



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7755**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on December 9, 2025.

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:

C24 Pine Oak (71-014-25) / T22N, R03W, SEC. 25, NWSW,S1/2SW.

T22N, R03W, SEC. 26, N1/2NE,SENE,NESW,S1/2SW,SESE.

T22N, R03W, SEC. 35, SENW,NE,NESW,SE.

T22N, R03W, SEC. 36, NWNW.

Roscommon County, Advertised Price \$112,928.90, 171.9 Acres, Hardwood, Red Pine.

SALE NOTE: The sale consists of a combination of clearcuts, marked thinnings, and a shelterwood (leave tree) unit, south of Prudenville, MI.

TIMBER SALE INFORMATION

C24 Pine Oak (71-014-25)

T22N, R03W, SEC. 25; T22N, R03W, SEC. 26; T22N, R03W, SEC. 35; T22N, R03W, SEC. 36.

Roscommon County (Advertised Price \$112,928.90)

SALE NOTE: The sale consists of a combination of clearcuts, marked thinnings, and a shelterwood (leave tree) unit, south of Prudenville, MI.

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	24.5 MBF	\$ 85.00 / MBF
Black/Red (Hybrid) Oak	74.2 MBF	\$ 120.00 / MBF
Jack Pine	15.7 MBF	\$ 55.00 / MBF
Red Maple	17.1 MBF	\$ 73.00 / MBF
Red Oak	29.3 MBF	\$ 141.00 / MBF
White Oak	86.7 MBF	\$ 84.00 / MBF
White Pine	132.8 MBF	\$ 70.00 / MBF
Pulpwood		
B. T. Aspen	45 Cords	\$ 35.15 / Cord
Balsam Fir	111 Cords	\$ 27.00 / Cord
Black Spruce	3 Cords	\$ 23.70 / Cord
Jack Pine	88 Cords	\$ 22.35 / Cord
Mixed Hardwood	112 Cords	\$ 23.20 / Cord
Mixed Oak	682 Cords	\$ 22.70 / Cord
Red Pine	861 Cords	\$ 45.30 / Cord
White Pine	435 Cords	\$ 35.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.49 percent. There are an estimated 2,886 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 \$5,646.45 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	50.5%
02	16.6%
03	20.7%
04	4.3%
05	4.5%
06	3.4%

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
228,021	2,886	11.49%	2,554	3,218

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
22	98,350	1,245	20.39%	991	1,499
29	38,143	483	23.66%	369	597
41	57,286	725	20.35%	578	873
64	11,096	140	54.23%	64	217
68	9,463	120	44.41%	67	173
82	8,037	102	55.01%	46	158
91	5,645	71	87.23%	9	134
TOTAL:	228,021	2,886		2,123	3,650

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	B. T. Aspen	Sawtimber	2.6	MBF	57.2	\$49,391.25
	Black/Red (Hybrid		47.7	MBF		
	Jack Pine		4.0	MBF		
	Red Maple		2.3	MBF		
	White Oak		30.8	MBF		
	White Pine		47.0	MBF		
	Jack Pine	Pulpwood	29	Cords		
	Mixed Hardwood		14	Cords		
	<i>Red Maple</i>		14	<i>Cords</i>		
	Mixed Oak		118	Cords		
	<i>/Red (Hybrid) Oak</i>		67	<i>Cords</i>		
	<i>White Oak</i>		51	<i>Cords</i>		
	Red Pine		640	Cords		
	White Pine		128	Cords		
2	B. T. Aspen	Sawtimber	7.3	MBF	49.8	\$18,722.35
	Black/Red (Hybrid		4.3	MBF		
	Jack Pine		3.3	MBF		
	Red Maple		5.0	MBF		
	White Pine		46.9	MBF		
	B. T. Aspen	Pulpwood	3	Cords		
	Balsam Fir		106	Cords		
	<i>Balsam Fir</i>	<i>Sawtimber</i>	4.1	<i>MBF</i>		
	<i>Balsam Fir</i>	<i>Pulpwood</i>	98	<i>Cords</i>		
	Black Spruce		3	Cords		
	<i>Black Spruce</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Black Spruce</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	Jack Pine		19	Cords		
	Mixed Hardwood		20	Cords		
	<i>Pin Cherry</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		15	<i>Cords</i>		
	Mixed Oak		24	Cords		
	<i>/Red (Hybrid) Oak</i>		24	<i>Cords</i>		
	Red Pine		140	Cords		
	White Pine		83	Cords		
3	B. T. Aspen	Sawtimber	6.4	MBF	40.7	\$23,352.75
	Jack Pine		8.4	MBF		
	Red Maple		6.6	MBF		
	Red Oak		24.1	MBF		
	White Oak		53.0	MBF		
	White Pine		25.5	MBF		
	B. T. Aspen	Pulpwood	25	Cords		
	Jack Pine		40	Cords		
	Mixed Hardwood		49	Cords		
	<i>Black Cherry</i>		1	<i>Cords</i>		
	<i>Red Maple</i>		48	<i>Cords</i>		
	Mixed Oak		170	Cords		
	<i>Red Oak</i>		83	<i>Cords</i>		
	<i>White Oak</i>		87	<i>Cords</i>		
	Red Pine		11	Cords		
	White Pine		140	Cords		
4	Black/Red (Hybrid	Sawtimber	8.1	MBF	8.5	\$4,894.10
	Red Maple		1.7	MBF		
	Red Oak		5.2	MBF		
	White Oak		2.9	MBF		
	Mixed Hardwood	Pulpwood	9	Cords		

DESCRIPTION OF TIMBER BY PU (PU), CON'T

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	<i>Red Maple</i>	<i>Pulpwood</i>	9	<i>Cords</i>		
	Mixed Oak		16	Cords		
	<i>/Red (Hybrid) Oak</i>		7	<i>Cords</i>		
	<i>Red Oak</i>		3	<i>Cords</i>		
	<i>White Oak</i>		6	<i>Cords</i>		
	Red Pine		34	Cords		
	White Pine		20	Cords		
5	B. T. Aspen	Sawtimber	8.2	MBF	4.5	\$5,025.65
	Black/Red (Hybrid	Pulpwood	8.5	MBF		
	White Pine		7.2	MBF		
	B. T. Aspen		17	Cords		
	Balsam Fir		5	Cords		
	<i>Balsam Fir</i>		5	<i>Cords</i>		
	Mixed Hardwood		9	Cords		
	<i>Red Maple</i>		9	<i>Cords</i>		
	Mixed Oak		4	Cords		
	<i>/Red (Hybrid) Oak</i>		4	<i>Cords</i>		
	White Pine		50	Cords		
6	Black/Red (Hybrid	Sawtimber	5.6	MBF	11.2	\$3,802.10
	Red Maple	Pulpwood	1.5	MBF		
	White Pine		6.2	MBF		
	Mixed Hardwood		11	Cords		
	<i>Red Maple</i>		11	<i>Cords</i>		
	Mixed Oak		9	Cords		
	<i>/Red (Hybrid) Oak</i>		9	<i>Cords</i>		
	Red Pine		36	Cords		
	White Pine		14	Cords		
TOTAL:			380.3	MBF		
TOTAL:			1,996	Cords		

Sale Specific Conditions & Requirements

Sale Name: C24 Pine Oak

Sale Number: 71-014-25 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, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. 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 unless marked with orange paint. 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, cut all trees that are one (1) inch or more at DBH

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 2, 4, & 6, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. Within Payment Unit 4, also cut all aspen, regardless of merchantability. Within Payment Unit 2, cut all jack pine and balsam fir, regardless of merchantability.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 3 & 5, cut all trees that are two (2) inches or more at DBH except trees marked with green paint above and below stump height. Within payment unit #3, all jack pine tops must be spread out and scattered as much as possible at processing sites.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

Payment Unit 1 must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. Products may be produced as roundwood and forwarded to decking areas in final product length, but the tops must be left intact and skidded to the landing for chipping in order to minimize the amount of residual slash. 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 reforestation staff. This exemption must be granted in writing. If market conditions limit the practicality of chipping, the Purchaser may skid all remaining topwood out of these Payment Units and scatter in locations approved by the Sale Administrator. If the deadline is not met, damages will be collected determined by the cost to complete this work. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter is still applicable (G. C. & R. 2.2).

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. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Units 2, 3, 4 and 6. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

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. 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. All stumps from road building and landing construction must be reserved to block any newly constructed roads upon completion of the sale. 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.

5.1.4 - 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.

5.2.3 - Operating Restrictions

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 2, 3, 4, & 6, 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 any Payment Unit must be completed before significant sprouting of trees 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. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

5.2.3.15 - Oak Wilt Restriction, Access Roads (11/23)

Brushing of access roads to Payment Unit(s) 1, 2, & 3 must be completed prior to April 15 in order to use these roads for hauling timber or moving machinery between April 15 and July 15. This includes Zig Zag Blvd, Everett Rd, and Waco Rd. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

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 within payment unit 5. They should be scattered throughout the sale or positioned per the Sale Administrator's instructions. The logs should be placed so they overlap. These pieces should 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. In addition, leave 2 large brush piles at intervals of at least 50 yards apart along the lowland edge. These piles will consist of two overlapping pieces on the bottom that are 10 inches or larger in diameter and at least 10 feet in length. Smaller diameter tops and slash will then be piled on top so that they overlap with each other and create voids below.

5.2.4.3 - Dead and Down Creation, Dead Trees (6/07)

Except as provided for in General Condition and Requirement 5.2.2, no dead trees, standing or down, are to be cut, skidded, or processed.

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.

5.4 - 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 Zig Zag Blvd, Everett Rd, & M-18. 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.



TIMBER SALE MAP

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

Sale Number
71-014-25

Date
10/07/2025

Forest Management Unit

County

Mapped By: Sanborn

Scale

Page

Of

Roscommon Mgt Unit

Roscommon

Cruised By: Martell, Ewald, Sanborn

1:16,660

1

1

Township
22N

Range
03W

Section(s) and Subdivision(s) Sec. 36 NWNW;
Sec. 25 NWSW,S1/2SW; Sec. 26 N1/2NE,SENE,S1/2SW,SESE; Sec. 35 SENW,NE,NESW,SE;

Cover Type

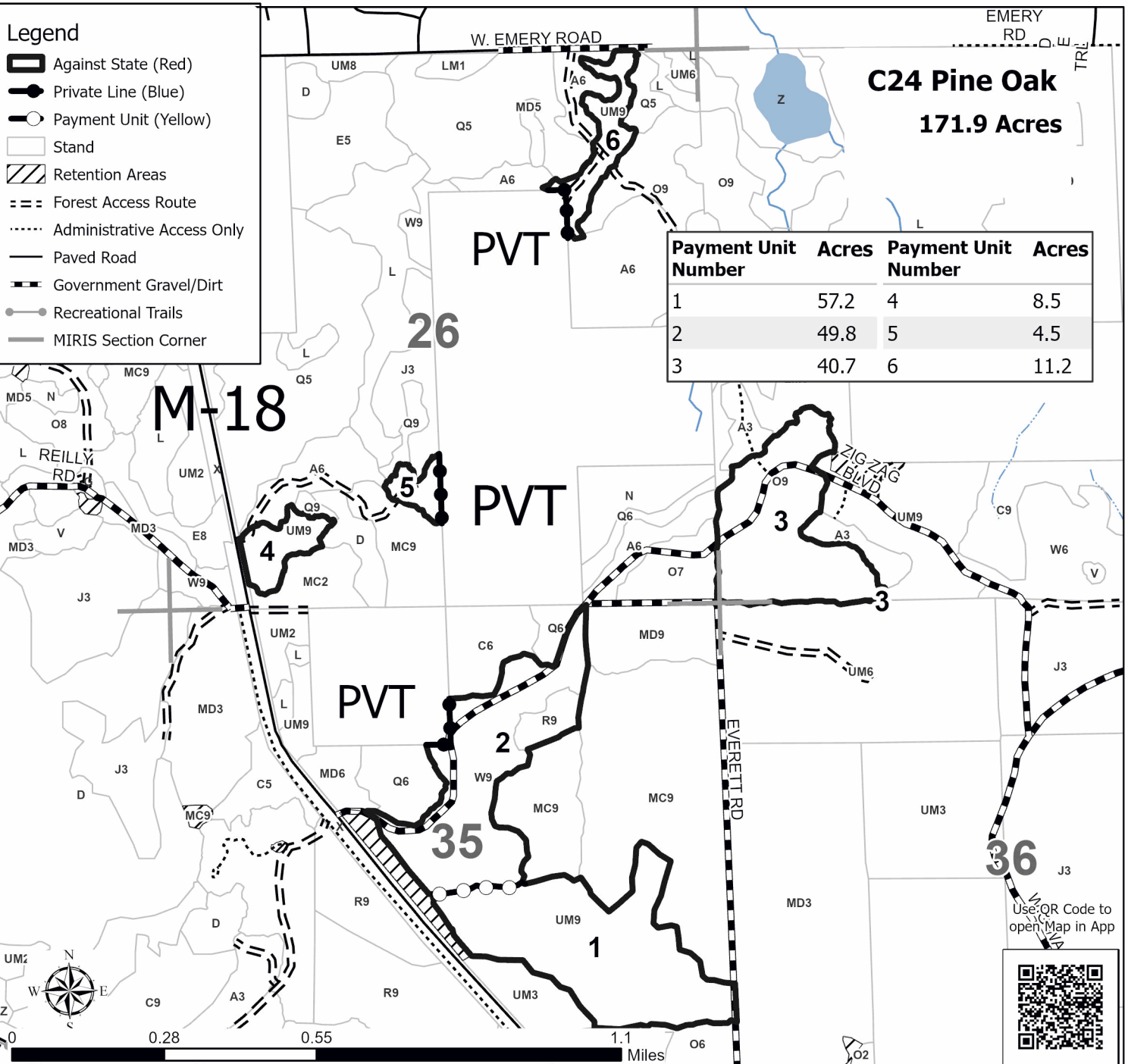
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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

Legend

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



Payment Unit Number	Acres	Payment Unit Number	Acres
1	57.2	4	8.5
2	49.8	5	4.5
3	40.7	6	11.2