



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7815**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on March 16, 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:

Dead Ditch Mix (72-018-24) / T27N, R02E, SEC. 19, N1/2NW,SENW,N1/2NE,SENE,SW,SE.  
Oscoda County, Advertised Price \$125,359.45, 144.3 Acres, Aspen, White Pine.

SALE NOTE: Good access to sale from surrounding roads of Miller, Youngs, and Townline Roads. Good mix of aspen and pine in sale with aspen having the highest volume. KW specs. No chipping allowed in units 2,3,7,8. The sale contains "soft" oak wilt spec 5.2.3.5 however, the DNR may deny any requests to operate during the restricted time frame.

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

Dead Ditch Mix (72-018-24)

T27N, R02E, SEC. 19.

Oscoda County (Advertised Price \$125,359.45)

SALE NOTE: Good access to sale from surrounding roads of Miller, Youngs, and Townline Roads. Good mix of aspen and pine in sale with aspen having the highest volume. KW specs. No chipping allowed in units 2,3,7,8. The sale contains "soft" oak wilt spec 5.2.3.5 however, the DNR may deny any requests to operate during the restricted time frame.

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.

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		
Northern Pin Oak	13.3 MBF	\$ 139.00 / MBF
Red Maple	26.2 MBF	\$ 73.00 / MBF
White Pine	175.6 MBF	\$ 46.00 / MBF
Pulpwood		
Balsam Fir	124 Cords	\$ 20.20 / Cord
Jack Pine	177 Cords	\$ 13.35 / Cord
Mixed Aspen	2,187 Cords	\$ 19.15 / Cord
Mixed Hardwood	160 Cords	\$ 24.75 / Cord
Northern Pin Oak	164 Cords	\$ 23.60 / Cord
Red Pine	911 Cords	\$ 53.35 / Cord
White Pine	565 Cords	\$ 18.30 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 13.24 percent. There are an estimated 4,791 cords on this timber sale, plus or minus 634 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 \$6,267.97 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	8.9%
02	17.5%
03	18.4%
04	11.7%
05	0.7%
06	21.0%
07	10.1%
08	11.7%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

## **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
378,484	4,791	13.24%	4,157	5,425

**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
1	16,690	211	16.52%	176	246
2	28,610	362	21.37%	285	440
3	14,147	179	49.48%	90	268
4	18,499	234	64.37%	83	385
5	71,380	904	30.02%	632	1,175
18	41,298	523	46.22%	281	764
19	82,748	1,047	30.02%	733	1,362
22	100,700	1,275	30.59%	885	1,665
23	4,412	56	81.95%	10	102
<b>TOTAL:</b>	<b>378,484</b>	<b>4,791</b>		<b>3,176</b>	<b>6,406</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	Northern Pin Oak Red Pine White Pine	Pulpwood	1	Cords	9.3	\$11,175.30
			208	Cords		
			3	Cords		
2	Red Maple White Pine Jack Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Paper Birch</i> <i>Paper Birch</i> <i>Red Maple</i> Northern Pin Oak Red Pine White Pine	Sawtimber	1.6	MBF	26.4	\$21,919.65
			6.3	MBF		
		Pulpwood	50	Cords		
			67	Cords		
			25	Cords		
			42	Cords		
			5	Cords		
		<i>Sawtimber</i>	0.7	MBF		
		<i>Pulpwood</i>	1	Cords		
			3	Cords		
			28	Cords		
			341	Cords		
			32	Cords		
3	Northern Pin Oak Red Maple White Pine Balsam Fir Jack Pine Mixed Aspen <i>B. T. Aspen</i> <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i> Northern Pin Oak Red Pine White Pine	Sawtimber	2.5	MBF	27.8	\$23,055.20
			8.1	MBF		
			74.4	MBF		
		Pulpwood	9	Cords		
			30	Cords		
			616	Cords		
			294	Cords		
			322	Cords		
			38	Cords		
			18	Cords		
			20	Cords		
			29	Cords		
			20	Cords		
	198	Cords				
4	Northern Pin Oak Red Maple White Pine Balsam Fir Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Red Maple</i> Northern Pin Oak Red Pine White Pine	Sawtimber	5.8	MBF	11.7	\$14,674.95
			14.4	MBF		
			3.5	MBF		
		Pulpwood	2	Cords		
			272	Cords		
			272	Cords		
			23	Cords		
			23	Cords		
			12	Cords		
			104	Cords		
	55	Cords				
5	Jack Pine Mixed Aspen <i>B. T. Aspen</i>	Pulpwood	38	Cords	6.5	\$832.85
			17	Cords		
			17	Cords		
6	Northern Pin Oak Red Maple White Pine Balsam Fir Jack Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Paper Birch</i> <i>Red Maple</i>	Sawtimber	2.6	MBF	22.2	\$26,299.05
			2.1	MBF		
			67.3	MBF		
		Pulpwood	17	Cords		
			47	Cords		
			386	Cords		
			386	Cords		
			38	Cords		
			4	Cords		
			7	Cords		
			27	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
6 con't	Northern Pin Oak	Pulpwood	15	Cords			
	Red Pine		176	Cords			
	White Pine		199	Cords			
7	Northern Pin Oak	Sawtimber	1.1	MBF	18.7	\$12,713.25	
	White Pine		11.2	MBF			
	Balsam Fir	Pulpwood	44	Cords			
	Jack Pine		6	Cords			
	Mixed Aspen		384	Cords			
	<i>B. T. Aspen</i>		188	Cords			
	<i>Quaking Aspen</i>		196	Cords			
	Mixed Hardwood		26	Cords			
	<i>Black Cherry</i>		3	Cords			
	<i>Red Maple</i>		23	Cords			
	Northern Pin Oak		37	Cords			
	Red Pine		29	Cords			
	White Pine		36	Cords			
	8		Northern Pin Oak	Sawtimber			1.3
White Pine				12.9	MBF		
Balsam Fir		Pulpwood	52	Cords			
Jack Pine			6	Cords			
Mixed Aspen			445	Cords			
<i>B. T. Aspen</i>			218	Cords			
<i>Quaking Aspen</i>			227	Cords			
Mixed Hardwood			30	Cords			
<i>Black Cherry</i>			3	Cords			
<i>Red Maple</i>			27	Cords			
Northern Pin Oak			42	Cords			
Red Pine			33	Cords			
White Pine			42	Cords			
TOTAL:			215.1	MBF			
TOTAL:			4,288	Cords			

## Sale Specific Conditions & Requirements

Sale Name: Dead Ditch Mix

Sale Number: 72-018-24 Seq#: 2

### 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, yellow paint, or are unmarked and identified by existing roads or immature stands. Exterior sale boundary lines against private property are marked with blue paint except for the portion of private boundary along Townline road. Exterior sale boundary lines against state are marked with red paint except along existing roads, trails, and immature stands as shown on the timber sale 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, 4, 7, and 8, cut all trees that are two (2) inches or more at DBH except green marked legacy trees. In addition, within Payment Unit 3 do not cut any oak, red pine, or white pine 20 inches or more at DBH.

##### 2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) #2, 5, and 6, cut all trees which meet minimum piece specifications in 2.2 Utilization (4.6" at DBH), except for green marked legacy trees. In addition within Payment Unit 5 do not cut any oak, red pine, white pine, or apple trees.

#### 2.2 - Utilization

##### 2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) #2, 3, 7, and 8, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

### 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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within the Sale Area, units 2, 5, & 6, if more than 30% of the tree seedlings or saplings (1/4" to 4.5" DBH) within a specified portion of the Sale Area are damaged, liquidated damages will be assessed at \$350 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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. Trees cut cleanly in skid trails and for operations will not be counted as 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 oak, red pine, white pine greater than 20 inches at DBH, and apple trees within Payment Units 3 and 5. 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

undesigned 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 the possible presence of a foundation. See sale spec 5.7.1.

### 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, and 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.

### 5 - Operations

#### 5.1 - Notification

##### 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

###### 5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area or Payment Unit(s) #2, 3, 7, and 8 shall be left with slash evenly distributed. Slash can also be piled in such a way as to deter deer browse. Talk with sale administrator for location and configuration during harvesting. Piles of slash may be left for wildlife habitat, but number of piles should not exceed 1 pile per two acres. These piles may not exceed 36 inches in height. Stumps shall be cut low to the ground. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

##### 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 Payment Unit(s) #2, 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.

#### 5.2.4 - 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) 3, 4, 6-8, leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every 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 units, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. Each tree must be clearly identified by a piece of blue flagging.

#### 5.2.22 - Operating Caution

##### 5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) #6, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of the potential for areas within Payment Unit 6 that are wet depending on precipitation received throughout the year.

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

Reasonable care should be taken as to not cut hawthorn, dogwood or juneberry, or lilac bushes. 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.

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

The Mio to Meadows MCCCT 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 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.

#### 5.4 - 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 is 6 inches or greater in depth and 25 feet in length. This applies to Payment Unit #6. 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.

#### 5.7 - Protection of Historical Sites

##### 5.7.2 - Potential Historical Site(s) (9/06)

The State Historic Preservation Office has identified the potential for a historic site within the boundary of this timber sale. Note that if the site is discovered during operations, General Condition and Requirement 5.7 - Protection of Historical Sites will apply.

#### 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 1st through August 15th.

#### 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 Miller, Youngs, and Townline roads 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 to Meadows MCCCT 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.



### TIMBER SALE MAP

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

Sale Number <b>72-018-24</b>	Date 10/21/2025	
Scale 1:15,840	Page 1	Of 1

Forest Management Unit Grayling Mgt Unit	County Oscoda	Mapped By: Michaud Cruised By: Michaud
---	------------------	---

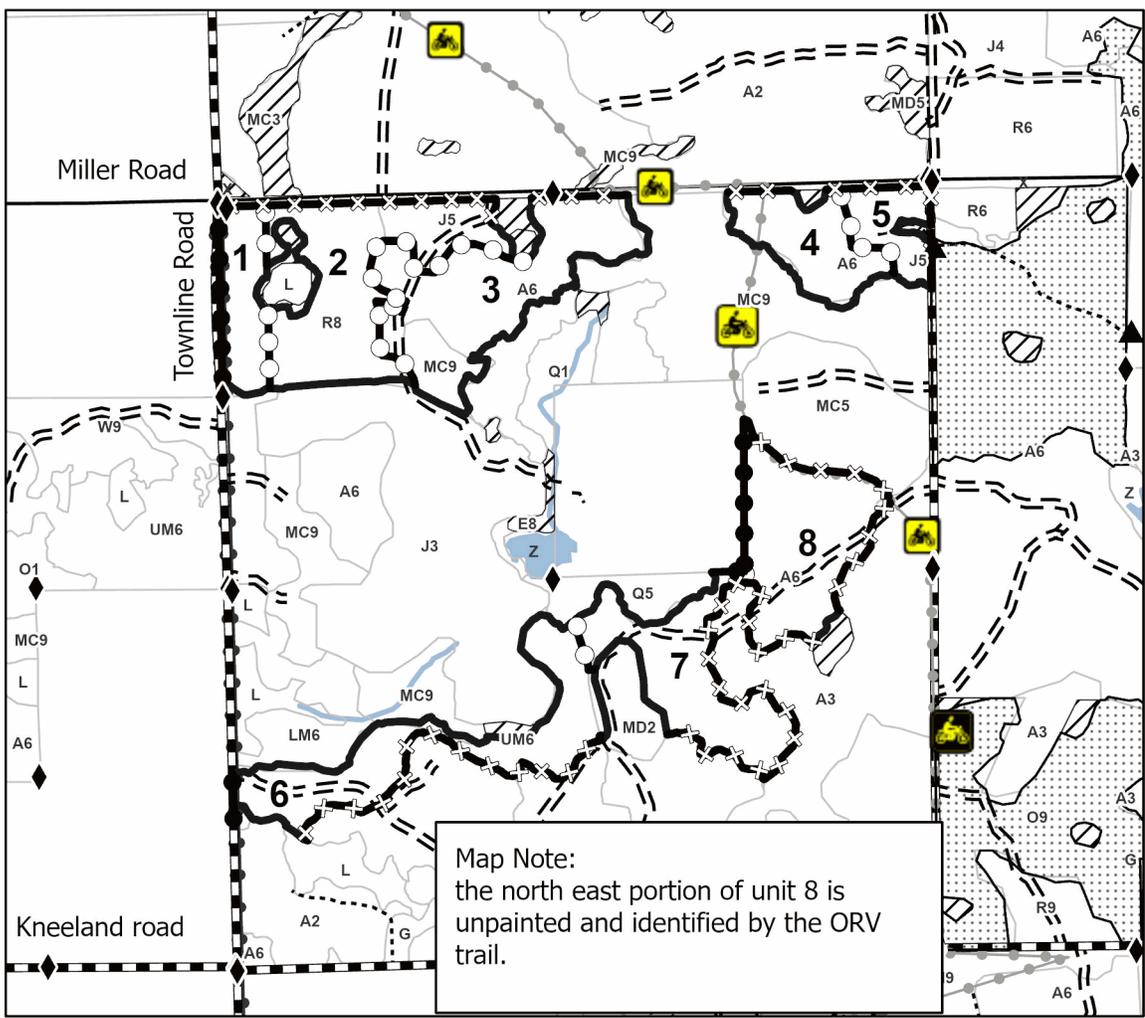
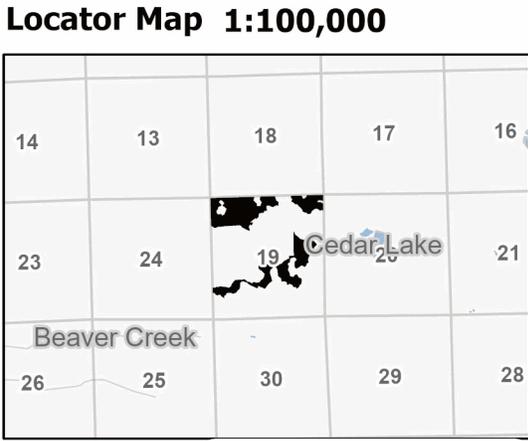
Township 27N	Range 02E	Section(s) and Subdivision(s) Sec. 19 N1/2NW,SENW,N1/2NE,SENE,SW,SE;
-----------------	--------------	---

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

Payment Unit Number	Acres	Payment Unit Number	Acres
1	9.3	5	6.5
2	26.4	6	22.2
3	27.8	7	18.7
4	11.7	8	21.6

**Dead Ditch Mix**  
**144.3 Acres**



- Legend**
- Against State (Red)
  - Against State (Unpainted)
  - Against State (Cover Type Change)
  - Private Line (Blue)
  - Payment Unit (Yellow)
  - Retention Areas
  - Nearby Timber Sale
  - Recreational Trails
  - Forest Access Route
  - Administrative Access Only
  - Paved Road
  - Government Gravel/Dirt
  - Private Gravel/Dirt
  - Survey Grade Corner

Map Note:  
the north east portion of unit 8 is unpainted and identified by the ORV trail.

