



**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 Redemption (52-037-25) / T29N, R01W, SEC. 5 , NWNE,S1/2NE,SE.

T29N, R01W, SEC. 8 , NENE.

T30N, R01W, SEC. 32, SESW,S1/2SE.

Otsego County, Advertised Price \$20,639.70, 84.7 Acres, Aspen, Hardwood.

SALE NOTE: This is an aspen salvage sale. Merchantable portions of trees are mostly intact, crowns are damaged. Recreational trails are present in Payment Unit 1.

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

Ice Redemption (52-037-25)

T29N, R01W, SEC. 5; T29N, R01W, SEC. 8; T30N, R01W, SEC. 32.

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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		
B. T. Aspen	41.0 MBF	\$ 28.00 / MBF
Mixed Oak	16.1 MBF	\$ 55.00 / MBF
Red Maple	49.8 MBF	\$ 58.00 / MBF
Pulpwood		
Black Cherry	4 Cords	\$ 8.70 / Cord
Mixed Aspen	1,451 Cords	\$ 8.95 / Cord
Mixed Oak	38 Cords	\$ 17.30 / Cord
Red Maple	222 Cords	\$ 8.70 / Cord
Red Pine	3 Cords	\$ 9.85 / Cord
White Oak	3 Cords	\$ 17.30 / Cord
White Pine	2 Cords	\$ 13.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.79 percent. There are an estimated 1,975 cords on this timber sale, plus or minus 332 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 \$1,031.99 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	40.6%
02	55.7%
03	3.7%
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
156,024	1,975	16.79%	1,643	2,307

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
26	71,997	911	23.35%	699	1,124
43	78,098	989	25.69%	735	1,243
67	5,930	75	62.73%	28	122
TOTAL:	156,024	1,975		1,461	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 Oak	Sawtimber	1.1	MBF	44.6	\$8,376.10
	Red Oak		1.1	MBF		
	Mixed Aspen	Pulpwood	823	Cords		
	B. T. Aspen		186	Cords		
	Quaking Aspen		637	Cords		
	Mixed Oak		22	Cords		
	Red Oak		22	Cords		
	Red Maple		59	Cords		
	Red Pine		3	Cords		
	White Pine		2	Cords		
2	B. T. Aspen	Sawtimber	36.3	MBF	35.8	\$11,497.55
	Mixed Oak		13.5	MBF		
	/Red (Hybrid) Oak		8.5	MBF		
	Red Oak		5.0	MBF		
	Red Maple		49.8	MBF		
	Black Cherry	Pulpwood	4	Cords		
	Black Cherry	Sawtimber	1.6	MBF		
	Black Cherry	Pulpwood	1	Cords		
	Mixed Aspen		577	Cords		
	B. T. Aspen		159	Cords		
	Quaking Aspen		418	Cords		
	Mixed Oak		14	Cords		
	/Red (Hybrid) Oak		7	Cords		
	Red Oak		7	Cords		
	Red Maple		156	Cords		
	White Oak		3	Cords		
	White Oak	Sawtimber	0.4	MBF		
	White Oak	Pulpwood	2	Cords		
3	B. T. Aspen	Sawtimber	4.7	MBF	4.3	\$766.05
	Mixed Oak		1.5	MBF		
	/Red (Hybrid) Oak		1.5	MBF		
	Mixed Aspen	Pulpwood	51	Cords		
	B. T. Aspen		51	Cords		
	Mixed Oak		2	Cords		
	/Red (Hybrid) Oak		2	Cords		
	Red Maple		7	Cords		
TOTAL:			106.9	MBF		
TOTAL:			1,723	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Redemption

Sale Number: 52-037-25 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by blue and red paint and Douglas Lake Road. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint, with exception of the East Boundary of Payment Unit 1 which is designated by Douglas Lake Road. Retention patches are marked with red X's; no harvesting activities may occur within these areas. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 1-3, cut all trees that are two (2) inches or more at DBH, except do not cut white oak in Payment Unit 1, regardless of storm damage, and do not cut trees marked with orange paint. Trees marked with orange paint will be felled and left on site in accordance with Sale Spec. 5.2.4.1 for habitat improvement.

4 - Transportation

4.1 - Construction

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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.5 - 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 at least 5 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 and MISS DIG 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 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.

5.2.4 - Dead and Down Creation

5.2.4.1 - Dead and Down Creation, Marked Trees (10/13)

All trees marked with a band of orange paint must be felled and left on site to improve horizontal cover habitat for grouse, deer and other species. These trees have been taken off the timber tally.

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.

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

An ORV trail is located within Payment Unit 1 and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. 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 located within Payment Unit 1 and 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 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 during snowmobile season. 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.

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 Douglas Lake road and any other roads within the Sale Area prior to beginning operations. The road must be posted at locations designated on the map at appropriate distances from the Sale Area approximately 350 feet 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 Snowmobile Trail and 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the Ice Storm 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
52-037-25

Date
09/04/2025

Forest Management Unit
Gaylord Mgt Unit

County
Otsego

Mapped By: Doug Tyran
Cruised By: Doug Tyran

Scale
1:20,000

Page
1

Of
1

Township
29N / 30N

Range
01W

Section(s) and
Subdivision(s) Sec. 32 SESW,S1/2SE; Sec. 5 NWNE,S1/2NE,SE; Sec. 8 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		

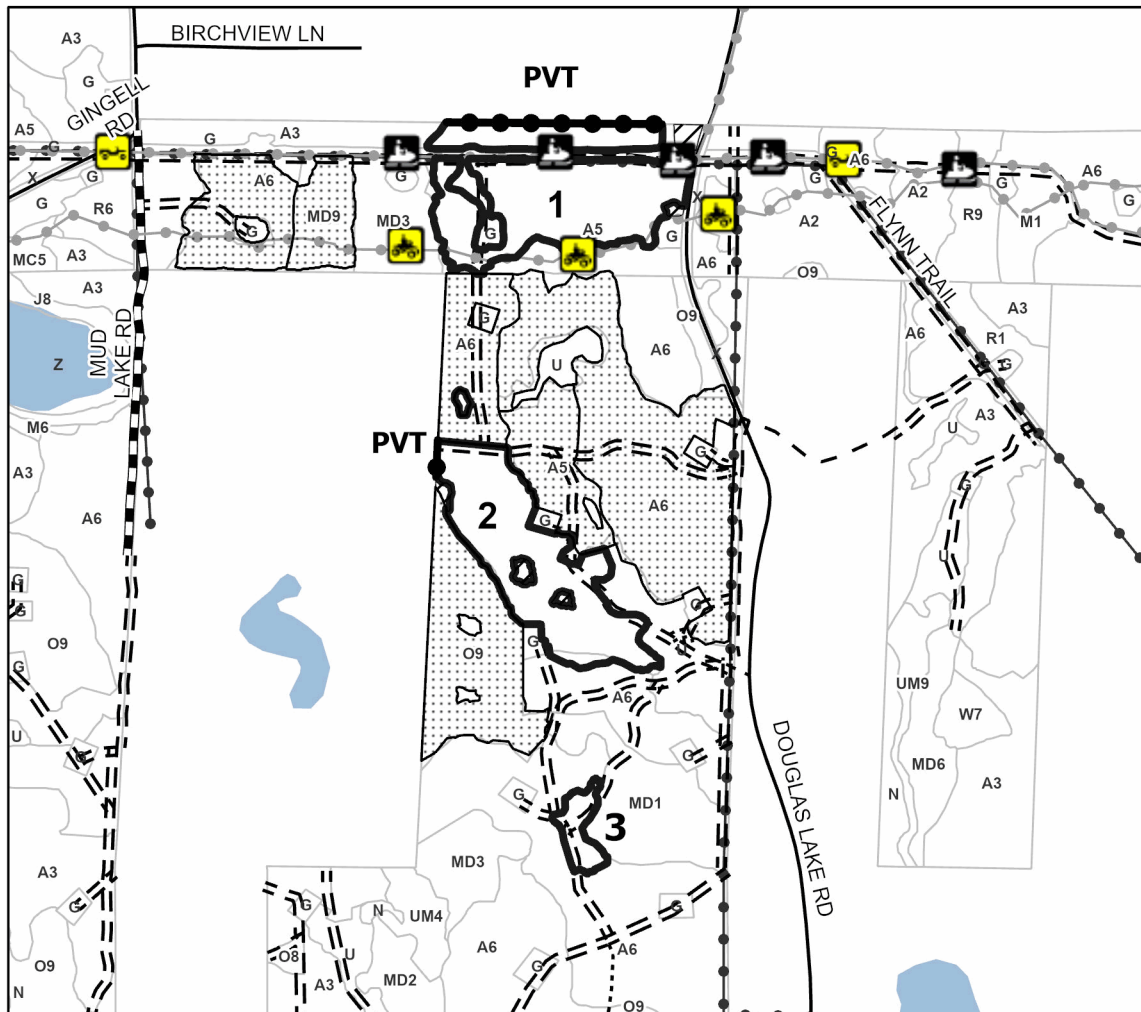
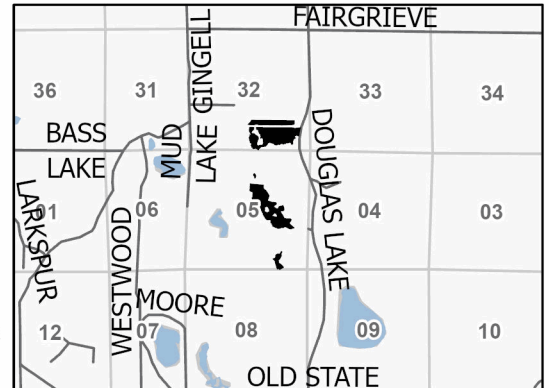
Density

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	44.6
2	35.8
3	4.3

Ice Redemption
84.7 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- Retention (Red X's)
- Nearby Timber Sales
- Private Line (Blue)
- Powerline
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt

Map



Tree List

