



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7868**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on July 27, 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:

Muskrat KW (72-038-25) / T27N, R02E, SEC. 6 , SENW,SWNE,NESW,S1/2SW,W1/2SE.
T27N, R02E, SEC. 7 , NW,NWNE,NWSW.

Oscoda County, Advertised Price \$89,117.10, 209.4 Acres, Jack Pine, Red Pine.

SALE NOTE: Chipping and low stumps required to facilitate planting for Kirtland's Warbler habitat. Timing restrictions may be implemented from May 1st through Aug 15th if Wildlife Division deems adjacent KW habitat occupied prior to harvest. Sale is adjacent to Muskrat Lake Campground and Muskrat Lake. The campground and riparian buffer have been designated as a Special Protection area, no equipment may operate in this area. Consumers Energy's large transmission lines split payment units 4 and 5. Permission to cut trees within the ROW has already been obtained by the DNR. No decking or hauling within their private powerline ROW allowed without permission from Consumers Energy. Standard snowmobile trail protection specs apply.

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

Muskrat KW (72-038-25)

T27N, R02E, SEC. 6; T27N, R02E, SEC. 7.
Oscoda County (Advertised Price \$89,117.10)

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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>
Pulpwood		
Black Cherry	11 Cords	\$ 15.65 / Cord
Jack Pine	1,187 Cords	\$ 9.70 / Cord
Northern Pin Oak	195 Cords	\$ 17.15 / Cord
Red Pine	1,731 Cords	\$ 42.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.20 percent. There are an estimated 3,127 cords on this timber sale, plus or minus 382 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 \$4,455.86 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	51.7%
02	25.0%
03	10.3%
04	8.1%
05	4.9%
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
247,015	3,127	12.20%	2,745	3,508

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
16	99,787	1,263	20.76%	1,001	1,525
27	19,189	243	35.97%	156	330
41	128,038	1,621	16.57%	1,352	1,889
TOTAL:	247,015	3,127		2,509	3,745

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	Jack Pine	Pulpwood	6	Cords	42.7	\$45,991.70
	Northern Pin Oak		18	Cords		
	/Red (Hybrid) Oak	Sawtimber	1.0	MBF		
	/Red (Hybrid) Oak	Pulpwood	3	Cords		
	Northern Pin Oak		13	Cords		
	Red Pine		1,066	Cords		
2	Jack Pine	Pulpwood	3	Cords	20.7	\$22,311.05
	Northern Pin Oak		9	Cords		
	/Red (Hybrid) Oak	Sawtimber	0.5	MBF		
	/Red (Hybrid) Oak	Pulpwood	1	Cords		
	Northern Pin Oak		7	Cords		
	Red Pine		517	Cords		
3	Jack Pine	Pulpwood	556	Cords	61.0	\$9,204.20
	Northern Pin Oak		60	Cords		
	Northern Pin Oak	Sawtimber	4.3	MBF		
	Northern Pin Oak	Pulpwood	51	Cords		
	Red Pine		65	Cords		
4	Black Cherry	Pulpwood	11	Cords	56.1	\$7,252.05
	Jack Pine		359	Cords		
	Northern Pin Oak		80	Cords		
	Northern Pin Oak	Sawtimber	2.9	MBF		
	Northern Pin Oak	Pulpwood	74	Cords		
	Red Pine		52	Cords		
5	Jack Pine	Pulpwood	263	Cords	28.9	\$4,358.10
	Northern Pin Oak		28	Cords		
	Northern Pin Oak	Sawtimber	2.0	MBF		
	Northern Pin Oak	Pulpwood	24	Cords		
	Red Pine		31	Cords		
TOTAL:			3,124	Cords		

Sale Specific Conditions & Requirements

Sale Name: Muskrat KW

Sale Number: 72-038-25 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 and red paint or are unmarked and identified by existing roads, powerline ROW or coverytype changes. Exterior sale boundary lines against private property are marked with blue paint, except along the Consumers Energy Right-of-Way is unmarked as shown on the Timber Sale Map and all trees are to be cut up to the opening. Exterior sale boundary lines against state are marked with red paint or are unmarked and identified by existing roads or coverytype changes as identified on Timber Sale Map. Interior Payment Unit boundaries are unmarked and identified by existing roads or coverytype change as identified on Timber Sale Map. 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.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-5, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint or trees greater than 26" DBH. Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected. Special protection areas identified in accordance with condition 3.4.3, within clearcutting unit boundaries, are not Included Timber and are to be protected.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

Payment Units 1-5 must be chip harvested to meet Kirtland's warbler habitat requirements. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. If market conditions limit the practicality of chipping, tops and slash must be arranged in a way that will not inhibit future planting operations, as directed by the Sale Administrator. A chipping exemption can be obtained if proposed operations are determined to be suitable for planting by Sale Administrator. This exemption must be granted in writing. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter does not apply (G. C. & R. 2.2). This is because this is KW habitat.

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

3 - Payments

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.

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 marked with green paint or greater than 26 inches DBH. 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.

3.4.3 - Special Protection Areas (8/11)

The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are as identified on the Timber Sale Map. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay \$2000 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated 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. 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

5.1.6 - Utility R.O.W. (1/25)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line right-of-way (R.O.W.) for operations. Permission to cut trees within the powerline ROW has been obtained by the DNR however, any other operations (ie. decking/hauling) must be obtained by the Purchaser.

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.

5.2.32 - 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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within the powerline ROW without permission of the powerline company.

5.2.41 - Snowmobile Trail Protection (9/11)

The 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. The road maintenance/restoration must be done prior to December 1. 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 not be used for any timber sale operations from December 1 to March 31 without written permission from the Unit Manager or his/her

representative. 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 5 feet of the snowmobile trail must be cut at ground level.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)

Within Payment Unit(s) 2 and 4, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

5.8 - Protection of Endangered Species

5.8.1 - Kirtland's Warbler (1) (4/24)

This sale is adjacent to a young jack pine stand which may be used by the Kirtland's Warbler. The Department reserves the right to temporarily restrict all harvesting operations in a buffer zone of up to 500 feet if it is determined that Warbler territory has been established in the adjacent stand. The restricted period, if put into effect, would apply from May 1 to August 15.

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 Penn Rd, Townline Rd, and Muskrat Lake 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.

6.2.2 - 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.



TIMBER SALE MAP

This information provided by authority of Part 525, 1994 PA 451, as amended.

Sale Number
72-038-25

Date
10/01/2025

Forest Management Unit	County	Mapped By: McClarren, Steinhauer
Grayling Mgt Unit	Oscoda	Cruised By: McClarren, Whitsett, Steinhauer

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
27N	02E	Sec. 6 SENW,SWNE,NESW,S1/2SW,W1/2SE; Sec. 7 NW,NWNE,NWSW;

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 1:100,000

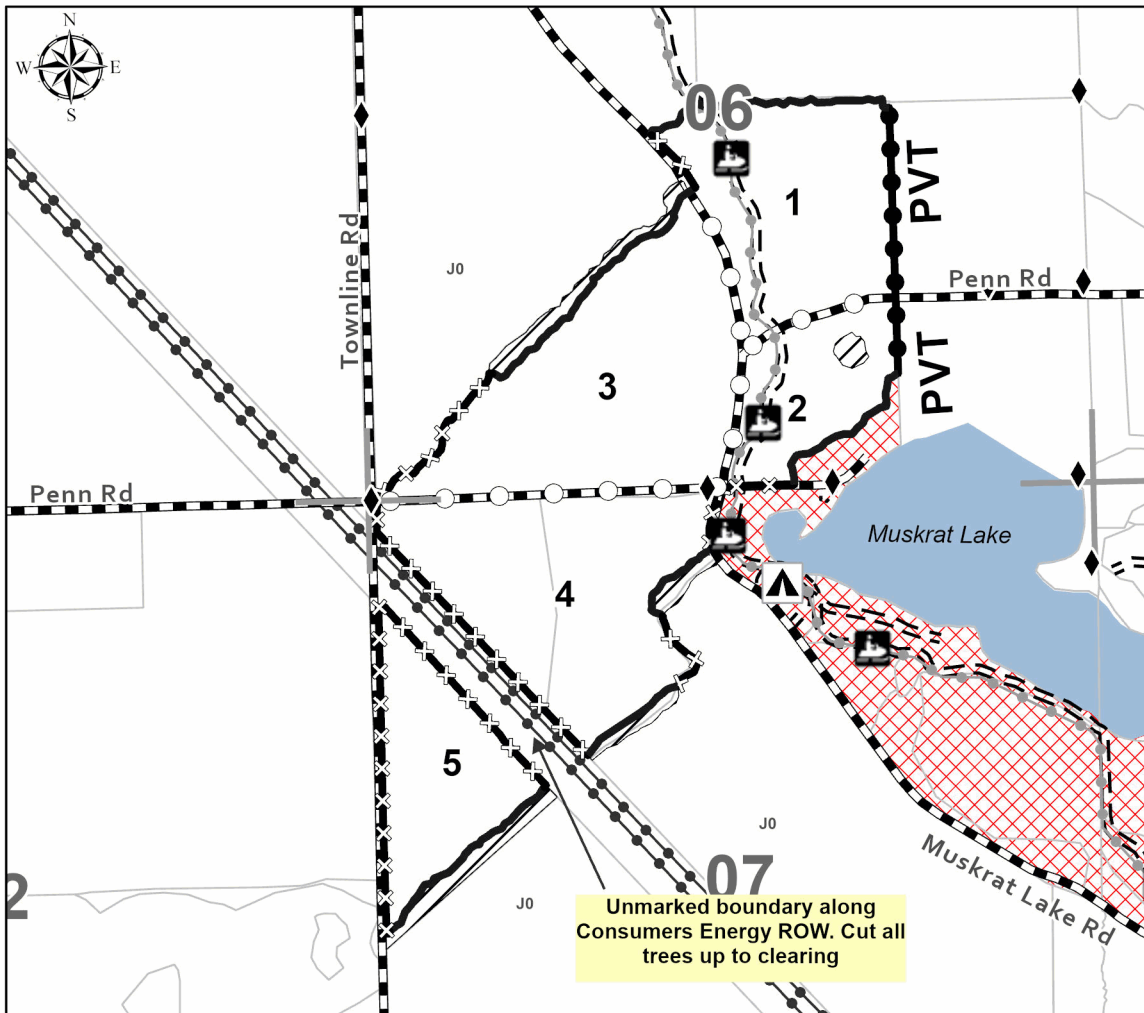
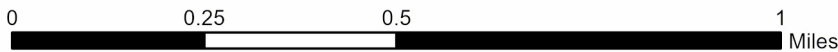


Payment Unit Number	Acres
1	42.7
2	20.7
3	60.9
4	56.1
5	28.9

Muskrat KW

Comp 09

209.4 Acres



Legend

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Road)
- Stand
- Lakes and Rivers
- Retention Areas (Red)
- Special Protection Area
- Powerline
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Field Grade Corner
- State Forest Campground

Use QR Code to open Tree List



Use QR Code to open Map in App

