



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7762**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on May 19, 2026.

LOCATION: ROSCOMMON MGMT UNIT, 8717B N ROSCOMMON RD., ROSCOMMON, MI 48653.

CONTACT NAME: Jason Lewicki

PHONE NUMBER: (989) 745-5870

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

**Bike Ride Aspen Oak (71-009-25) / T24N, R04W, SEC. 28, N1/2NW, SENW, W1/2NE, S1/2SE.
Roscommon County, Advertised Price \$65,357.05, 85.4 Acres, Aspen, Hardwood.**

SALE NOTE: Two aspen clearcut units totaling 78.5 acres and an oak overstory removal at 6.9 acres located Just West of highway 127 at the corner of N Deadstream rd and Pine dr. Oak Wilt restrictions apply, see spec 5.2.3.4.

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

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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>
Sawtimber		
Black Cherry	2.5 MBF	\$ 136.00 / MBF
Mixed Aspen	225.2 MBF	\$ 80.00 / MBF
Mixed Oak	57.7 MBF	\$ 139.00 / MBF
Red Maple	30.0 MBF	\$ 65.00 / MBF
White Pine	14.8 MBF	\$ 72.00 / MBF
Pulpwood		
Balsam Fir	25 Cords	\$ 26.15 / Cord
Mixed Aspen	754 Cords	\$ 32.80 / Cord
Mixed Hardwood	214 Cords	\$ 20.40 / Cord
Mixed Oak	152 Cords	\$ 17.90 / Cord
Red Pine	27 Cords	\$ 38.20 / Cord
White Pine	76 Cords	\$ 32.40 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.80 percent. There are an estimated 2,021 cords on this timber sale, plus or minus 299 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 \$3,267.85 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	48.5%
02	45.3%
03	6.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

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
159,688	2,021	14.80%	1,722	2,321

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
72	80,109	1,014	20.39%	807	1,221
89	7,480	95	47.62%	50	140
90	72,098	913	23.66%	697	1,129
TOTAL:	159,688	2,021		1,554	2,489

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 Aspen	Sawtimber	104.4	MBF	40.5	\$31,694.45
	<i>Quaking Aspen</i>		104.4	<i>MBF</i>		
	Red Maple	20.3	MBF			
	White Pine	14.8	MBF			
	Balsam Fir	Pulpwood	19	Cords		
	Mixed Aspen		443	Cords		
	<i>Quaking Aspen</i>		443	<i>Cords</i>		
	Mixed Hardwood		101	Cords		
	<i>Black Cherry</i>		11	<i>Cords</i>		
	<i>Red Maple</i>		90	<i>Cords</i>		
	Mixed Oak		21	Cords		
	<i>/Red (Hybrid) Oak</i>		21	<i>Cords</i>		
	Red Pine		27	Cords		
	White Pine		76	Cords		
2	Black Cherry	Sawtimber	2.5	MBF	38.0	\$29,627.80
	Mixed Aspen		120.8	MBF		
	<i>B. T. Aspen</i>	5.2	<i>MBF</i>			
	<i>Quaking Aspen</i>	115.6	<i>MBF</i>			
	Mixed Oak	34.9	MBF			
	<i>/Red (Hybrid) Oak</i>	34.9	<i>MBF</i>			
	Red Maple	4.6	MBF			
	Balsam Fir	Pulpwood	6	Cords		
	Mixed Aspen		311	Cords		
	<i>B. T. Aspen</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		310	<i>Cords</i>		
	Mixed Hardwood		107	Cords		
	<i>Black Cherry</i>		25	<i>Cords</i>		
	<i>Red Maple</i>		82	<i>Cords</i>		
Mixed Oak	108		Cords			
<i>/Red (Hybrid) Oak</i>	108	<i>Cords</i>				
3	Mixed Oak	Sawtimber	22.8	MBF	6.9	\$4,034.80
	<i>Red Oak</i>		10.0	<i>MBF</i>		
	<i>White Oak</i>		12.8	<i>MBF</i>		
	Red Maple	5.1	MBF			
	Mixed Hardwood	Pulpwood	6	Cords		
	<i>Red Maple</i>		6	<i>Cords</i>		
	Mixed Oak		23	Cords		
	<i>Red Oak</i>		15	<i>Cords</i>		
<i>White Oak</i>	8		<i>Cords</i>			
TOTAL:			330.2	MBF		
TOTAL:			1,248	Cords		

Sale Specific Conditions & Requirements

Sale Name: Bike Ride Aspen Oak

Sale Number: 71-009-25 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 and yellow paint. Exterior sale boundary lines against state are marked with red paint, with the following exceptions. The West, South, and East boundaries of Payment Unit 2 are unpainted and designated by Higgins Lake Rd, Pine Dr, and N Deadstream Rd, respectively. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. 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 and 2, cut all trees that are two (2) inches or more at DBH, except do not cut any pine twenty-six (26) inches or larger at DBH.

2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 3, all trees that are four (4) inches or more at DBH which meet minimum piece specifications in 2.2 Utilization, are designated for cutting, except do not cut any pine twenty-six (26) inches or more at DBH.

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. 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 undesignated live merchantable trees which are cut or injured. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within Payment Unit 3, if more than 25% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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 in accordance with General Condition and Requirement 3.4 Damaged Timber.

4 - Transportation

4.1 - Construction

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.

4.1.11 - Permits (2/12)

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

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

5.1.1 - Pre-sale Conference (10/25)

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 at least 10 days in advance to schedule the conference.

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

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 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

5.2.3.5 - Oak Wilt Restriction (1/18)

Within the Payment Unit 3, 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)

Timber harvesting in Payment Units 1 and 2 must be completed before significant aspen sprouting occurs in that Payment Unit, so as to minimize damage to the new regeneration. Any post-harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. 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

5.2.4.2 - Dead and Down Creation, Hare and Grouse (1/25)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two (2) 10-inch diameter or larger log size pieces on the ground for every two (2) acres. The logs should be placed so they overlap and have a minimum length of ten (10) feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree. They should be scattered throughout the sale area or positioned per the Sale Administrator's instructions.

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.

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

An 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. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the Sale Administrator.

5.2.41 - Snowmobile Trail Protection (9/11)

A snowmobile trail 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. 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 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. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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.

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 N Deadstream Rd, Higgins Lake Rd, and Pine Dr 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 the ORV trail 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	
71-009-25	09/04/2025	
Scale	Page	Of
1:12,000	1	1

Forest Management Unit	County	Mapped By: Ewald, Lewicki, Martell
Roscommon Mgt Unit	Roscommon	Cruised By: Ewald, Lewicki, Martell

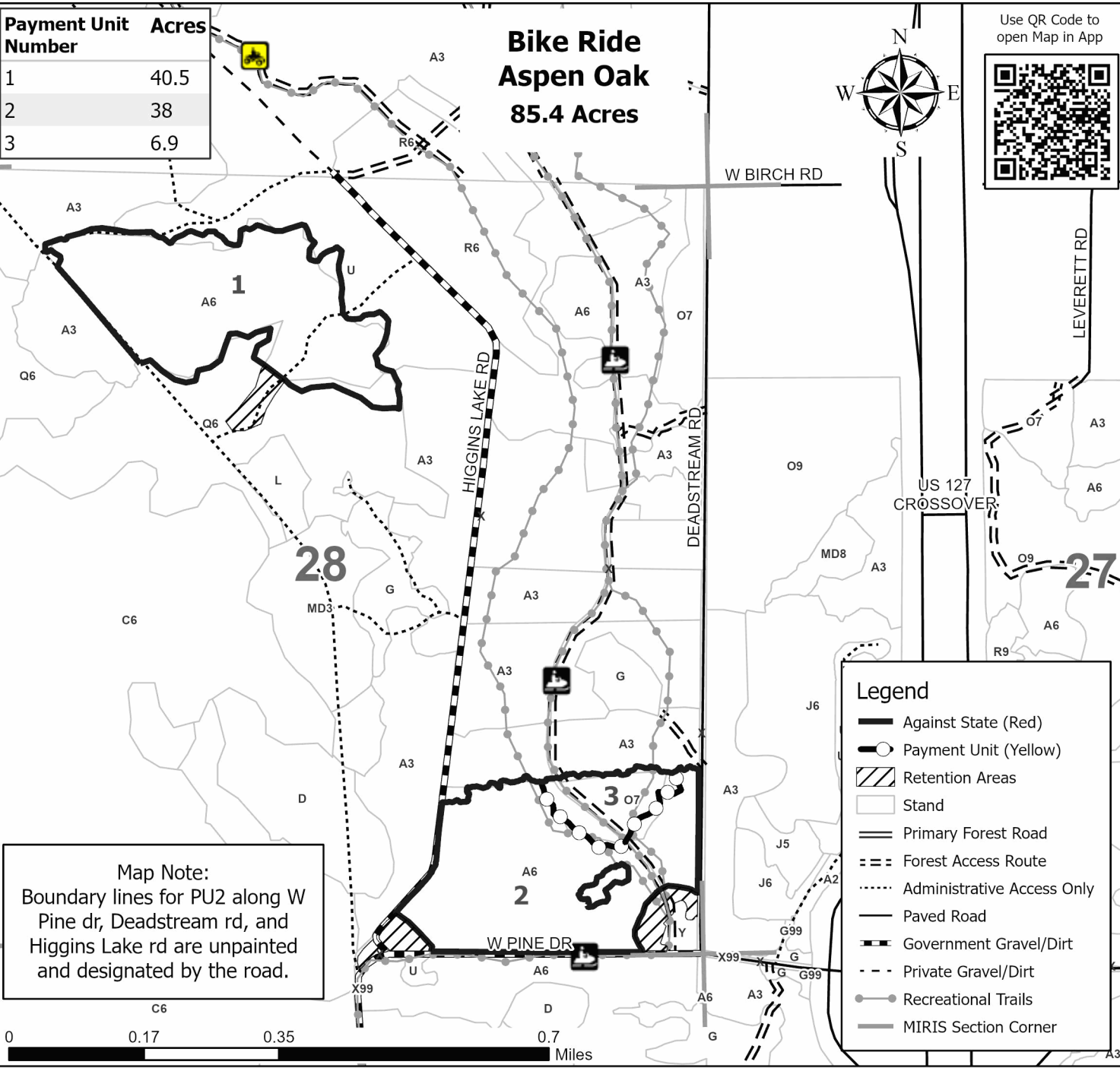
Township	Range	Section(s) and Subdivision(s)
24N	04W	Sec. 28 N1/2NW,SENW,W1/2NE,S1/2SE;

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	40.5
2	38
3	6.9

Bike Ride Aspen Oak
85.4 Acres



Map Note:
Boundary lines for PU2 along W Pine dr, Deadstream rd, and Higgins Lake rd are unpainted and designated by the road.

Legend	
	Against State (Red)
	Payment Unit (Yellow)
	Retention Areas
	Stand
	Primary Forest Road
	Forest Access Route
	Administrative Access Only
	Paved Road
	Government Gravel/Dirt
	Private Gravel/Dirt
	Recreational Trails
	MIRIS Section Corner

