



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7780**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on January 13, 2026.**

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 - Thrasher Aspen (52-035-25) / T29N, R03W, SEC. 21, SE.

T29N, R03W, SEC. 22, S1/2NW, N1/2SW, SWSW.

T29N, R03W, SEC. 28, NENE.

Otsego County, Advertised Price \$15,870.55, 117.4 Acres, Aspen, Hardwood.

SALE NOTE: This is a mixed sale. Payment Units 1 and 2 are lump sum, while Payment Unit 3 is a scaled Unit. Payment unit 3 will require the DNR Administrator to scale and invoice the Purchaser.

## TIMBER SALE INFORMATION

Ice - Thrasher Aspen (52-035-25)  
T29N, R03W, SEC. 21; T29N, R03W, SEC. 22; T29N, R03W, SEC. 28.  
Otsego County (Advertised Price \$15,870.55)

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A timber sale contract for this mixed, 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		
Red Maple	6.3 MBF	\$ 48.00 / MBF
Red Oak	2.4 MBF	\$ 104.00 / MBF
White Pine	3.7 MBF	\$ 27.00 / MBF
Pulpwood		
Mixed Aspen	1,121 Cords	\$ 8.40 / Cord
Mixed Hardwood	29 Cords	\$ 8.05 / Cord
Mixed Oak	189 Cords	\$ 15.95 / Cord
Red Maple	171 Cords	\$ 8.05 / Cord
Red Pine	83 Cords	\$ 11.40 / Cord
White Pine	10 Cords	\$ 23.15 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 17.73 percent. There are an estimated 1,632 cords on this timber sale, plus or minus 289 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 \$793.53 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	40.9%
02	53.4%
03	5.7%
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
128,897	1,632	17.73%	1,342	1,921

**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	52,837	669	25.51%	498	839
17	6,222	79	0.00%	79	79
18	69,839	884	24.59%	667	1,101
TOTAL:	128,897	1,632		1,244	2,020

**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 Maple	Sawtimber	6.3	MBF	49.5	\$6,497.90			
	Red Oak		0.6	MBF					
	White Pine		1.4	MBF					
	Mixed Aspen	Pulpwood	453	Cords					
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>					
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	149	<i>Cords</i>					
	<i>Quaking Aspen</i>		301	<i>Cords</i>					
	Mixed Hardwood		14	Cords					
	<i>Beech</i>	<i>Sawtimber</i>	0.7	<i>MBF</i>					
	<i>Beech</i>	<i>Pulpwood</i>	8	<i>Cords</i>					
	<i>Black Cherry</i>		4	<i>Cords</i>					
	<i>Paper Birch</i>		1	<i>Cords</i>					
	Mixed Oak		77	Cords					
	<i>/Red (Hybrid) Oak</i>		2	<i>Cords</i>					
	<i>Red Oak</i>		75	<i>Cords</i>					
	Red Maple		95	Cords					
	Red Pine		4	Cords					
	<i>Red Pine</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>					
	<i>Red Pine</i>	<i>Pulpwood</i>	1	<i>Cords</i>					
	White Pine		6	Cords					
2	Red Oak	Sawtimber	1.8	MBF	56.6	\$8,472.05			
	White Pine		2.3	MBF					
	Mixed Aspen	Pulpwood	668	Cords					
	<i>B. T. Aspen</i>		479	<i>Cords</i>					
	<i>Quaking Aspen</i>		189	<i>Cords</i>					
	Mixed Hardwood		15	Cords					
	<i>Paper Birch</i>		10	<i>Cords</i>					
	<i>Pin Cherry</i>		2	<i>Cords</i>					
	<i>Sugar Maple</i>		3	<i>Cords</i>					
	Mixed Oak		112	Cords					
	<i>Red Oak</i>		112	<i>Cords</i>					
	Red Maple		76	Cords					
	White Pine		4	Cords					
	3	Red Pine	Pulpwood	79			Cords	11.3	\$900.60
		<i>Red Pine</i>		79			<i>Cords</i>		
TOTAL:			12.4	MBF					
TOTAL:			1,603	Cords					

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice - Thrasher Aspen**

**Sale Number: 52-035-25 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. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. Retention areas are marked with teal green painted chevrons. There are multiple retention areas within the sale. Single tree retention is marked with a teal green painted band on the trunk. 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, and 3, cut all trees that are two (2) inches or more at DBH except trees marked with a band of teal green paint. DO NOT CUT GREEN BANDED TREES.

##### **2.1.11 - Description of Timber Note (2/04)**

Note that Payment Unit 3 is an ice-storm damaged red pine stand that will be scaled by the Sale Administrator. Chipping of the Sale Area will not be required but is encouraged. If chipped, the Purchaser must provide electronic confirmation of scale tickets at a minimum of once per week. To convert red pine chip weight to cords, we will use a conversion of 1 cord = 1.9 tons or 1 cord = 3,800 pounds. This is from the USDA's Timber Management Field Book, 2008 Edition Table 2.10 Weight Table for Various Woods.

Other species will be scaled as follows:

Jack Pine: \$13.50/cd

### **3 - Payments**

#### **3.2 - Scaled Sales**

##### **3.2.1 - Scale Location (2/04)**

Forest products will be placed for measurement at locations specified by the DNR sale administrator. Frequency of scaling will be negotiated. This spec is specific to Payment Unit 3.

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing Payment Units (7/14)**

Payment Unit(s) 1 and 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.

#### **3.4 - Damaged Timber**

##### **3.4.1 - Damaged Timber (12/24)**

General Condition and Requirement 3.4 Damaged Timber, defines liquidated damages for undesigned live merchantable trees which are cut or injured. In addition, care should be taken to avoid damage to desirable tree seedlings and saplings. No damage is acceptable to undesigned 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 \$250 per sawtimber tree and \$100 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. 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

### 4.2.3 - 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

#### 5.1.1 - Pre-sale Conference (10/16)

A pre-sale conference on site 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 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/pipeline company and MISSDIG prior to operating equipment in the vicinity of well heads or natural gas pipelines. It is recommended that the pipeline and well head owners are contacted prior to operations to remedy potential issues prior to operations.

#### 5.1.4 - Post-Sale Conference (10/16)

A post-sale conference on site between the Purchaser and sale administrator is required five (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

#### 5.2.1 - Slash

##### 5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 36 inches in height.

## 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

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

Timber harvesting in Payment Unit 1 and 2 must be completed before significant aspen sprouting occurs in that Payment Unit, so as to minimize damage to the new regeneration. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

### 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.

### 5.4.5 - Soil Caution (11/04)

Care must be taken to minimize soil damage due to the sandy soils.

## 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 forest access roads 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)

There will be no extensions granted on this contract. The purpose of this sale is to harvest red pine and aspen damaged from the massive ice storm and to regenerate the aspen stand.

### 7.5 - Loss

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

The Sale Area has received damage from a massive 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  
**52-035-25**

Date  
**09/20/2025**

Forest Management Unit	County	Mapped By: D. Morris
Gaylord Mgt Unit	Otsego	Cruised By: Z. Crew & D. Morris

Scale  
**1:8,735**

Page  
**1**

Of  
**1**

Township	Range	Section(s) and Subdivision(s)
29N	03W	Sec. 21 SE; Sec. 22 S1/2NW,N1/2SW,SWSW; Sec. 28 NENE;

## 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

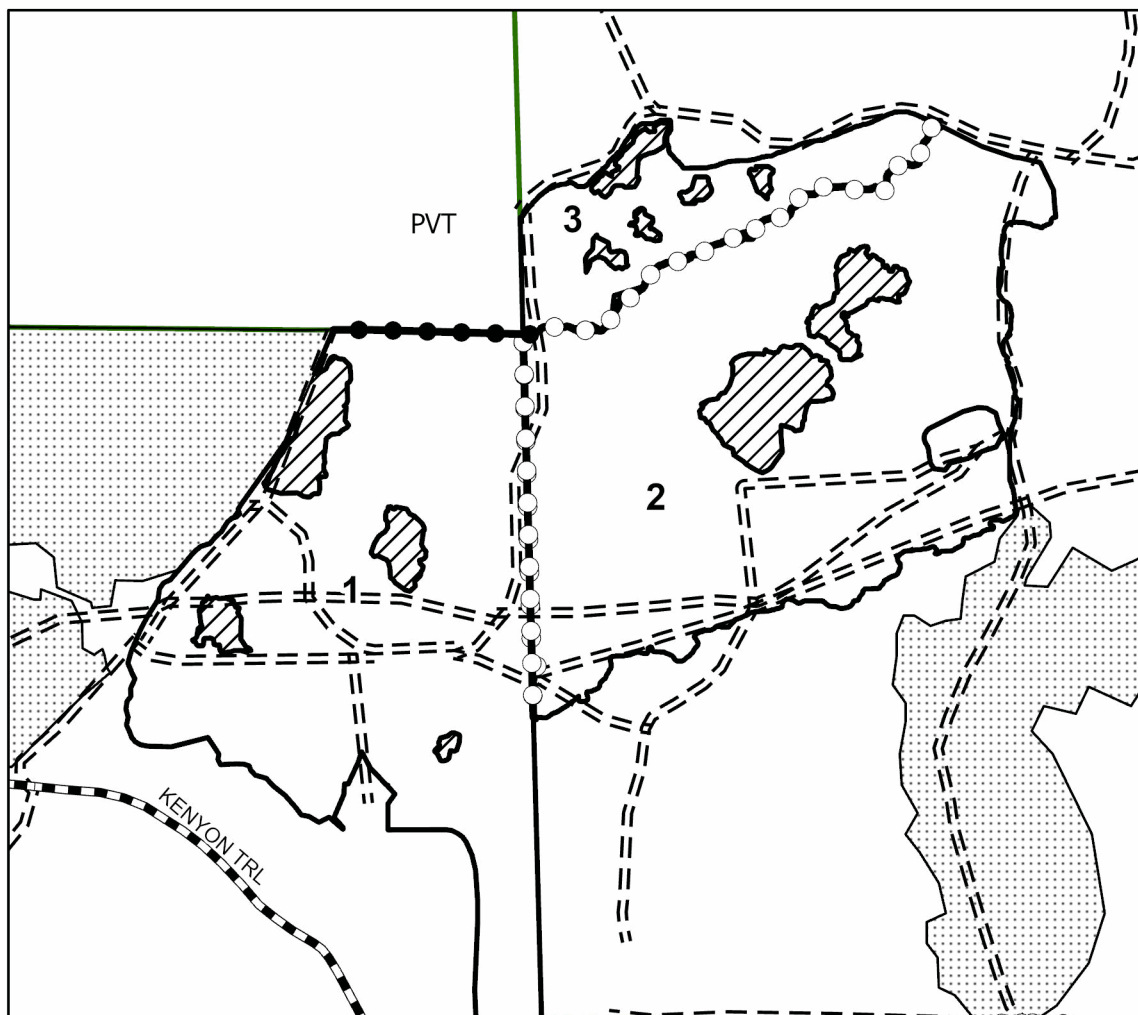
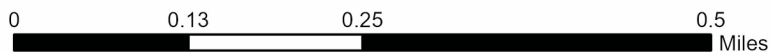
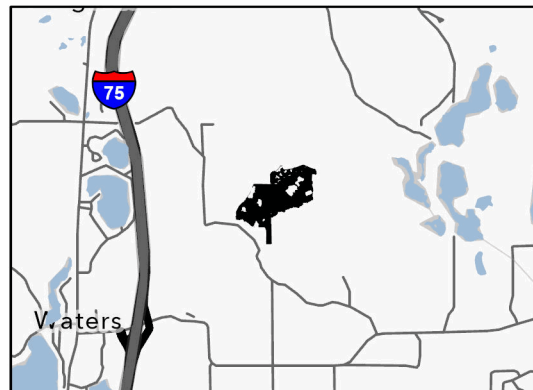
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	49.5
2	56.6
3	11.3

**Ice - Thrasher Aspen**

**117.4 Acres**

## Locator Map 1:100,000



## Legend

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- Government Gravel/Dirt
- Retention Areas selection
- Nearby Timber Sales

MAP



TREE LIST

