



**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:

Ice Again Aspen (52-002-26) / T29N, R03W, SEC. 18, N1/2NE.

Otsego County, Advertised Price \$18,672.95, 37.3 Acres, Aspen, Hardwood.

SALE NOTE: This is a two-year sale with no extensions due to ice storm damage.

Purchaser will need to work with county road commission to cut slopes adjacent to Mancelona Road.

Good access with hilly terrain in places.

## 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                     |                         |                         |
| Red Oak                       | 101.9 MBF               | \$ 104.00 / MBF         |
| Pulpwood                      |                         |                         |
| B. T. Aspen                   | 471 Cords               | \$ 8.40 / Cord          |
| Mixed Hardwood                | 289 Cords               | \$ 8.05 / Cord          |
| Red Oak                       | 79 Cords                | \$ 15.95 / Cord         |
| White Pine                    | 23 Cords                | \$ 23.15 / Cord         |

\* The total volume is statistically estimated within plus (+) or minus (-) 23.95 percent. There are an estimated 1,106 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 \$933.65 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 remainder is due before cutting begins.
  - (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                  | 100.0%                      |
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 |
| 87,355           | 1,106       | 23.95%        | 841                        | 1,371   |

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 |
| 27     | 87,355           | 1,106       | 23.95%        | 841            | 1,371   |
| TOTAL: | 87,355           | 1,106       |               | 841            | 1,371   |

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      | Red Oak        | Sawtimber | 101.9    | MBF   | 37.3  | \$18,672.95     |
|        | B. T. Aspen    | Pulpwood  | 471      | Cords |       |                 |
|        | Mixed Hardwood |           | 289      | Cords |       |                 |
|        | Red Maple      | Sawtimber | 6.9      | MBF   |       |                 |
|        | Sugar Maple    |           | 1.2      | MBF   |       |                 |
|        | Beech          | Pulpwood  | 24       | Cords |       |                 |
|        | Red Maple      |           | 219      | Cords |       |                 |
|        | Sugar Maple    |           | 30       | Cords |       |                 |
|        | Red Oak        |           | 79       | Cords |       |                 |
|        | White Pine     |           | 23       | Cords |       |                 |
|        | White Pine     | Sawtimber | 7.5      | MBF   |       |                 |
|        | White Pine     | Pulpwood  | 8        | Cords |       |                 |
| TOTAL: |                |           | 101.9    | MBF   |       |                 |
| TOTAL: |                |           | 862      | Cords |       |                 |

## **Sale Specific Conditions & Requirements**

**Sale Name: Ice Again Aspen**

**Sale Number: 52-002-26 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. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with TIMBER TEAL 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.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

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

Within Payment Unit(s) 1, cut all trees that are two (2) inches or more at DBH except do not cut hemlock or trees marked with TIMBER TEAL paint above and below stump height.

#### **2.2 - Utilization**

##### **2.2.10 - No Chipping Tops and Limbs (8/16)**

Within Payment Unit(s) 1, Limbs and the remaining top must be left on site and scattered.

### **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.

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**

##### **4.1.3 - 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.

##### **4.1.12 - No New Roads (1/12)**

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only skid trails will be allowed.

#### **4.2 - Maintenance**

##### **4.2.2 - Fill Material (4/07)**

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins.

#### 4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

#### 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

#### 5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the the MISS DIG HOTLINE prior to operating equipment in the vicinity of well heads or natural gas pipelines. It is encouraged that the Purchaser work with oil and gas infrastructure prior to activity in order to address potential issues along haul routes or while operating in the vicinity.

### 5.2 - Conduct of Operations

#### 5.2.1 - Slash

##### 5.2.1.13 - Dispose of Slash as Directed (12/05)

Slash is to be disposed of as directed by the Sale Administrator.

#### 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.

#### 5.2.3 - Operating Restrictions

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within all Payment Units, 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 aspen sprouting occurs in that Payment Unit, so as to minimize damage to the new regeneration. Any post-harvest operations, must be completed before sprouting of regeneration occurs. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

#### 5.2.4 - Dead and Down Creation

##### 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.

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

To encourage grouse and other wildlife, in Payment Unit(s) 1, leave one, 12" diameter or larger log-length (8 foot minimum) piece on the ground for every two (2) acres. A large oak top is also permissible. If an oak top is left it must be left unprocessed and in whole condition in the vicinity of the stump it was cut from. This can be an unmerchantable piece or a full tree. Each log must be clearly identified.

##### 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.

#### 5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

### 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 Mancelona Road 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.

## 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 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  
**52-002-26**

Date  
**10/15/2025**

Forest Management Unit  
Gaylord Mgt Unit

County  
Otsego

Mapped By: Crew  
Cruised By: Crew

Scale  
**1:7,920**

Page  
**1**

Of  
**1**

Township  
29N

Range  
03W

Section(s) and  
Subdivision(s) Sec. 18 N1/2NE;

**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    |

| Payment Unit Number | Acres |
|---------------------|-------|
| 1                   | 37.3  |

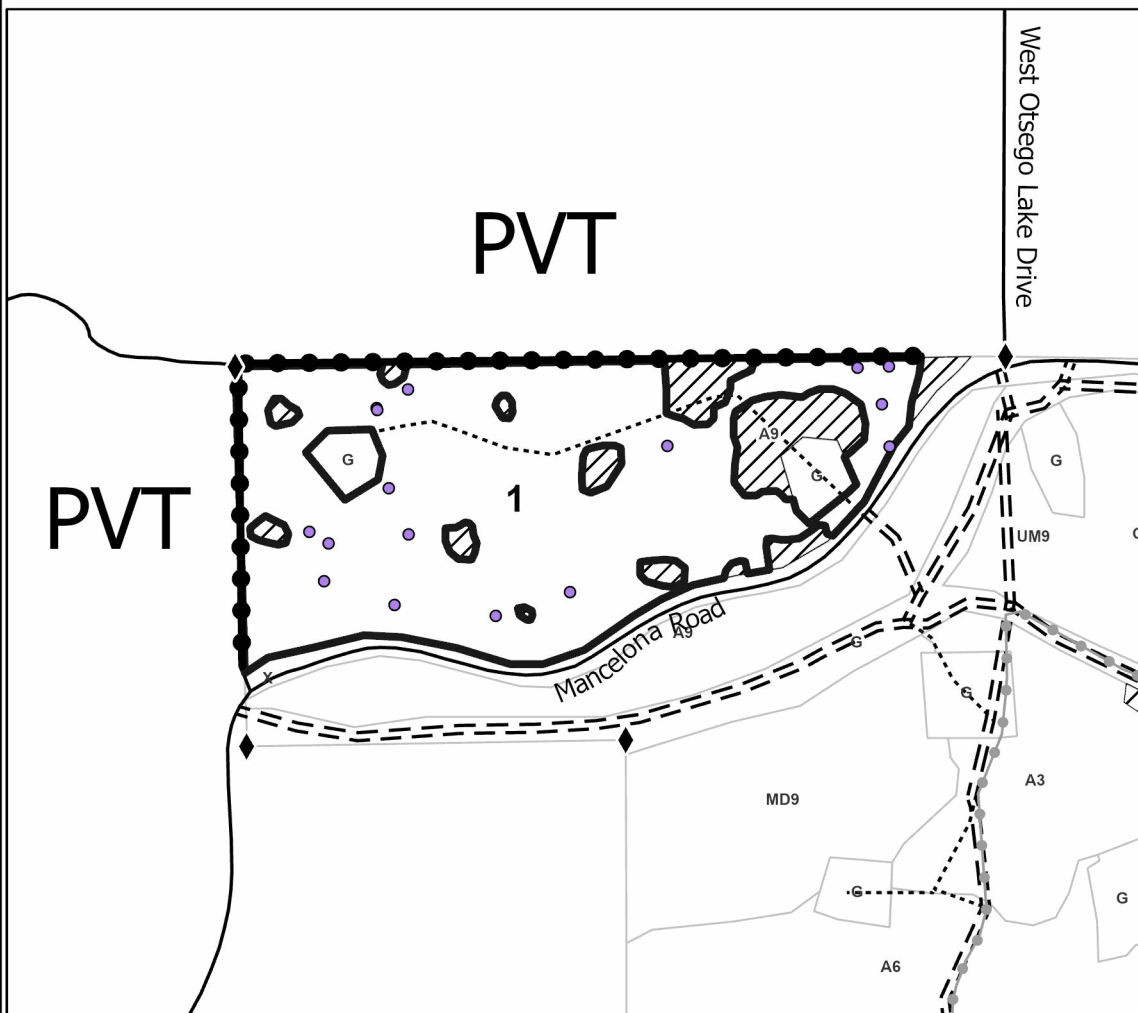
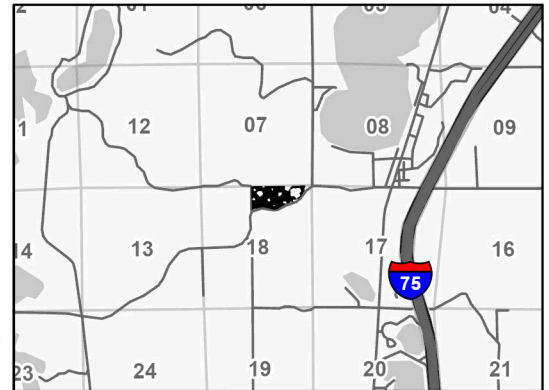
**Ice Again  
Aspen**

**37.3 Acres**

0 0.13 0.25 0.5 Miles



**Locator Map 1:100,000**



**Legend**

- Against State (Red)
- Private Line (Blue)
- Recreational Trails
- Forest Access Route
- Administrative Access Only
- Paved Road
- Leave Clump
- Field Grade Corner





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**52-002-26**

Date  
**10/15/2025**

Forest Management Unit  
Gaylord Mgt Unit

County  
Otsego

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| Payment Unit<br>Number | Acres |
|------------------------|-------|
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**Ice Again  
Aspen** <sup>9</sup> **37.3 Acres**

**Legend**

- Against State (Red)
- Private Line (Blue)
- Oak Wilt Buffer
- Forest Access Route
- Administrative Access Only
- Paved Road
- Recreational Trails
- Leave Clump
- Field Grade Corner



0 0.13 0.25 0.5 Miles

Use QR Code to  
open Map in App