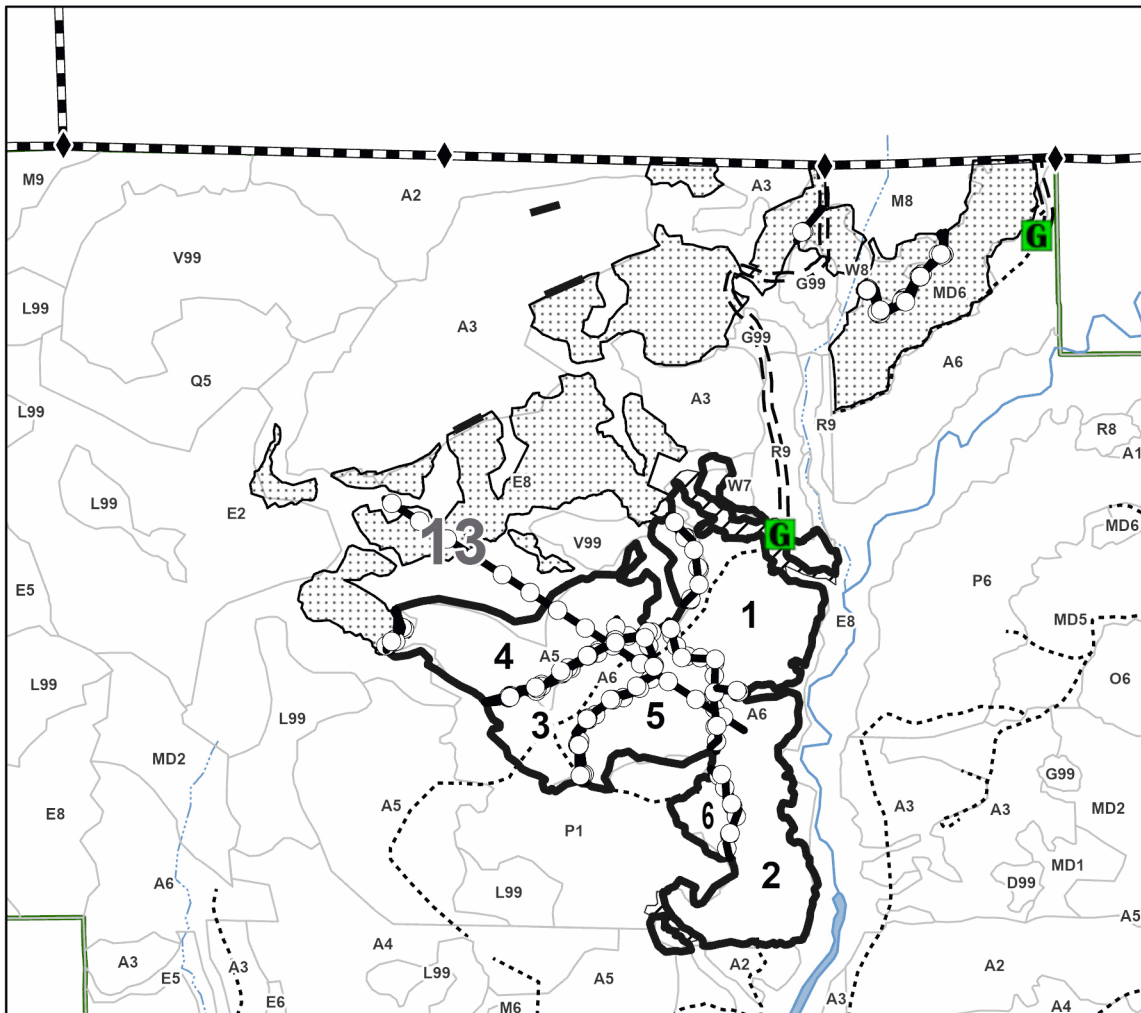
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

## Locator Map 1:75,000



Payment Unit Number	Acres	Payment Unit Number	Acres
1	21.8	4	22.8
2	23.7	5	12.9
3	12.6	6	3.7

**Thru The Pine Aspen**  
**97.5 Acres**



## Legend

- Against State (Red)
- Payment Unit (Yellow)
- - - Forest Access Route
- ..... Administrative Access Only
- ▬ Government Gravel/Dirt
- Recreational Trails
- ◆ Field Grade Corner
- ◆ Survey Grade Corner
- G Gate

Use QR Code to open Map in App

