



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7788**

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

**LOCATION: GRAYLING MGMT UNIT, 1955 HARTWICK PINES ROAD, GRAYLING, MI 49738.**

**CONTACT NAME: Tom Barnes**

**PHONE NUMBER: (231) 384-7732**

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

Ice- Back By Poplar Demand (72-036-25) / T28N, R02E, SEC. 22, S1/2SW.

T28N, R02E, SEC. 27, N1/2NW, SENW, W1/2NE.

Oscoda County, Advertised Price \$30,891.40, 49.1 Acres, Aspen, Hardwood.

SALE NOTE: This is an ice storm salvage sale. Note that this is a 2-year contract. This should be cut as soon as possible. No extensions for this sale will be granted. The producer should use the provided geo-referenced map as a guide as there are no visual markers of some sale boundaries other than timber type changes or roads. Oil and gas infrastructure is present within the vicinity of the sale area. Line locations are unknown and not identified on the ground or in the map. Therefore, the purchaser must contact Muzyl Oil Corporation at (989) 732-8100 to identify the location of the lines prior to beginning operations.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	17.1 MBF	\$ 81.00 / MBF
Red Maple	17.9 MBF	\$ 43.00 / MBF
Sugar Maple	50.1 MBF	\$ 148.00 / MBF
Pulpwood		
Black/Red (Hybrid) Oak	42 Cords	\$ 13.25 / Cord
Mixed Aspen	512 Cords	\$ 11.95 / Cord
Mixed Hardwood	272 Cords	\$ 14.65 / Cord
Red Pine	338 Cords	\$ 27.05 / Cord
White Pine	144 Cords	\$ 10.55 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 25.11 percent. There are an estimated 1,509 cords on this timber sale, plus or minus 379 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 \$1,544.57 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	12.3%
02	45.8%
03	41.9%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2028.

### **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
119,221	1,509	25.11%	1,130	1,888

## 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
28	23,404	296	44.12%	166	427
32	62,407	790	43.30%	448	1,132
37	33,410	423	30.23%	295	551
<b>TOTAL:</b>	<b>119,221</b>	<b>1,509</b>		<b>909</b>	<b>2,110</b>

## 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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid	Sawtimber	0.8	MBF	12.8	\$3,810.65
	Black/Red (Hybrid	Pulpwood	8	Cords		
	Mixed Aspen		197	Cords		
	<i>B. T. Aspen</i>		197	Cords		
	Mixed Hardwood		82	Cords		
	<i>Black Cherry</i>		2	Cords		
	<i>Red Maple</i>		80	Cords		
	White Pine		8	Cords		
2	Black/Red (Hybrid	Sawtimber	4.1	MBF	22.7	\$14,147.05
	Black/Red (Hybrid	Pulpwood	30	Cords		
	Mixed Aspen		290	Cords		
	<i>Quaking Aspen</i>		290	Cords		
	Mixed Hardwood		55	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	0.9	MBF		
	<i>Paper Birch</i>		1.6	MBF		
	<i>Black Cherry</i>	<i>Pulpwood</i>	1	Cords		
	<i>Paper Birch</i>		24	Cords		
	<i>Red Maple</i>		25	Cords		
	Red Pine		296	Cords		
	White Pine		108	Cords		
3	Black/Red (Hybrid	Sawtimber	12.2	MBF	13.6	\$12,933.70
	Red Maple		17.9	MBF		
	Sugar Maple		50.1	MBF		
	Black/Red (Hybrid	Pulpwood	4	Cords		
	Mixed Aspen		25	Cords		
	<i>B. T. Aspen</i>		25	Cords		
	Mixed Hardwood		135	Cords		
	<i>Basswood</i>	<i>Sawtimber</i>	2.6	MBF		
	<i>Basswood</i>	<i>Pulpwood</i>	3	Cords		
	<i>Red Maple</i>		25	Cords		
	<i>Sugar Maple</i>		102	Cords		
	Red Pine		42	Cords		
	White Pine		28	Cords		
TOTAL:			85.1	MBF		
TOTAL:			1,308	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice- Back By Poplar Demand**

**Sale Number: 72-036-25 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, except along certain sections of road that are indicated on the map. Interior Payment Unit boundaries are marked with yellow paint. Retention patches are marked with red 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, 2 & 3, cut all trees that are two (2) inches or more at DBH, except green marked trees or any trees that are larger than 26" at DBH.

### **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 10% 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.

##### **3.4.2 - Special Protection Trees (1/25)**

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are trees that are greater than 26" at DBH, and green marked trees. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

### **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.

##### **4.1.6 - 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. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. These stumps must be scattered along the road system to prohibit vehicular movement. 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.

## 5 - Operations

### 5.1 - Notification

#### 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. Line locations are unknown and not identified on the ground or in the map. Therefore, the purchaser must contact the Muzyl Oil Corporation at (989) 732-8100 to identify infrastructure prior to operations beginning.

### 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.

#### 5.2.4 - Dead and Down Creation

##### 5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1, 2 & 3 leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as oak or maple or if no hardwoods are present, a pine species (white or red). These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

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

Reasonable care should be taken to avoid cutting or damaging hawthorn, dogwood or juneberry. 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.

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

The Mio Trail is an ORV trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with yellow ORV markers. 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.

### 5.8 - 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 Pennsylvania Crossing Rd. & Penn Rd. 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 Mio 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)

This is an ice storm salvage harvest. 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 2025 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  
**72-036-25**

Date  
**10/03/2025**

Forest Management Unit  
Grayling Mgt Unit

County  
Oscoda

Mapped By: Collin Whitsett

Cruised By: Whitsett & Price

Scale  
**1:7,920**

Page  
**1**

Of  
**1**

Township  
28N

Range  
02E

Section(s) and  
Subdivision(s) Sec. 22 S1/2SW; Sec. 27 N1/2NW,SENW,W1/2NE;

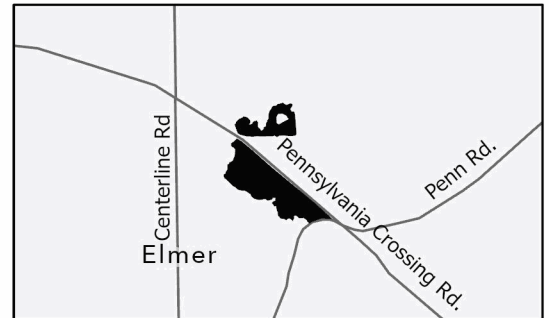
## Cover Type

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

## Locator Map 1:50,000

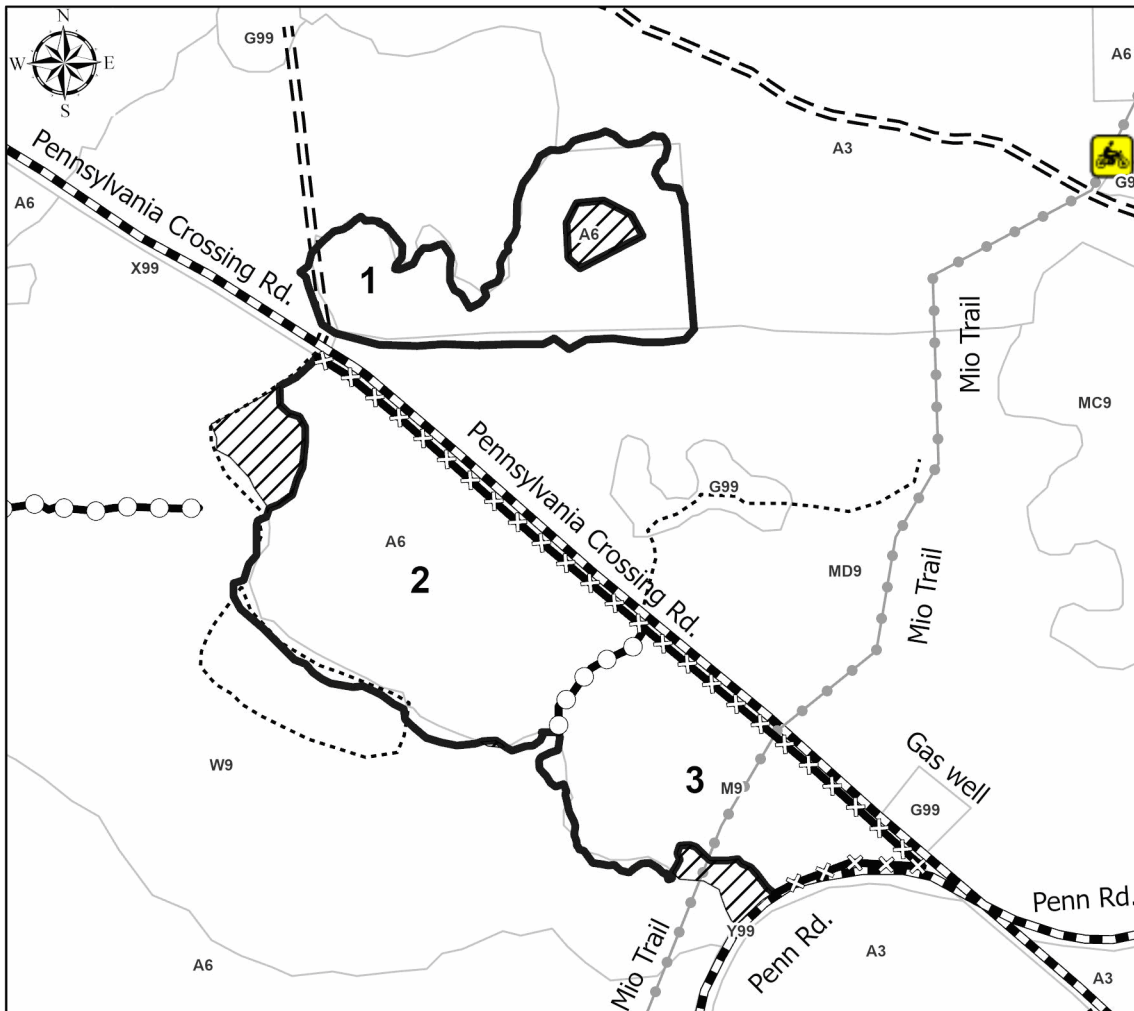


Payment Unit Number	Acres
1	12.8
2	22.7
3	13.6

**Ice- Back By  
Poplar  
Demand**

**49.1 Acres**

0 0.13 0.25 0.5 Miles



## Legend

- Payment Unit
- Against State (Red)
- Against State (Unpainted)
- Payment Unit (Yellow)
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Recreational Trails
- Retention

Use QR Code to  
open Map in App



Use QR Code to  
open the cruise tree list

