



**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:

Icee Yall Later (52-001-26) / T30N, R01W, SEC. 34, SENE, NESE.

T30N, R01W, SEC. 35, SENW, SWNE.

T30N, R01W, SEC. 36, NW.

Otsego County, Advertised Price \$12,729.15, 64.5 Acres, Aspen, Hardwood.

SALE NOTE: This sale is an aspen salvage sale. Merchantable portions of trees are mostly intact with some blowdown in some areas.

There are recreational trails in all Payment Units.

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

Icee Yall Later (52-001-26)

T30N, R01W, SEC. 34; T30N, R01W, SEC. 35; T30N, R01W, SEC. 36.

Otsego County (Advertised Price \$12,729.15)

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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			
B. T. Aspen	14.8	MBF	\$ 27.00 / MBF
Mixed Oak	26.0	MBF	\$ 55.00 / MBF
Pulpwood			
Mixed Aspen	946	Cords	\$ 8.40 / Cord
Mixed Hardwood	187	Cords	\$ 8.05 / Cord
Mixed Oak	80	Cords	\$ 15.95 / Cord
Red Pine	8	Cords	\$ 9.90 / Cord
White Pine	4	Cords	\$ 23.15 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 19.99 percent. There are an estimated 1,327 cords on this timber sale, plus or minus 265 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 \$636.46 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	7.4%
02	45.0%
03	47.6%

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
104,836	1,327	19.99%	1,062	1,592

**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
17	8,387	106	54.02%	49	164
23	49,902	632	30.83%	437	826
41	21,546	273	36.08%	174	371
44	20,528	260	55.13%	117	403
50	4,473	57	94.60%	3	110
TOTAL:	104,836	1,327		780	1,874

**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	Pulpwood	84	Cords	14.5	\$947.25			
	B. T. Aspen		70	Cords					
	Quaking Aspen		14	Cords					
	Mixed Hardwood		10	Cords					
	Red Maple		10	Cords					
	Mixed Oak		7	Cords					
	/Red (Hybrid) Oak		7	Cords					
	Red Pine		5	Cords					
	Red Pine		Sawtimber	0.8			MBF		
Red Pine	Pulpwood	3	Cords						
2	B. T. Aspen	Sawtimber	5.9	MBF	24.6	\$5,724.55			
	Mixed Oak		7.0	MBF					
	/Red (Hybrid) Oak		7.0	MBF					
	Mixed Aspen	Pulpwood	452	Cords					
	B. T. Aspen		339	Cords					
	Quaking Aspen		113	Cords					
	Mixed Hardwood		121	Cords					
	Basswood	Sawtimber	1.2	MBF					
	Red Maple		3.0	MBF					
	Sugar Maple		5.5	MBF					
	Basswood	Pulpwood	27	Cords					
	Black Cherry		4	Cords					
	Red Maple		54	Cords					
	Sugar Maple		17	Cords					
	Mixed Oak		18	Cords					
	/Red (Hybrid) Oak		18	Cords					
	Red Pine		3	Cords					
	Red Pine		3	Cords					
	White Pine		4	Cords					
	3	B. T. Aspen	Sawtimber	8.9			MBF	25.4	\$6,057.35
Mixed Oak			19.0	MBF					
Red Oak			19.0	MBF					
Mixed Aspen		Pulpwood	410	Cords					
B. T. Aspen			388	Cords					
Quaking Aspen			22	Cords					
Mixed Hardwood			56	Cords					
Red Maple		Sawtimber	2.4	MBF					
Sugar Maple			1.7	MBF					
Red Maple		Pulpwood	46	Cords					
Sugar Maple			2	Cords					
Mixed Oak			55	Cords					
Red Oak			55	Cords					
TOTAL:			40.8	MBF					
TOTAL:			1,225	Cords					

## **Sale Specific Conditions & Requirements**

**Sale Name: Icee Yall Later**

**Sale Number: 52-001-26 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, cover type changes (see Timber Sale Map) and Dagon 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 the exception of Payment Unit 1. Payment Unit 1 is designated by Dagon Road to the east, and a recent red pine salvage to the north and west. 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 trees marked with orange paint; see Spec. 5.2.4.1 for more information.

### **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. 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. The Unit Manager or his/her representative must be contacted at least five (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 in Payment Unit 3 must be felled and left on site to improve habitat for grouse. In addition, slash and unmerchantable treetops must be placed high and wide, centered over the stumps. They must not be compacted, the goal is to make the piles impenetrable by deer or elk and allow for vigorous stump sprouting. 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(s) 2 and 3 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. Do not damage 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.

### 5.2.40 - Pathway Protection (10/10)

A recreational trail is located within Payment Unit 1 and is shown on the Timber Sale Map. Beware - it is possible the trail has not been cleared from the Ice Storm. Caution should be taken to preserve the trail as much as possible.

Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Skidding across the trail 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 Units 1 and 2 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, 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. 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 Dagon Road, Fairgreive Road, William Kelly Road and any other roads within the Sale Area 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 the Snowmobile, ORV and Pathway Trails 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 <b>52-001-26</b>	Date 09/29/2025	
Scale 1:15,840	Page 1	Of 1

Forest Management Unit		County	Mapped By: Doug Tyran
Gaylord Mgt Unit		Otsego	Cruised By: Doug Tyran
Township 30N	Range 01W	Section(s) and Subdivision(s)    Sec. 34 SENE,NESE; Sec. 35 SENW,SWNE; Sec. 36 NW;	

### 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

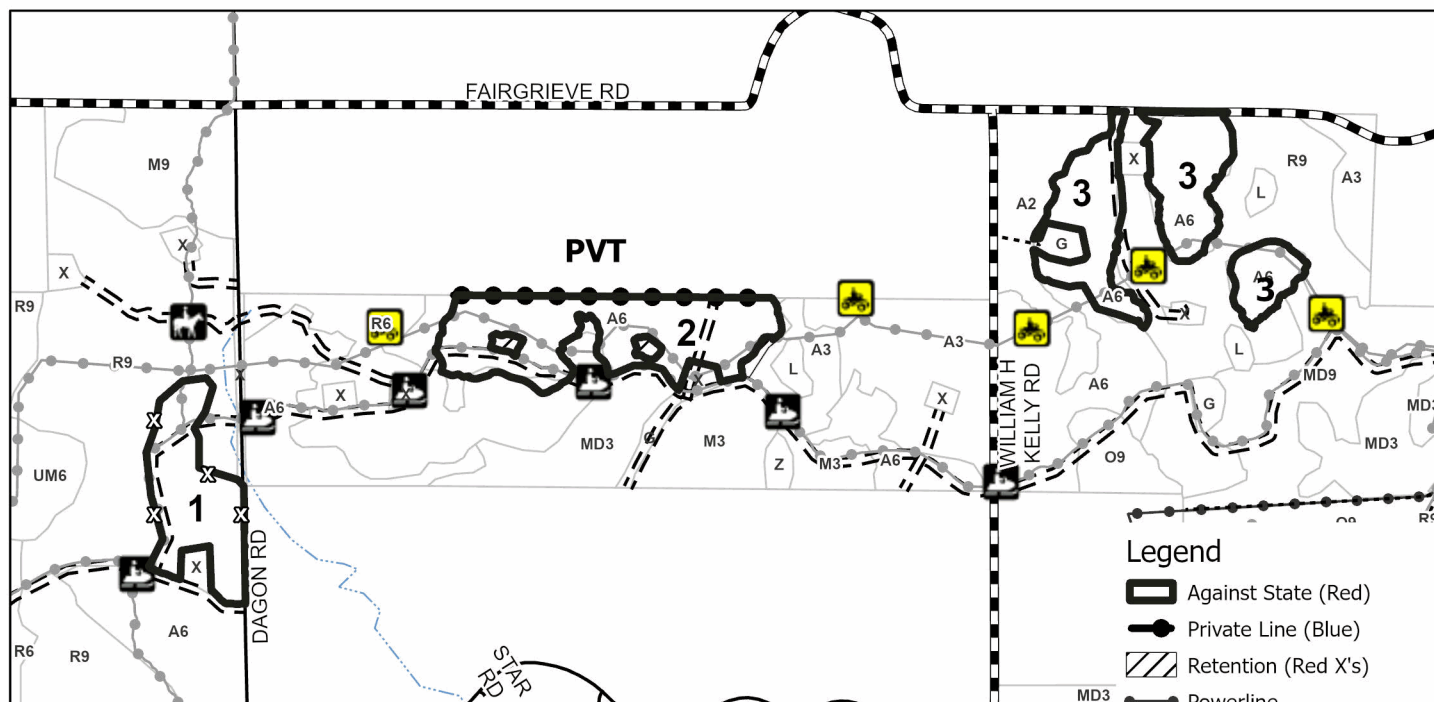
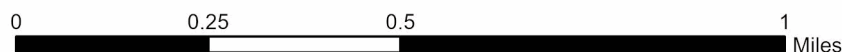
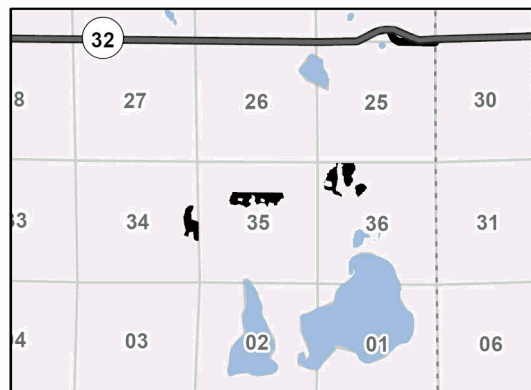
Payment Unit Number	Acres
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1	14.5
2	24.6
3	25.4










## Icee Yall Later

### 64.5 Acres

### Locator Map 1:100,000



### Legend

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

# Map



## Tree List

