



**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:

Mason Tract SW (72-021-24) / T25N, R02W, SEC. 14, S1/2SW.

T25N, R02W, SEC. 15, SESE.

T25N, R02W, SEC. 22, E1/2NE, SW, S1/2SE.

T25N, R02W, SEC. 23, NW, NWSW.

Crawford County, Advertised Price \$90,270.05, 178.8 Acres, Hardwood, Red Oak.

SALE NOTE: The sale has seasonal operating restrictions associated with the Mason Tract and oak wilt. There is some steep terrain in Payment Units 1, 2, and 3. The oak, jack pine, aspen and balsam fir has been declining and dying.

TIMBER SALE INFORMATION

Mason Tract SW (72-021-24)

T25N, R02W, SEC. 14; T25N, R02W, SEC. 15; T25N, R02W, SEC. 22; T25N, R02W, SEC. 23.
Crawford County (Advertised Price \$90,270.05)

SALE NOTE: The sale has seasonal operating restrictions associated with the Mason Tract and oak wilt . There is some steep terrain in Payment Units 1, 2, and 3. The oak, jack pine, aspen and balsam fir has been declining and dying.

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Mixed Oak	28.5 MBF	\$ 95.00 / MBF
Red Oak	470.7 MBF	\$ 114.00 / MBF
White Oak	153.0 MBF	\$ 63.00 / MBF
Pulpwood		
Balsam Fir	199 Cords	\$ 19.10 / Cord
Jack Pine	163 Cords	\$ 7.50 / Cord
Mixed Aspen	99 Cords	\$ 11.95 / Cord
Mixed Oak	772 Cords	\$ 13.70 / Cord
Red Maple	92 Cords	\$ 12.55 / Cord
Red Pine	51 Cords	\$ 32.70 / Cord
Scotch Pine	13 Cords	\$ 51.75 / Cord
White Pine	395 Cords	\$ 9.95 / Cord
White Spruce	8 Cords	\$ 6.95 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.97 percent. There are an estimated 3,321 cords on this timber sale, plus or minus 365 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 \$4,513.50 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	13.9%
02	38.0%
03	23.0%
04	6.2%
05	6.4%
06	12.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2030.

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
262,333	3,321	10.97%	2,956	3,685

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
218	149,714	1,895	15.10%	1,609	2,181
231	30,515	386	32.27%	262	511
250	23,872	302	30.36%	210	394
270	58,232	737	23.51%	564	910
TOTAL:	262,333	3,321		2,645	3,997

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
218	117.3	1	21.7
		2	59.7
		3	35.9
231	16.4	4	16.4
250	15.6	5	15.6
270	29.5	6	29.5
TOTAL:	178.8		178.8

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Oak	Sawtimber	87.1	MBF	21.7	\$12,511.10
	White Oak		18.9	MBF		
	Mixed Aspen	Pulpwood	3	Cords		
	<i>B. T. Aspen</i>		3	Cords		
	Mixed Oak		98	Cords		
	<i>Red Oak</i>		68	Cords		
	<i>White Oak</i>		30	Cords		
	Red Maple		1	Cords		
	<i>Red Maple</i>	Sawtimber	0.2	MBF		
	<i>Red Maple</i>	Pulpwood	1	Cords		
2	Red Oak	Sawtimber	239.5	MBF	59.7	\$34,422.05
	White Oak		52.0	MBF		
	Mixed Aspen	Pulpwood	9	Cords		
	<i>B. T. Aspen</i>		9	Cords		
	Mixed Oak		269	Cords		
	<i>Red Oak</i>		187	Cords		
	<i>White Oak</i>		82	Cords		
	Red Maple		4	Cords		
	<i>Red Maple</i>	Sawtimber	0.5	MBF		
	<i>Red Maple</i>	Pulpwood	3	Cords		
3	Red Oak	Sawtimber	144.1	MBF	35.9	\$20,723.50
	White Oak		31.2	MBF		
	Mixed Aspen	Pulpwood	5	Cords		
	<i>B. T. Aspen</i>		5	Cords		
	Mixed Oak		163	Cords		
	<i>Red Oak</i>		113	Cords		
	<i>White Oak</i>		50	Cords		
	Red Maple		3	Cords		
	<i>Red Maple</i>	Sawtimber	0.3	MBF		
	<i>Red Maple</i>	Pulpwood	2	Cords		
4	Mixed Oak	Sawtimber	8.2	MBF	16.4	\$5,579.85
	<i>/Red (Hybrid) Oak</i>		3.0	MBF		
	<i>Northern Pin Oak</i>		5.2	MBF		
	White Oak		17.3	MBF		
	Jack Pine	Pulpwood	17	Cords		
	Mixed Aspen		39	Cords		
	<i>B. T. Aspen</i>		39	Cords		
	Mixed Oak		80	Cords		
	<i>/Red (Hybrid) Oak</i>		19	Cords		
	<i>Northern Pin Oak</i>		3	Cords		
	<i>Red Oak</i>		4	Cords		
	<i>White Oak</i>		54	Cords		
	Red Maple		58	Cords		
	<i>Red Maple</i>	Sawtimber	3.6	MBF		
	<i>Red Maple</i>	Pulpwood	51	Cords		
	White Pine		130	Cords		
5	Mixed Oak	Sawtimber	1.3	MBF	15.6	\$5,755.20
	<i>/Red (Hybrid) Oak</i>		1.3	MBF		
	White Oak		30.9	MBF		
	Mixed Aspen	Pulpwood	21	Cords		
	<i>B. T. Aspen</i>		21	Cords		
	Mixed Oak		92	Cords		
	<i>/Red (Hybrid) Oak</i>		2	Cords		
	<i>Northern Pin Oak</i>		6	Cords		
	<i>White Oak</i>		84	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Red Maple	Pulpwood	6	Cords		
	<i>Red Maple</i>		6	<i>Cords</i>		
	Red Pine		45	Cords		
	White Pine		63	Cords		
6	Mixed Oak	Sawtimber	19.0	MBF	29.5	\$11,278.35
	<i>Northern Pin Oak</i>		19.0	<i>MBF</i>		
	White Oak		2.7	MBF		
	Balsam Fir	Pulpwood	199	Cords		
	Jack Pine		146	Cords		
	Mixed Aspen		22	Cords		
	<i>Quaking Aspen</i>		22	<i>Cords</i>		
	Mixed Oak		70	Cords		
	<i>Northern Pin Oak</i>		56	<i>Cords</i>		
	<i>White Oak</i>		14	<i>Cords</i>		
	Red Maple		20	Cords		
	<i>Red Maple</i>		20	<i>Cords</i>		
	Red Pine		6	Cords		
	Scotch Pine		13	Cords		
	White Pine		202	Cords		
	White Spruce		8	Cords		
TOTAL:			652.2	MBF		
TOTAL:			1,792	Cords		

Sale Specific Conditions & Requirements

Sale Name: Mason Tract SW

Sale Number: 72-021-24 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, in addition to designated boundaries described along roads. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint in addition to two segments of unpainted boundary along Mason Tract Trail (see Timber Sale Map). Interior Payment Unit boundaries are marked with yellow paint, in addition to two segments of unpainted boundary along Administrative Access Roads (see Timber Sale Map). Interior retention patches are marked with red paint; no harvesting activities may occur within these areas. The blue painted boundary line trees are not Included Timber and are to be protected. The red painted aspen, jack pine, and scotch pine boundary line trees are Included Timber and are only to be cut after the interior has been cut. If the red painted tree is in a multiple-stem clump, cut all stems within that clump. Yellow painted trees designating an interior Payment Unit boundary are only to be cut when all surrounding Payment Units have been paid.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 5 & 6, cut all trees that are two (2) inches or more at DBH except trees marked with green paint and sapling white pine and oak.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 4, cut all trees which meet minimum piece specifications in 2.2 Utilization except trees marked with green paint.

2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 1, 2, & 3, all trees which meet minimum piece specifications in 2.2 Utilization, are designated for cutting except red pine, white pine, and trees marked with green paint.

2.1.11 - Description of Timber Note (2/04)

Note that all red pine, white pine, jack pine, aspen, spruce, and fir were cruised as pulp.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches DBH and 6 inches for trees smaller than 10 inches DBH. Stumps may be left up to 24 inches tall for trees greater than 20 inches DBH or where slope limits operations.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 2 and 3 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.

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.

Within the sale area, if more than 35% of the undesignated 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 \$300 per acre for all acreage within that specified portion of the sale area that was damaged. Operable paths will have to be cut through areas of dense regeneration; if cut cleanly (not leaving bent/broken stems) those paths will not be considered damaged areas.

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 utilized or dispersed into the sale.

4.1.6 - Road Construction (4/24)

Construction of new roads, landings, 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 utilized or scattered, 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, closure will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush may also need to be placed at intervals along the trail. Contact the sale administrator for specific details of design and placement.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary highway and county road permits that may be required.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 5 days in advance to schedule the conference.

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 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

5.2.1 - Slash

5.2.1.13 - Dispose of Slash as Directed (12/05)

Slash is to be disposed of as directed by the Sale Administrator, such as flattening taller slash piles within the visual depth zone of the private property and county roads.

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) 1-6, unless changed by written agreement, cutting and skidding are limited to the period of November 1 to April 1. This restriction is because part of the sale is on Mason grant lands with associated management guidelines.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-6, 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.

5.2.29 - Shrub Protection (1/20)

Reasonable care should be taken to avoid cutting or damaging hawthorn or junberry. These woody-shrub plants are highly beneficial to various wildlife species.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated live 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.

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 Mason Tract Trail and the forest road bordering the east edge of Payment Unit 6 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. Signs only need to be posted on active Payment Units. 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 age-related decline, spruce budworm and jack pine budworm. 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
72-021-24

Date
09/24/2024

Forest Management Unit
Grayling Mgt Unit

County
Crawford

Mapped By: Charlebois
Cruised By: Charlebois

Scale
1:15,840

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Of
1

Township 25N Range 02W Section(s) and Subdivision(s) Sec. 14 S1/2SW; Sec. 15 SESE; Sec. 22 E1/2NE,SW,S1/2SE; Sec. 23 NW,NWSW;

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	PU #	Acres
1	21.7	4	16.4
2	59.7	5	15.6
3	35.9	6	29.5



Mason Tract SW

178.8 Acres

