



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7788

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on February 9, 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:

Airplanes and Log Trains (72-015-25) / T24N, R08E, SEC. 26, E1/2SE.

T24N, R08E, SEC. 35, N1/2NE, SWNE.

Iosco County, Advertised Price \$73,683.95, 68.6 Acres, Aspen, Hardwood.

SALE NOTE: This sale has Class A road access and is a clearcut for everything 2" and up. Snags will also be cut due to this being a glide slope for Wurtsmith Air Force Base. Access into the units will be from two track dirt roads shown on the timber sale map. The ORV/Snowmobile trail (see map) can't be used for hauling, but skidding across the trail at 90 degrees from travel is acceptable (work with Sale Administrator for skid trail crossing locations). Trails will be cleaned each day for safety of recreational users. There is a shooting range located to the SE of the sale area - It is recommended that signage be posted here as well to ensure safe operations.

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

Airplanes and Log Trains (72-015-25)
T24N, R08E, SEC. 26; T24N, R08E, SEC. 35.
Losco County (Advertised Price \$73,683.95)

SALE NOTE: This sale has Class A road access and is a clearcut for everything 2" and up. Snags will also be cut due to this being a glide slope for Wurtsmith Air Force Base. Access into the units will be from two track dirt roads shown on the timber sale map. The ORV/Snowmobile trail (see map) can't be used for hauling, but skidding across the trail at 90 degrees from travel is acceptable (work with Sale Administrator for skid trail crossing locations). Trails will be cleaned each day for safety of recreational users. There is a shooting range located to the SE of the sale area - It is recommended that signage be posted here as well to ensure safe operations.

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:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Mixed Oak	286.1 MBF	\$ 121.00 / MBF
Pulpwood		
B. T. Aspen	510 Cords	\$ 17.90 / Cord
Jack Pine	129 Cords	\$ 10.85 / Cord
Mixed Oak	1,228 Cords	\$ 19.90 / Cord
Red Maple	6 Cords	\$ 22.00 / Cord
Red Pine	81 Cords	\$ 40.60 / Cord
White Pine	43 Cords	\$ 15.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.36 percent. There are an estimated 2,670 cords on this timber sale, plus or minus 410 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 \$3,684.20 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	42.3%
02	57.7%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2028.

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.

<u>VOLUME</u>		<u>STATISTICAL RANGE IN CORDS</u>		
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
210,949	2,670	15.36%	2,260	3,081

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
1	210,949	2,670	15.37%	2,260	3,081
TOTAL:	210,949	2,670		2,260	3,081

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Oak	Sawtimber	121.0	MBF	29.0	\$31,163.05
	<i>Northern Pin Oak</i>		119.8	<i>MBF</i>		
	<i>White Oak</i>		1.2	<i>MBF</i>		
	B. T. Aspen		216	Cords		
	Jack Pine		55	Cords		
	Mixed Oak		519	Cords		
	<i>Northern Pin Oak</i>		500	<i>Cords</i>		
	<i>White Oak</i>		19	<i>Cords</i>		
	Red Maple		3	Cords		
	Red Pine		34	Cords		
	White Pine		18	Cords		
2	<i>White Pine</i>	Sawtimber	3.4	<i>MBF</i>	39.6	\$42,520.90
	<i>White Pine</i>		11	Cords		
	Mixed Oak	Pulpwood	165.1	MBF		
	<i>Northern Pin Oak</i>		163.5	<i>MBF</i>		
	<i>White Oak</i>		1.6	<i>MBF</i>		
	B. T. Aspen		294	Cords		
	Jack Pine		74	Cords		
	Mixed Oak		709	Cords		
	<i>Northern Pin Oak</i>		683	<i>Cords</i>		
	<i>White Oak</i>		26	<i>Cords</i>		
	Red Maple		3	Cords		
	Red Pine		47	Cords		
	White Pine	Sawtimber	25	Cords		
	<i>White Pine</i>		4.7	<i>MBF</i>		
	<i>White Pine</i>	Pulpwood	16	Cords		
TOTAL:			286.1	MBF		
TOTAL:			1,997	Cords		

Sale Specific Conditions & Requirements

Sale Name: Airplanes and Log Trains

Sale Number: 72-015-25 Seq#: 1

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, or are unmarked and identified by a road or snowmobile/ORV trail. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with the exception of the boundaries against Rea Road and the snowmobile/ORV trail, which are unpainted and designated by the road or trail. The painted boundary line trees are Included Timber.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1 & 2, cut all trees that are two (2) inches or more at DBH.

2.1.16 - Timber Along County or Forest Roads (6/14)

Cut and remove all standing trees 2" DBH or greater along county roads.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)

Payment Unit(s) 1 & 2 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

4.1.3 - 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, chipped, or utilized.

4.1.6 - Road Construction (4/24)

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, 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. Stumps and brush must be placed along the remainder of the trail. 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. 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.

4.2 - 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.

5 - Operations

5.1 - Notification

5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required 5 days 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

5.2.3 - 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.

5.2.4 - 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 & 2, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres, OR one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres - Preferably a hardwood species such as oak or maple or if no hardwoods are present, a pine species (white or red). These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

5.2.29 - Shrub Protection (1/20)

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

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.

5.2.39 - ORV Trail/Route Protection (4/18)

The ORV trail or route and is shown on the Timber Sale Map. Trees with yellow ORV markers shall be cut off above the markers and at least five (5) feet above ground. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

5.2.41 - Snowmobile Trail Protection (9/11)

The snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31, unless written permission is given by the Unit Manager or Sale Administrator. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail.

5.8 - Protection of Endangered Species

5.8.8 - Protected Species, Other (2/12)

Eastern Massassauga Rattlesnake and Northern Long Eared Bat are protected species. If found, operations shall halt immediatley and Unit Manager or Sale Administrator should be contacted.

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 Bissonette Road and Rea Road prior to beginning operations. The road must be posted approximately 350 feet from 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 snowmobile/ORV trail prior to beginning operations. The trail must be posted at an appropriate distance 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
72-015-25 Date
07/17/2025

Forest Management Unit		County	Mapped By: M. Lovelace	Scale	Page	Of
Grayling Mgt Unit		Iosco	Cruised By: M. Lovelace	1:7,920	1	1
Township 24N	Range 08E	Section(s) and Subdivision(s)		Sec. 26 E1/2SE; Sec. 35 N1/2NE,SWNE;		

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

Use QR Code to open Map in App



Payment Unit	Acres
Number	
1	29
2	39.6

Airplanes and Log Trains
Compartment 72070
68.6 Acres

0 0.13 0.25 0.5 Miles

