DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7901

SCHEDULED SALE DATE AND TIME: **11:00 a.m. (local time) on November 10, 2026.**
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:

Triple F (73-006-24) / T17N, R05W, SEC. 27, S1/2NW,W1/2NE.
T17N, R05W, SEC. 28, SWSW.
T17N, R05W, SEC. 29, S1/2NW,N1/2SW,N1/2SE,SESE.
T17N, R05W, SEC. 34, NESW.
Clare County, Advertised Price $161,529.20, 117.3 Acres, Aspen, Hardwood.
SALE NOTE: This sale was previously withdrawn from the bid process - Payment Unit harvest specifications have been corrected.

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

Triple F (73-006-24)
T17N, R05W, SEC. 27; T17N, R05W, SEC. 28; T17N, R05W, SEC. 29; T17N, R05W, SEC. 34.
Clare County (Advertised Price $161,529.20)

SALE NOTE: This sale was previously withdrawn from the bid process - Payment Unit harvest specifications have been corrected.

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.

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			
B. T. Aspen	934.0	MBF	$ 63.00 / MBF
Black/Red (Hybrid) Oak	17.3	MBF	$ 158.00 / MBF
Norway Spruce	23.8	MBF	$ 32.00 / MBF
Red Maple	57.7	MBF	$ 56.00 / MBF
Red Oak	62.0	MBF	$ 133.00 / MBF
Red Pine	21.7	MBF	$ 145.00 / MBF
Scotch Pine	35.4	MBF	$ 35.00 / MBF
White Pine	32.9	MBF	$ 48.00 / MBF
Pulpwood			
B. T. Aspen	2,732	Cords	$ 21.70 / Cord
Balsam Fir	13	Cords	$ 22.95 / Cord
Mixed Hardwood	469	Cords	$ 20.50 / Cord
Mixed Oak	248	Cords	$ 26.60 / Cord
Mixed Spruce	176	Cords	$ 13.70 / Cord
Red Pine	26	Cords	$ 64.45 / Cord
Scotch Pine	73	Cords	$ 14.95 / Cord
White Pine	40	Cords	$ 19.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 9.58 percent. There are an estimated 6,556 cords on this timber sale, plus or minus 628 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 $8,076.46 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	4.9%
02	4.5%
03	13.7%
04	74.3%
05	2.6%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

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
517,963	6,556	9.58%	5,928	7,185

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
16	391,048	4,950	10.09%	4,450	5,450
59	34,919	442	50.45%	219	665
72	21,547	273	90.39%	26	519
83	60,450	765	25.97%	566	964
92	10,000	127	83.05%	21	232
TOTAL:	**517,963**	**6,556**		**5,283**	**7,830**

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
16	72.5	4	72.5
59	12.3	1	12.3
72	5.2	2	5.2
83	19.9	3	19.9
92	7.4	5	7.4
TOTAL:	**117.3**		**117.3**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	5.4	MBF	12.3	$7,951.50
	Black/Red (Hybrid		6.7	MBF		
	Norway Spruce		19.4	MBF		
	Scotch Pine		33.0	MBF		
	B. T. Aspen	Pulpwood	31	Cords		
	Mixed Hardwood		28	Cords		
	Black Cherry	*Sawtimber*	*1.8*	*MBF*		
	Paper Birch		*1.4*	*MBF*		
	Black Cherry	*Pulpwood*	*4*	*Cords*		
	Paper Birch		*4*	*Cords*		
	Red Maple		*13*	*Cords*		
	Mixed Oak		23	Cords		
	/Red (Hybrid) Oak		*23*	*Cords*		
	Mixed Spruce		141	Cords		
	White Spruce	*Sawtimber*	*0.5*	*MBF*		
	Norway Spruce	*Pulpwood*	*95*	*Cords*		
	White Spruce		*45*	*Cords*		
	Scotch Pine		66	Cords		
2	B. T. Aspen	Sawtimber	51.8	MBF	5.2	$7,331.00
	Black/Red (Hybrid		2.5	MBF		
	Norway Spruce		4.4	MBF		
	Red Pine		7.8	MBF		
	White Pine		8.5	MBF		
	B. T. Aspen	Pulpwood	41	Cords		
	Balsam Fir		8	Cords		
	Balsam Fir	*Sawtimber*	*1.8*	*MBF*		
	Balsam Fir	*Pulpwood*	*4*	*Cords*		
	Mixed Oak		1	Cords		
	/Red (Hybrid) Oak		*1*	*Cords*		
	Mixed Spruce		35	Cords		
	White Spruce	*Sawtimber*	*1.6*	*MBF*		
	Norway Spruce	*Pulpwood*	*31*	*Cords*		
	White Spruce		*1*	*Cords*		
	Red Pine		4	Cords		
	White Pine		8	Cords		
3	B. T. Aspen	Sawtimber	99.6	MBF	19.9	$22,202.55
	Black/Red (Hybrid		4.6	MBF		
	Red Maple		13.3	MBF		
	Red Oak		14.8	MBF		
	Red Pine		13.9	MBF		
	Scotch Pine		2.4	MBF		
	White Pine		9.8	MBF		
	B. T. Aspen	Pulpwood	189	Cords		
	Balsam Fir		5	Cords		
	Balsam Fir		*5*	*Cords*		
	Mixed Hardwood		50	Cords		
	Beech	*Sawtimber*	*1.8*	*MBF*		
	Paper Birch		*1.7*	*MBF*		
	Beech	*Pulpwood*	*2*	*Cords*		
	Paper Birch		*3*	*Cords*		
	Red Maple		*38*	*Cords*		
	Mixed Oak		112	Cords		
	/Red (Hybrid) Oak		*25*	*Cords*		
	Red Oak		*85*	*Cords*		
	White Oak		*2*	*Cords*		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
3 con't	Red Pine	Pulpwood	22	Cords		
	Scotch Pine		7	Cords		
	White Pine		9	Cords		
4	B. T. Aspen	Sawtimber	768.9	MBF	72.5	$119,816.15
	Red Maple		44.4	MBF		
	Red Oak		35.9	MBF		
	White Pine		14.6	MBF		
	B. T. Aspen	Pulpwood	2,457	Cords		
	Mixed Hardwood		363	Cords		
	Beech	*Sawtimber*	*1.1*	*MBF*		
	Sugar Maple		*4.9*	*MBF*		
	Basswood	*Pulpwood*	*9*	*Cords*		
	Beech		*6*	*Cords*		
	Red Maple		*318*	*Cords*		
	Sugar Maple		*11*	*Cords*		
	White Ash		*7*	*Cords*		
	Mixed Oak		83	Cords		
	/Red (Hybrid) Oak		*26*	*Cords*		
	Red Oak		*52*	*Cords*		
	White Oak		*5*	*Cords*		
	White Pine		23	Cords		
5	B. T. Aspen	Sawtimber	8.3	MBF	7.4	$4,228.00
	Black/Red (Hybrid		3.5	MBF		
	Red Oak		11.3	MBF		
	B. T. Aspen	Pulpwood	14	Cords		
	Mixed Hardwood		28	Cords		
	Black Cherry	*Sawtimber*	*0.7*	*MBF*		
	Black Cherry	*Pulpwood*	*5*	*Cords*		
	Red Maple		*22*	*Cords*		
	Mixed Oak		29	Cords		
	White Oak	*Sawtimber*	*2.8*	*MBF*		
	/Red (Hybrid) Oak	*Pulpwood*	*6*	*Cords*		
	Red Oak		*13*	*Cords*		
	White Oak		*4*	*Cords*		
		TOTAL:	1,184.8	MBF		
		TOTAL:	3,777	Cords		

Sale Specific Conditions & Requirements

Sale Name: Triple F **Sale Number: 73-006-24 Seq#: 3**

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 and red paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.4 - Designated Timber Unit(s) (6/17)
Within Payment Unit(s) 5, all deciduous trees are designated for cutting, regardless of merchantability.

2.1.7 - Leave Tree Marked Unit(s) (6/14)
Within Payment Unit(s) 1-4, 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.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)
Within Payment Unit(s) 2, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

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.

4 - Transportation

4.1 - Construction

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. These roads must be rendered impassable to cars and trucks. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

5 - Operations

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)
No slash or tree tops may exceed 24 inches in height.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)
Within Payment Unit(s) 2, unless changed by written agreement, cutting, skidding, and hauling are limited to snow free conditions. This restriction is to facilitate natural regeneration of spruce and fir.

5.2.3.5 - Oak Wilt Restriction (1/18)
Within Payment Unit(s) 1-5, 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.

5.2.4 - 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) 3 and 4, leave one 12-inch or larger diameter whole tree on the ground for every 3 acres. Trees should 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.

5.2.38 - No Decking Against Live Trees (2/04)
Cut products may not be decked against unmarked or designated leave trees.

5.4 - Soil Protection

5.4.4 - Slope Protection (9/19)
Skid trails and roads on slopes shall be water barred with slash, stumps, and/or clean straw bales native to the area as soon as use is complete to prevent erosion.

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 Maple Grove, Bringold, and Washington prior to beginning operations. The road must be posted on the county road, approximately 100 yards from entrance to 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 Pere Marquette Rail 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.

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
73-006-24	01/23/2025

Forest Management Unit	County	Mapped By: Owens	Scale	Page	Of
Gladwin Mgt Unit	Clare	Cruised By: Owens	1:7,920	1	3

Township	Range	Section(s) and Subdivision(s)
17N	05W	Sec. 27 S1/2NW,W1/2NE; Sec. 28 SWSW; Sec. 29 S1/2NW,N1/2SW,N1/2SE,SESE; Sec. 34 NESW;

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	12.3
2	5.2
3	19.9
4	72.5
5	7.4

Triple F

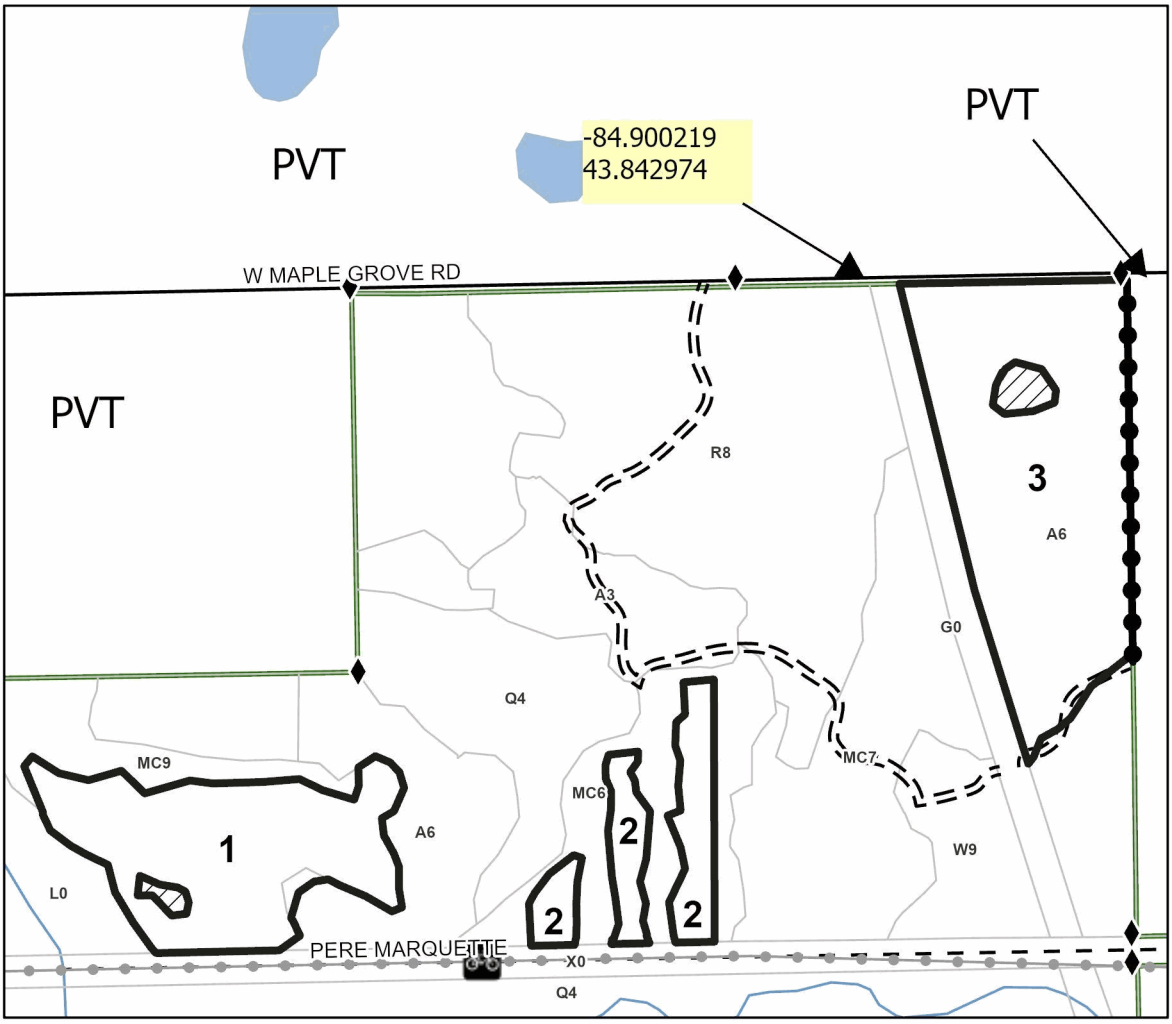
117.3 Acres

0 0.13 0.25 0.5 Miles

N W E S

Locator Map 1:200,000





Legend

- Against State (Red)
- Private Line (Blue)
- Forest Access Route
- Paved Road
- Private Gravel/Dirt
- Recreational Trails
- Survey Corner

Use QR Code to open Map in App

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
73-006-24	01/23/2025

Forest Management Unit	County	Mapped By: Owens	Scale	Page	Of
Gladwin Mgt Unit	Clare	Cruised By: Owens	1:10,000	2	3

Township	Range	Section(s) and Subdivision(s)
17N	05W	Sec. 27 S1/2NW,W1/2NE; Sec. 28 SWSW; Sec. 29 S1/2NW,N1/2SW,N1/2SE,SESE; Sec. 34 NESW;

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	12.3
2	5.2
3	19.9
4	72.5
5	7.4

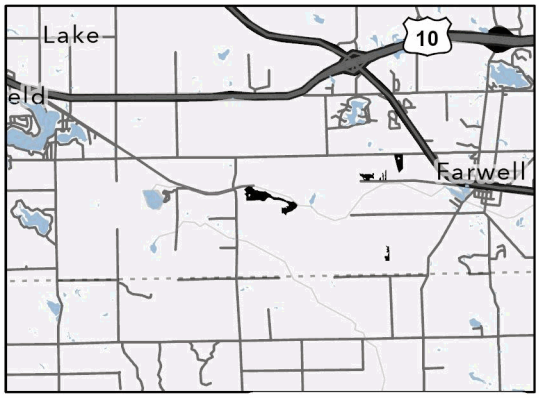
Triple F

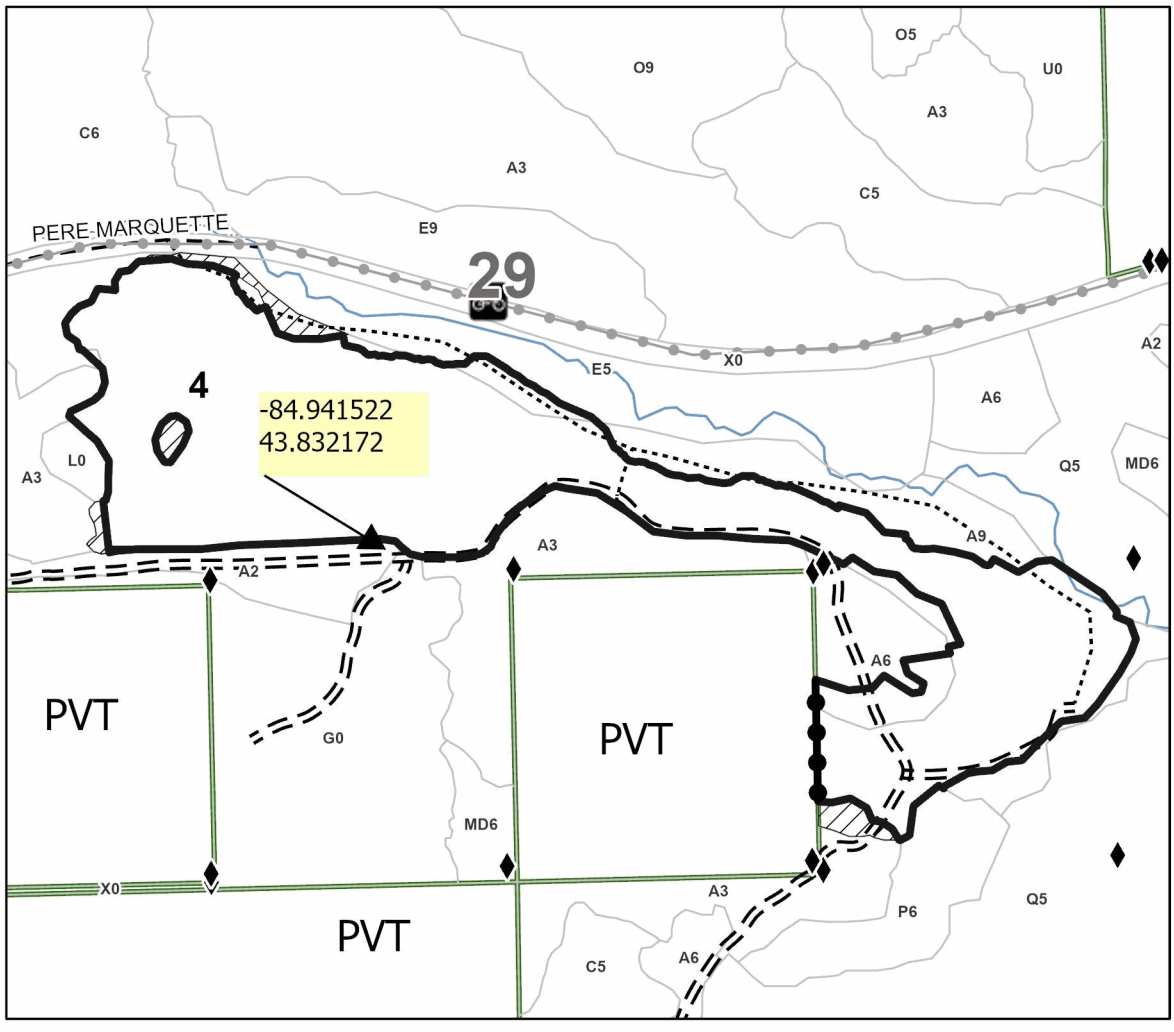
117.3 Acres

0 0.15 0.3 0.6 Miles

N W E S

Locator Map 1:200,000





Legend

- Against State (Red)
- Private Line (Blue)
- Forest Access Route
- Administrative Access Only
- Private Gravel/Dirt
- Recreational Trails
- Field Grade Corner
- Survey Corner

Use QR Code to open Map in App

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
73-006-24	01/23/2025

Forest Management Unit	County	Mapped By: Owens	Scale	Page	Of
Gladwin Mgt Unit	Clare	Cruised By: Owens	1:7,920	3	3

Township	Range	Section(s) and Subdivision(s)
17N	05W	Sec. 27 S1/2NW,W1/2NE; Sec. 28 SWSW; Sec. 29 S1/2NW,N1/2SW,N1/2SE,SESE; Sec. 34 NESW;

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

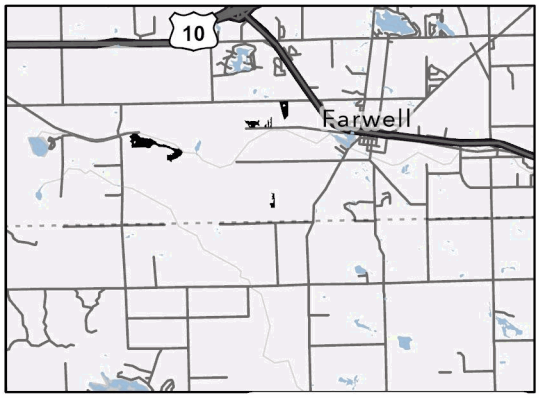
Payment Unit Number	Acres
1	12.3
2	5.2
3	19.9
4	72.5
5	7.4

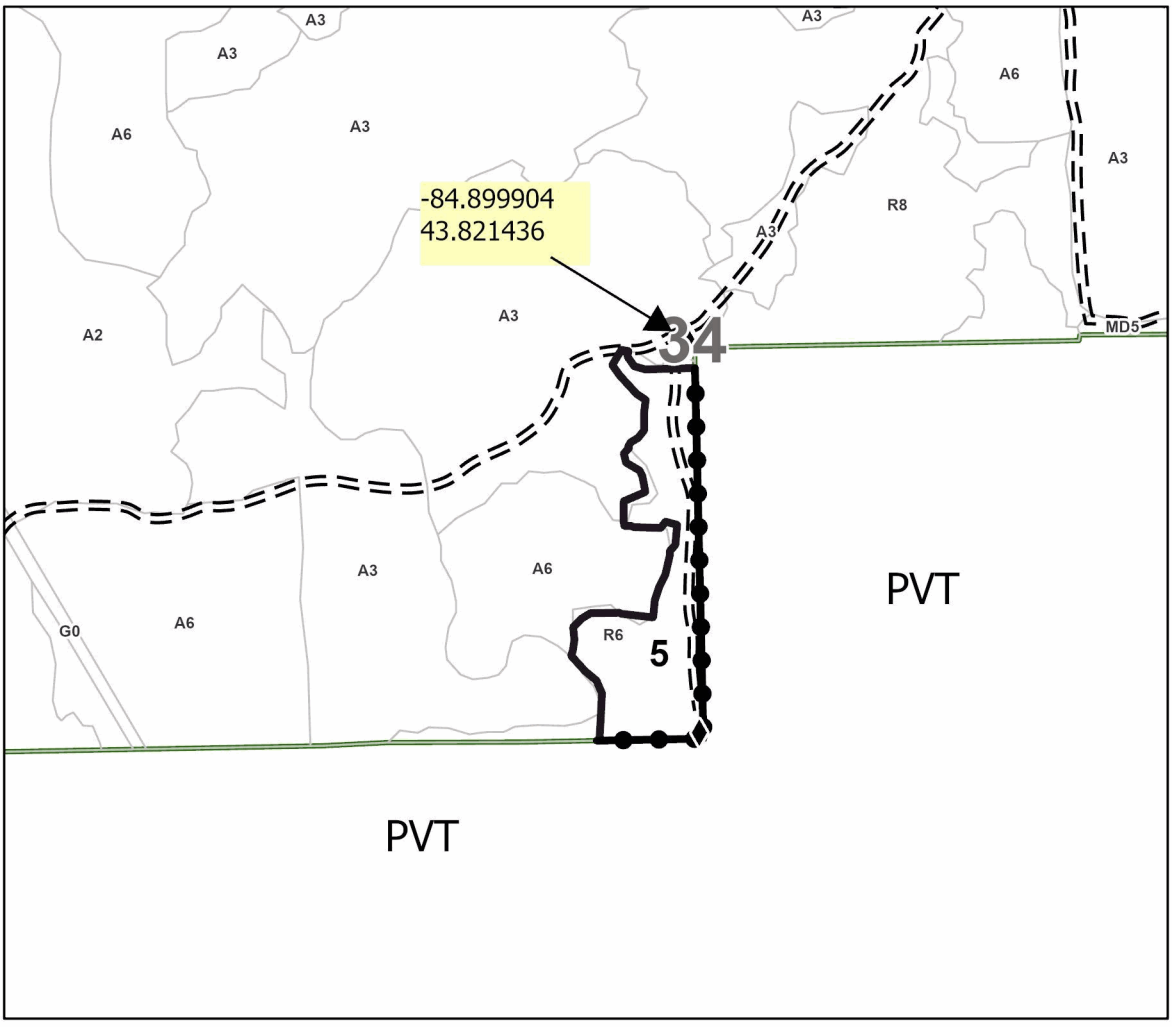
Triple F

117.3 Acres

0 0.13 0.25 0.5 Miles

Locator Map 1:200,000





Legend

- Against State (Red)
- Private Line (Blue)
- Forest Access Route
- Recreational Trails
- Survey Corner

Use QR Code to open Map in App