



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7832**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on May 20, 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:

Mattress Metropolis (73-007-25) / T17N, R06W, SEC. 4 , N1/2NW, SENW.

T18N, R06W, SEC. 33, SESW.

T18N, R06W, SEC. 35, SW.

Clare County, Advertised Price \$142,569.30, 66.5 Acres, Hardwood, Red Pine.

SALE NOTE: Cruised prior to July 2025. Tree list data available upon request. Contact the forester or unit manager.

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

Mattress Metropolis (73-007-25)

T17N, R06W, SEC. 4; T18N, R06W, SEC. 33; T18N, R06W, SEC. 35.
Clare County (Advertised Price \$142,569.30)

SALE NOTE: Cruised prior to July 2025. Tree list data available upon request. Contact the forester or unit manager.

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		
Red Pine	424.3 MBF	\$ 155.00 / MBF
Pulpwood		
Mixed Hardwood	34 Cords	\$ 18.35 / Cord
Mixed Oak	9 Cords	\$ 22.10 / Cord
Red Pine	1,310 Cords	\$ 58.00 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 18.97 percent. There are an estimated 2,349 cords on this timber sale, plus or minus 446 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 \$7,128.47 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	35.8%
02	64.2%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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.

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
185,588	2,349	18.97%	1,903	2,795

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
65	119,002	1,506	21.81%	1,178	1,835
217	66,586	843	36.53%	535	1,151
TOTAL:	185,588	2,349		1,713	2,986

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	Red Pine	Sawtimber	209.8	MBF	15.0	\$51,089.80
	Mixed Hardwood	Pulpwood	34	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	7.4	<i>MBF</i>		
	<i>Black Cherry</i>	<i>Pulpwood</i>	17	<i>Cords</i>		
	<i>Red Maple</i>		2	<i>Cords</i>		
	Mixed Oak		9	Cords		
	<i>White Oak</i>	<i>Sawtimber</i>	2.4	<i>MBF</i>		
	<i>/Red (Hybrid) Oak</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Red Pine		306	Cords		
2	Red Pine	Sawtimber	214.5	MBF	51.5	\$91,479.50
	Red Pine	Pulpwood	1,004	Cords		
TOTAL:			424.3	MBF		
TOTAL:			1,353	Cords		

Sale Specific Conditions & Requirements

Sale Name: Mattress Metropolis

Sale Number: 73-007-25 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 red paint. Exterior sale boundary lines against private are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. The western boundary of payment unit 2 is unmarked and identified by Lake Station Ave. The red painted boundary line trees in payment unit 1 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, cut all trees that are two (2) inches or more at DBH.

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 2, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

Payment Unit 1 must be chip harvested to facilitate future silvicultural activities. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. If market conditions limit the practicality of chipping, tops and slash must be arranged in a way that will not inhibit future planting operations, as directed by the Sale Administrator. A chipping exemption can be obtained if proposed operations are determined to be suitable for planting by reforestation staff. This exemption must be granted in writing. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter is still applicable (G. C. & R. 2.2).

2.2.3 - Stump Heights (12/24)

Stump heights within Payment Unit 1 shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit 2. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

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. If approved, each unit may only be divided once.

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 20% 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

4.1.12 - No New Roads (1/12)

No new roads will be permitted. All operations are limited to existing roads. Only Skid trails will be allowed.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference 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 2 business days in advance to schedule the conference.

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

The Purchaser is responsible for contacting the gas or pipeline company prior to operating equipment in the vicinity of well heads or natural gas pipelines.

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

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 2, unless changed by written agreement, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.3.6 - Bark Beetle Restriction (1/25)

In the event drought creates a high risk of pine bark beetle infestation, pine is not to be cut during the period March 1 through July 1, unless all portions of trees greater than two (2) inches in diameter are removed from the Sale Area, reduced to chips, or treated to the satisfaction of the Unit Manager or his/her representative, within 15 days of being severed from the stump. Pine log decks, pulpwood piles and treetops that are piled for chipping in the fall or winter within a 1/4 mile of susceptible sites must be removed before March 15. Residual slash must not be placed in piles or rows and must be spread over the site for quick drying. The Department of Natural Resources will exercise this specification if the risk of damage warrants.

5.2.3.15 - Oak Wilt Restriction, Access Roads (11/23)

Brushing of access roads to Payment Unit 1 must be completed prior to April 15 in order to use these roads for hauling timber or moving machinery between April 15 and July 15. This is necessary to reduce the spread of oak wilt.

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 removed or scattered away from landing and loading areas and may not be windrowed on the edge.

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

Cut products may not be decked against unmarked or designated leave trees.

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 Lake Station Ave. and Poplar Road 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Green Pine Pathway, 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.



TIMBER SALE MAP

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

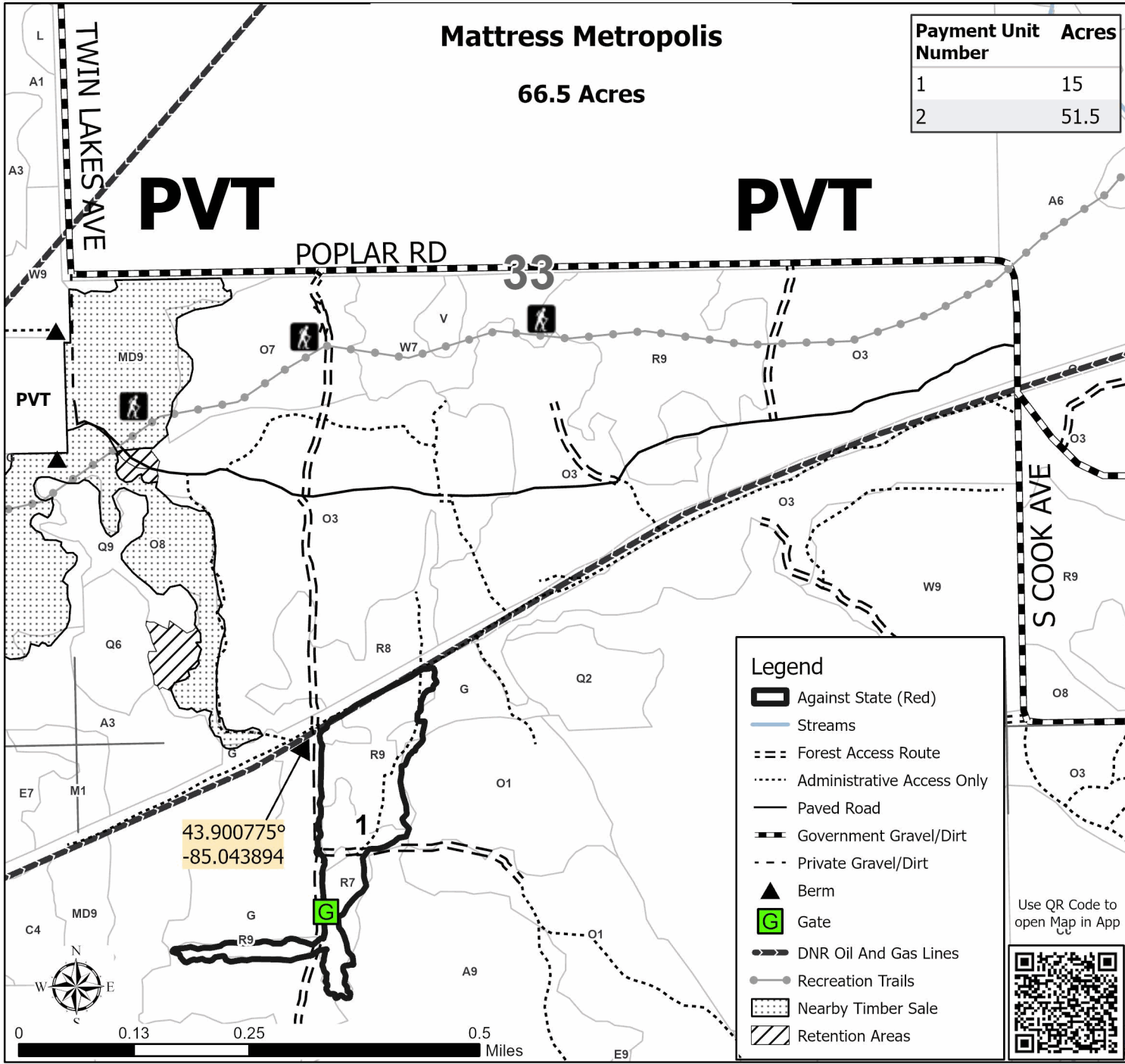
Sale Number	Date	
73-007-25	01/26/2026	
Scale	Page	Of
1:10,000	1	2

Forest Management Unit	County	Mapped By: Behrmann
Gladwin Mgt Unit	Clare	Cruised By: Behrmann

Township	Range	Section(s) and Subdivision(s)
17N / 18N	06W	Sec. 33 SESW; Sec. 35 SW; Sec. 4 N1/2NW,SENW;

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





TIMBER SALE MAP

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Scale 1:15,840	Page 2	Of 2

Forest Management Unit Gladwin Mgt Unit	County Clare	Mapped By: Behrmann Cruised By: Behrmann
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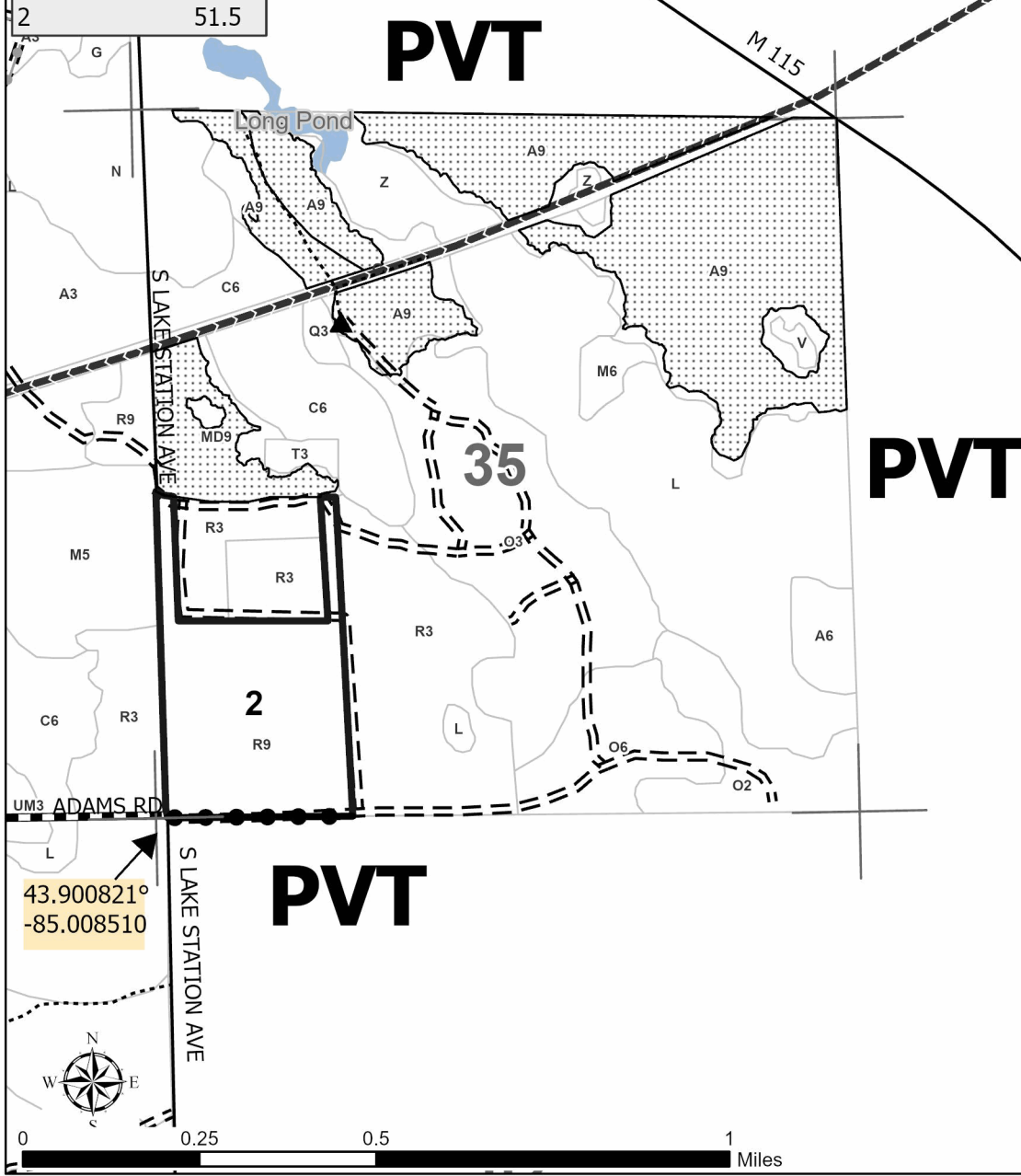
Township 17N / 18N	Range 06W	Section(s) and Subdivision(s) Sec. 33 SESW; Sec. 35 SW; Sec. 4 N1/2NW,SENW;
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Payment Unit Number	Acres
1	15
2	51.5

Mattress Metropolis
66.5 Acres



Legend	
	Lakes and Rivers
	Against State (Red)
	Private Line (Blue)
	Streams
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	MIRIS Corners
	Section Numbers
	Berm
	DNR Oil And Gas Lines
	Recreation Trails
	Nearby Timber Sale
	Retention Areas

43.900821°
-85.008510

Use QR Code to open Map in App

