



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7753**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on December 2, 2025.**

**LOCATION: GAYLORD MGMT UNIT, 1732 WEST M 32, GAYLORD, MI 49735.**

**CONTACT NAME: Lucas Merrick**

**PHONE NUMBER: (989) 732-3541**

**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, GAYLORD MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Don't Care Anymore (52-033-25) / T30N, R03W, SEC. 31, NWSW,S1/2SW.

T30N, R04W, SEC. 36, SENE,E1/2SE.

Otsego County, Advertised Price \$26,453.35, 66.3 Acres, Aspen, Hardwood.

SALE NOTE: This is an Ice storm Salvage sale. No extensions will be granted.

Very brushy with quite a bit of downed tops to work through.

## TIMBER SALE INFORMATION

Ice Don't Care Anymore (52-033-25)

T30N, R03W, SEC. 31; T30N, R04W, SEC. 36.

Otsego County (Advertised Price \$26,453.35)

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Very brushy with quite a bit of downed tops to work through.

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 &amp; SPECIES</u> | <u>ESTIMATED UNITS*</u> | <u>ADVERTISED PRICE</u> |
|-------------------------------|-------------------------|-------------------------|
| Sawtimber                     |                         |                         |
| Beech                         | 18.6 MBF                | \$ 99.00 / MBF          |
| Black/Red (Hybrid) Oak        | 1.0 MBF                 | \$ 55.00 / MBF          |
| Mixed Aspen                   | 92.2 MBF                | \$ 28.00 / MBF          |
| Red Maple                     | 123.4 MBF               | \$ 58.00 / MBF          |
| Sugar Maple                   | 22.9 MBF                | \$ 138.00 / MBF         |
| Pulpwood                      |                         |                         |
| Black/Red (Hybrid) Oak        | 1 Cords                 | \$ 17.30 / Cord         |
| Mixed Aspen                   | 383 Cords               | \$ 8.95 / Cord          |
| Mixed Hardwood                | 944 Cords               | \$ 8.70 / Cord          |

\* The total volume is statistically estimated within plus (+) or minus (-) 13.24 percent. There are an estimated 1,930 cords on this timber sale, plus or minus 256 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 \$2,645.34 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                  | 56.9%                       |
| 02                  | 43.1%                       |
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

### **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 |
| 152,488          | 1,930       | 13.24%        | 1,675                      | 2,186   |

**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 |
| 20     | 26,070           | 330         | 34.57%        | 216            | 444     |
| 39     | 41,434           | 524         | 27.19%        | 382            | 667     |
| 41     | 14,404           | 182         | 31.42%        | 125            | 240     |
| 79     | 70,580           | 893         | 19.48%        | 719            | 1,067   |
| TOTAL: | 152,488          | 1,930       |               | 1,442          | 2,418   |

**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      | Beech                | Sawtimber | 8.6      | MBF          | 34.8  | \$15,046.20     |  |
|        | Mixed Aspen          |           | 65.3     | MBF          |       |                 |  |
|        | <i>B. T. Aspen</i>   |           | 55.6     | <i>MBF</i>   |       |                 |  |
|        | <i>Quaking Aspen</i> |           | 9.7      | <i>MBF</i>   |       |                 |  |
|        | Red Maple            | Pulpwood  | 89.7     | MBF          |       |                 |  |
|        | Sugar Maple          |           | 12.2     | MBF          |       |                 |  |
|        | Mixed Aspen          |           | 136      | Cords        |       |                 |  |
|        | <i>B. T. Aspen</i>   |           | 126      | <i>Cords</i> |       |                 |  |
|        | <i>Quaking Aspen</i> |           | 10       | <i>Cords</i> |       |                 |  |
|        | Mixed Hardwood       |           | 490      | Cords        |       |                 |  |
|        | <i>Beech</i>         |           | 57       | <i>Cords</i> |       |                 |  |
|        | <i>Red Maple</i>     |           | 385      | <i>Cords</i> |       |                 |  |
|        | <i>Sugar Maple</i>   |           | 48       | <i>Cords</i> |       |                 |  |
| 2      | Beech                | Sawtimber | 10.0     | MBF          | 31.5  | \$11,407.15     |  |
|        | Black/Red (Hybrid    |           | 1.0      | MBF          |       |                 |  |
|        | Mixed Aspen          |           | 26.9     | MBF          |       |                 |  |
|        | <i>B. T. Aspen</i>   |           | 26.3     | <i>MBF</i>   |       |                 |  |
|        | <i>Quaking Aspen</i> | Pulpwood  | 0.6      | <i>MBF</i>   |       |                 |  |
|        | Red Maple            |           | 33.7     | MBF          |       |                 |  |
|        | Sugar Maple          |           | 10.7     | MBF          |       |                 |  |
|        | Black/Red (Hybrid    |           | 1        | Cords        |       |                 |  |
|        | Mixed Aspen          |           | 247      | Cords        |       |                 |  |
|        | <i>B. T. Aspen</i>   |           | 187      | <i>Cords</i> |       |                 |  |
|        | <i>Quaking Aspen</i> |           | 60       | <i>Cords</i> |       |                 |  |
|        | Mixed Hardwood       |           | 454      | Cords        |       |                 |  |
|        | <i>Beech</i>         |           | 65       | <i>Cords</i> |       |                 |  |
|        | <i>Ironwood</i>      |           | 2        | <i>Cords</i> |       |                 |  |
|        | <i>Red Maple</i>     |           | 267      | <i>Cords</i> |       |                 |  |
|        | <i>Sugar Maple</i>   |           | 120      | <i>Cords</i> |       |                 |  |
| TOTAL: |                      |           | 258.1    | MBF          |       |                 |  |
| TOTAL: |                      |           | 1,328    | Cords        |       |                 |  |

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice Don't Care Anymore**

**Sale Number: 52-033-25 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. Lake Manuka Road identifies the north boundary of Payment Unit 1 and is unpainted. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with TIMBER TEAL paint; no harvesting activities may occur within these areas. 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, cut all trees that are two (2) inches or more at DBH, except do not cut any white pine or trees marked with TEAL paint above and below stump height.

##### **2.1.7 - Leave Tree Marked Unit(s) (6/14)**

Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH except do not cut oak that is less than 8 inches at DBH or any trees marked with green paint above and below stump height.

### **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. Rates will be at a rate of \$100 per sawtimber tree and \$25 per pole sized tree.

### **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.

##### **4.1.4 - Timber Removed for Construction (3/23)**

Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

##### **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, 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. Contact the Sale Administrator for specific details of design and placement.

### 4.2 - Maintenance

#### 4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins.

#### 4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

#### 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

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

The Purchaser is responsible for contacting the MISS DIG PHONE LINE prior to operating equipment in the vicinity of well heads or natural gas pipelines.

### 5.2 - Conduct of Operations

#### 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

##### 5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit(s) 2, cutting, skidding, and hauling within the Sale Area and brushing of access roads to the Sale Area are not permitted during the period of April 15 to July 15. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

In Payment Unit 1, 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.

##### 5.2.3.11 - Coppice Regeneration Protection (4/10)

Any post-harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.3 - Dead and Down Creation, Dead Trees (6/07)

Except as provided for in General Condition and Requirement 5.2.2, no dead trees, standing or down, are to be cut, skidded, or processed.

#### 5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or junberry. 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. 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.

### 5.4 - Soil Protection

#### 5.4.1 - Rutting Restriction, General (7/16)

Operations are to cease immediately if equipment and weather conditions result in rutting of roads and/or skid trails which are 12 inches or greater in depth and 50 feet in length. The Unit Manager or his/her representative may restrict hauling and/or skidding if ruts exceed the specified depth. With the Unit Manager or his/her representative's approval, the Purchaser may return to the area when the risk of rutting has decreased.

#### 5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

### 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 Lake Manuka 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.

## 7 - Other Conditions

### 7.5 - Loss

#### 7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from an Ice Storm that occurred in late March 2025. 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  
**52-033-25**

Date  
**07/31/2025**

|                                            |                  |                  |                  |           |         |
|--------------------------------------------|------------------|------------------|------------------|-----------|---------|
| Forest Management Unit<br>Gaylord Mgt Unit | County<br>Otsego | Mapped By: Crew  | Scale<br>1:7,920 | Page<br>1 | Of<br>1 |
|                                            |                  | Cruised By: Crew |                  |           |         |

|                 |                |                                                                            |
|-----------------|----------------|----------------------------------------------------------------------------|
| Township<br>30N | Range<br>03W / | Section(s) and<br>Subdivision(s) Sec. 31 NWSW,S1/2SW; Sec. 36 SENE,E1/2SE; |
|-----------------|----------------|----------------------------------------------------------------------------|

**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**

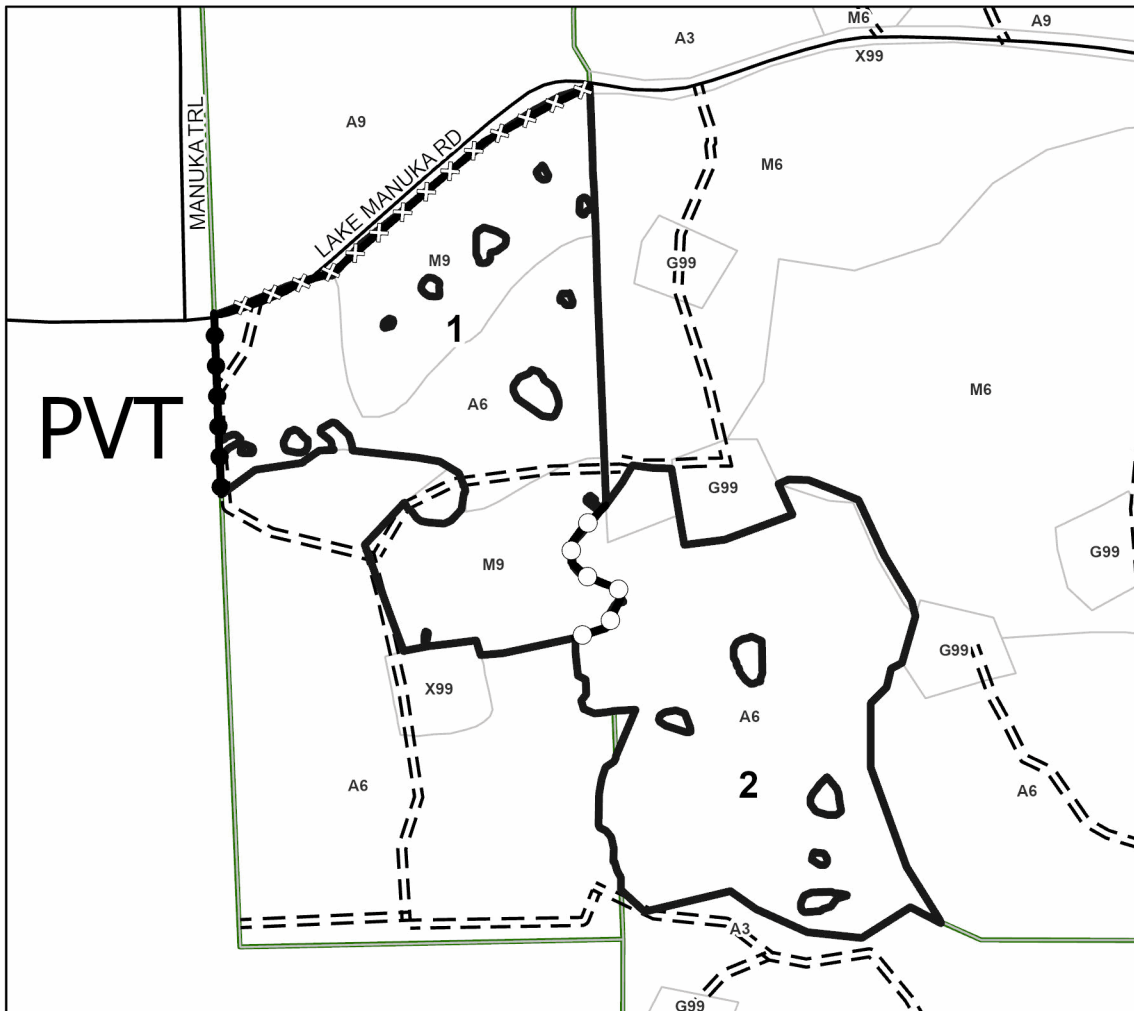
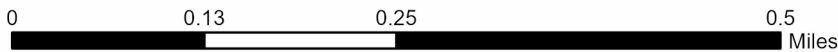
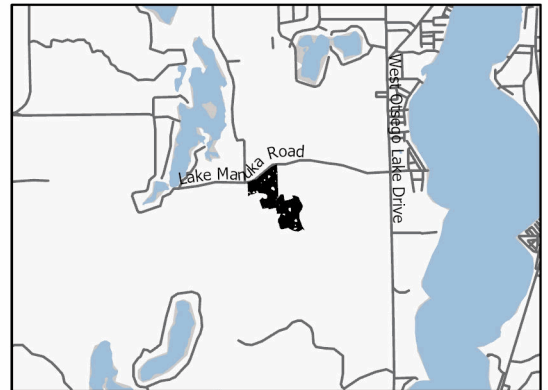
|                             |                        |
|-----------------------------|------------------------|
| 0 = Non Stocked             | 5 = Pole Timber Medium |
| 1 = Seedling Sapling Poor   | 6 = Pole Timber Well   |
| 2 = Seedling Sapling Medium | 7 = Saw Timber Poor    |
| 3 = Seedling Sapling Well   | 8 = Saw Timber Medium  |
| 4 = Pole Timber Poor        | 9 = Saw Timber Well    |

| Payment Unit Number | Acres |
|---------------------|-------|
| 1                   | 34.9  |
| 2                   | 31.5  |

**Ice Don't  
Care  
Anymore**

**66.3 Acres**

**Locator Map 1:100,000**



**Legend**

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- Paved Road
- Recreational Trails

