



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7692**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on September 15, 2025.

LOCATION: GRAYLING MGMT UNIT, 1955 HARTWICK PINES ROAD, GRAYLING, MI 49738.

CONTACT NAME: Tom Barnes

PHONE NUMBER: (231) 384-7732

PROSPECTUS NOTE: The sales on this Prospectus have received damage from the Ice Storm in late March 2025. The Purchaser should harvest the wood as soon as possible.

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:

Ice-Pineway Robbery (72-016-25) / T28N, R04E, SEC. 1 , S1/2SE.

T28N, R04E, SEC. 12, E1/2NW, NE, NESW, N1/2SE.

Oscoda County, Advertised Price \$18,085.05, 166.0 Acres, Jack Pine, Red Pine.

SALE NOTE: This is an ice storm jack pine salvage sale. Note that this is a 1-year contract. This sale should be harvested as soon as possible. No extensions for this sale will be granted.

Producer should use georeferenced map as guide as there are no visual markers of some sale boundaries other than timber type changes or roads.

Note that Misc. Species 3 is jack pine that was snapped off.

TIMBER SALE INFORMATION

Ice-Pineway Robbery (72-016-25)
T28N, R04E, SEC. 1; T28N, R04E, SEC. 12.
Oscoda County (Advertised Price \$18,085.05)

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Pulpwood		
Black Cherry	10 Cords	\$ 13.95 / Cord
Black/Red (Hybrid) Oak	17 Cords	\$ 10.05 / Cord
Jack Pine	1,019 Cords	\$ 9.70 / Cord
Misc. Species 3	709 Cords	\$ 9.70 / Cord
Mixed Aspen	12 Cords	\$ 10.70 / Cord
Red Pine	44 Cords	\$ 19.05 / Cord
White Pine	6 Cords	\$ 7.75 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 19.58 percent. There are an estimated 1,821 cords on this timber sale, plus or minus 357 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 \$904.25 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	88.4%
02	11.6%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2026.

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
143,855	1,821	19.58%	1,464	2,178

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
2	126,956	1,607	21.73%	1,258	1,956
23	16,898	214	38.46%	132	296
TOTAL:	143,855	1,821		1,390	2,252

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	Black Cherry	Pulpwood	6	Cords	139.5	\$15,995.95
	Pin Cherry		6	Cords		
	Black/Red (Hybrid		17	Cords		
	/Red (Hybrid) Oak	Sawtimber	3.3	MBF		
	/Red (Hybrid) Oak	Pulpwood	10	Cords		
	Jack Pine		874	Cords		
	Misc. Species 3		651	Cords		
	Misc. Species 2		9	Cords		
	Misc. Species 3		642	Cords		
	Mixed Aspen		6	Cords		
	Quaking Aspen		6	Cords		
	Red Pine		44	Cords		
	Red Pine	Sawtimber	5.6	MBF		
	Red Pine	Pulpwood	33	Cords		
	White Pine		6	Cords		
2	Black Cherry	Pulpwood	4	Cords	26.5	\$2,089.10
	Black Cherry	Sawtimber	0.6	MBF		
	Black Cherry	Pulpwood	3	Cords		
	Jack Pine		145	Cords		
	Misc. Species 3		58	Cords		
	Misc. Species 3		58	Cords		
	Mixed Aspen		6	Cords		
	B. T. Aspen		6	Cords		
TOTAL:			1,817	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice-Pineway Robbery

Sale Number: 72-016-25 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, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint except in areas indicated on the sale map. Unmarked private boundaries include part of the private line to the north which follows the gas line ROW. Exterior sale boundary lines against state are marked with red paint. Except for locations specified in the timber sale map. Interior Payment Unit boundaries are marked with yellow paint except the south line between payment units 1 and 2 which is unpainted and identified by the gas well access road. See timber sale map for specific locations. The painted boundary line trees are not Included Timber and are to be protected. 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) 1 & 2, cut all trees that are two (2) inches or more at DBH except for white oak.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

3 - Payments

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.

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.

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 chipped, utilized or otherwise removed from the sale.

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 chipped, utilized or otherwise removed from the sale. 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. Contact the Sale Administrator for specific details of design and placement.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

5 - Operations

5.1 - Notification

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact Moe Larry Curley with Riverside Energy Michigan LLC at (989) 705-7665.

Written permission is required before harvest operations begin and must be submitted to the Unit Manager.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

Within the Sale Area, chipping is encouraged as it is the most effective and efficient way to mitigate slash for reforestation. Other tactics to mitigate slash for site preparation would need to be approved by the Unit Manager or his/her representative. Liquidated damages may be assessed at \$250 per acre if it is determined that slash mitigation was inadequate and mastication is needed for the DNR to conduct site preparation for planting.

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. Wood debris, chips and "cookies" from trimmings must be chipped, utilized, or removed from the sale area.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

5.8 - Protection of Endangered Species

5.8.5 - Protection of Raptor Nests (3/13)

All trees with raptor nests will be protected if found during harvesting operations. Notification will be made to the Unit Manager or his/her representative who will notify the Wildlife Biologist so an onsite evaluation and recommendation can be made, if necessary.

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 Flynn Valley Rd. 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. The Purchaser will provide these signs.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

This is an ice storm salvage harvest. There will be no extensions granted on this contract.

7.2.3 - Salvage Extension (6/13)

This is a salvage sale with a short contract length. The sale must be harvested promptly. One (1), twelve (12) month

extension can be applied to one (1) other State Forest Timber Sale Contract owned by the purchaser or owned by one (1) designated sub-contractor of the Purchaser that works this contract. To qualify, the contract expiration date of the contract to be extended must be within twelve (12) months from the issue date of this contract. If this is the first extension on the other State Forest Timber Sale Contract, then the 5% extension fee will be waived. If this is an additional extension, the 10% fee will be reduced to 5%. The salvage extension must be used before this contract is closed-out. This specification does not alleviate the purchaser from any contractual obligations of the extended State Forest Timber Sale Contract. Per General Condition & Requirement 7.2, extensions are at the sole discretion of the DNR.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the 2025 ice storm. 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
72-016-25

Date
08/05/2025

Forest Management Unit
Grayling Mgt Unit

County
Oscoda

Mapped By: Collin Whitsett

Cruised By: Whitsett & Michaud

Scale
1:15,840

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Of
1

Township 28N Range 04E Section(s) and Subdivision(s) Sec. 1 S1/2SE; Sec. 12 E1/2NW,NE,NESW,N1/2SE;

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

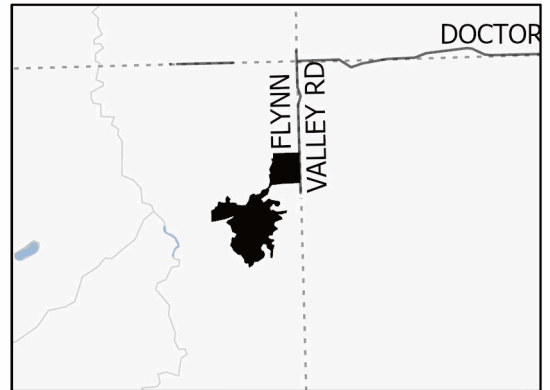
Payment Unit Number	Acres
1	139.5
2	26.5

Ice-Pineway Robbery

Compartment 28

166.0 Acres

Locator Map 1:100,000

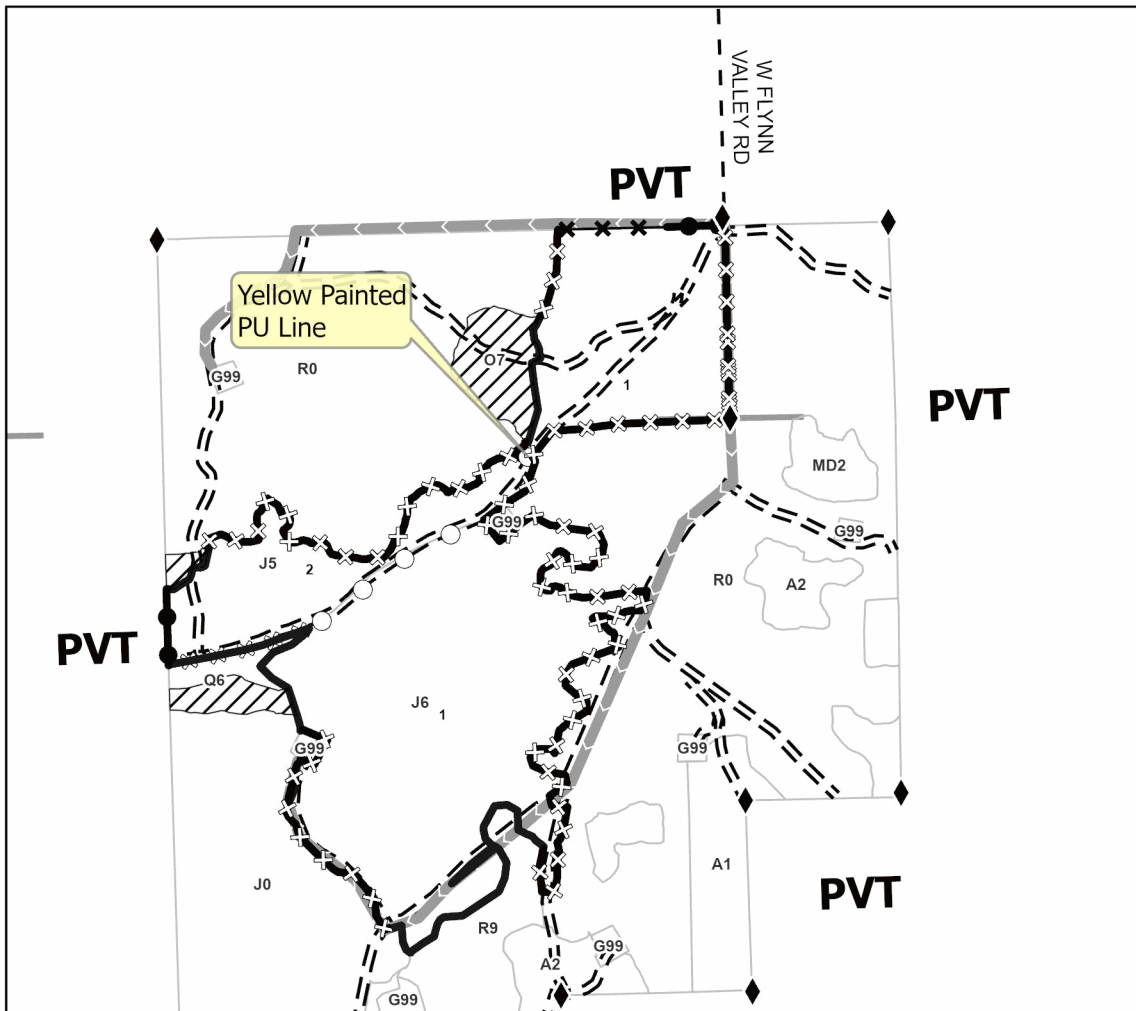


0 0.25 0.5 1 Miles



Legend

- Against State (Red)
- Against State (Unpainted)
- Private Line (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Payment Unit (Road)
- ▨ Retention Area
- Stand
- Oil And Gas Lines
- == Forest Access Route
- - - Private Gravel/Dirt
- ◆ Field Grade Corner



Use QR Code to open Map in App

