



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN**

TIMBER SALE PROSPECTUS #7769

REVISION NOTICE #1 - December 22, 2025

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on Tuesday, January 20, 2026

LOCATION: GLADWIN MGMT UNIT, 801 NORTH SILVERLEAF, GLADWIN, MI 48624

This prospectus has been modified with the following changes.

The scheduled bid date and time have been changed. The scheduled bid date and time were Tuesday, January 06 2026 10:00 AM (local time) and have been changed to Tuesday, January 20 2026 10:00 AM (local time).

We apologize for any inconvenience this may have caused. If you need assistance, please contact Blair Tweedale at 989-426-9205 ext. 7640.



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7769**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on January 6, 2026.**

LOCATION: **GLADWIN MGMT UNIT, 801 NORTH SILVERLEAF, GLADWIN, MI 48624.**

CONTACT NAME: Blair Tweedale

PHONE NUMBER: (989) 426-9205

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, GLADWIN MANAGEMENT UNIT, for certain timber on the following described lands:

Mosquito Misery (73-013-24) / T17N, R02E, SEC. 20, NW.

T17N, R02E, SEC. 29, NWSW,S1/2SW,S1/2SE.

Gladwin County, Advertised Price \$49,227.15, 111.4 Acres, Aspen, Hardwood.

SALE NOTE: 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

Mosquito Misery (73-013-24)

T17N, R02E, SEC. 20; T17N, R02E, SEC. 29.

Gladwin County (Advertised Price \$49,227.15)

SALE NOTE: 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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Mixed Aspen	267.1 MBF	\$ 51.00 / MBF
Red Maple	77.8 MBF	\$ 40.00 / MBF
Swamp White Oak	12.3 MBF	\$ 69.00 / MBF
Pulpwood		
Mixed Aspen	1,235 Cords	\$ 17.55 / Cord
Paper Birch	53 Cords	\$ 26.50 / Cord
Red Maple	594 Cords	\$ 13.90 / Cord
Swamp White Oak	20 Cords	\$ 15.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.72 percent. There are an estimated 2,738 cords on this timber sale, plus or minus 431 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 \$2,461.36 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	35.0%
02	13.7%
03	2.3%
04	3.6%
05	38.0%
06	7.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2029.

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
216,284	2,738	15.72%	2,307	3,168

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
3	5,215	66	153.59%	0	167
66	79,617	1,008	30.34%	702	1,314
89	78,744	997	20.08%	797	1,197
168	14,972	190	63.41%	69	310
175	30,497	386	48.17%	200	572
176	7,239	92	92.38%	7	176
TOTAL:	216,284	2,738		1,775	3,736

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	Sawtimber	57.9	MBF	34.7	\$17,251.15	
	<i>B. T. Aspen</i>		22.4	<i>MBF</i>			
	<i>Balsam Poplar</i>		1.0	<i>MBF</i>			
	<i>Quaking Aspen</i>		34.5	<i>MBF</i>			
	Red Maple		21.8	MBF			
	Mixed Aspen	Pulpwood	517	Cords			
	<i>B. T. Aspen</i>		277	<i>Cords</i>			
	<i>Balsam Poplar</i>		4	<i>Cords</i>			
	<i>Quaking Aspen</i>		236	<i>Cords</i>			
	Paper Birch		9	Cords			
	Red Maple		296	Cords			
	<i>Red Maple</i>		296	<i>Cords</i>			
2	Mixed Aspen	Sawtimber	14.5	MBF	23.4	\$6,724.55	
	<i>B. T. Aspen</i>		14.5	<i>MBF</i>			
	Red Maple		1.4	MBF			
	Mixed Aspen	Pulpwood	247	Cords			
	<i>B. T. Aspen</i>		79	<i>Cords</i>			
	<i>Quaking Aspen</i>		168	<i>Cords</i>			
	Paper Birch		14	Cords			
	Red Maple		88	Cords			
	<i>Red Maple</i>		88	<i>Cords</i>			
3	Mixed Aspen	Pulpwood	61	Cords	3.6	\$1,140.05	
	<i>B. T. Aspen</i>		61	<i>Cords</i>			
	Red Maple		5	Cords			
	<i>Red Maple</i>		5	<i>Cords</i>			
4	Mixed Aspen	Sawtimber	22.4	MBF	6.0	\$1,761.15	
	<i>B. T. Aspen</i>		22.4	<i>MBF</i>			
	Mixed Aspen	Pulpwood	21	Cords			
	<i>B. T. Aspen</i>		21	<i>Cords</i>			
	Red Maple		18	Cords			
<i>Red Maple</i>	18	<i>Cords</i>					
5	Mixed Aspen	Sawtimber	140.8	MBF	26.2	\$18,707.95	
	<i>B. T. Aspen</i>		140.8	<i>MBF</i>			
	Red Maple		54.6	MBF			
	Swamp White Oak		12.3	MBF			
	Mixed Aspen	Pulpwood	273	Cords			
	<i>B. T. Aspen</i>		273	<i>Cords</i>			
	Paper Birch		30	Cords			
	Red Maple		187	Cords			
	<i>Silver Maple</i>		<i>Sawtimber</i>	2.0			<i>MBF</i>
	<i>Red Maple</i>		<i>Pulpwood</i>	179			<i>Cords</i>
	<i>Silver Maple</i>			4			<i>Cords</i>
	Swamp White Oak			20			Cords
6	Mixed Aspen	Sawtimber	31.5	MBF	17.5	\$3,642.30	
	<i>B. T. Aspen</i>		31.5	<i>MBF</i>			
	Mixed Aspen	Pulpwood	116	Cords			
	<i>B. T. Aspen</i>		116	<i>Cords</i>			
TOTAL:			357.2	MBF			
TOTAL:			1,902	Cords			

Sale Specific Conditions & Requirements

Sale Name: Mosquito Misery

Sale Number: 73-013-24 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 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, with the exception of the western boundaries of Payment Units 1 and 5, which are unpainted and designated by Deer Road. 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) 1-5, cut all trees that are two (2) inches or more at DBH, except do not cut any oak within Payment Units 1-4.

Within Payment Unit(s) 6, cut all aspen that are two (2) inches or more at DBH.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 6, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

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.

3.4 - Damaged Timber

3.4.1 - Damaged timber (7/16)

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 20% 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, 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. Contact the Sale Administrator for specific details of design and placement.

5 - Operations

5.1 - Notification

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

The Purchaser is responsible for contacting the gas or pipeline company 30 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

5.2 - Conduct of Operations

5.2.3 - Operating Restrictions

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit 6, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

5.2.4 - Dead and Down Creation

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

To encourage grouse and other wildlife, in Payment Unit(s) 1-2 and 4-5, leave one 12-inch or larger diameter whole tree on the ground for every 3 acres. Trees should be scattered throughout the sale and at least two chains from any roads, two-tracks, or trails open to vehicles, or positioned per the Sale Administrator's instructions. Stumps must be at least 3 feet tall.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1-4, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of saturated soils.

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.

5.2.40 - Pathway Protection (10/10)

The Midland to Mackinac boy scout trail is a hiking trail located in Payment Unit 5 and is shown on the Timber Sale Map. Do not cut trees marked with blue paint. Skidding across the trail may only occur in locations approved by the Sale Administrator.

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 Estey Road and Deer 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.



TIMBER SALE MAP

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

Sale Number
73-013-24

Date
10/24/2024

Forest Management Unit
Gladwin Mgt Unit

County
Gladwin

Mapped By: Behrmann
Cruised By: Behrmann

Scale
1:7,920

Page
1

Of
2

Township
17N

Range
02E

Section(s) and
Subdivision(s) Sec. 20 NW; Sec. 29 NWSW,S1/2SW,S1/2SE;

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		

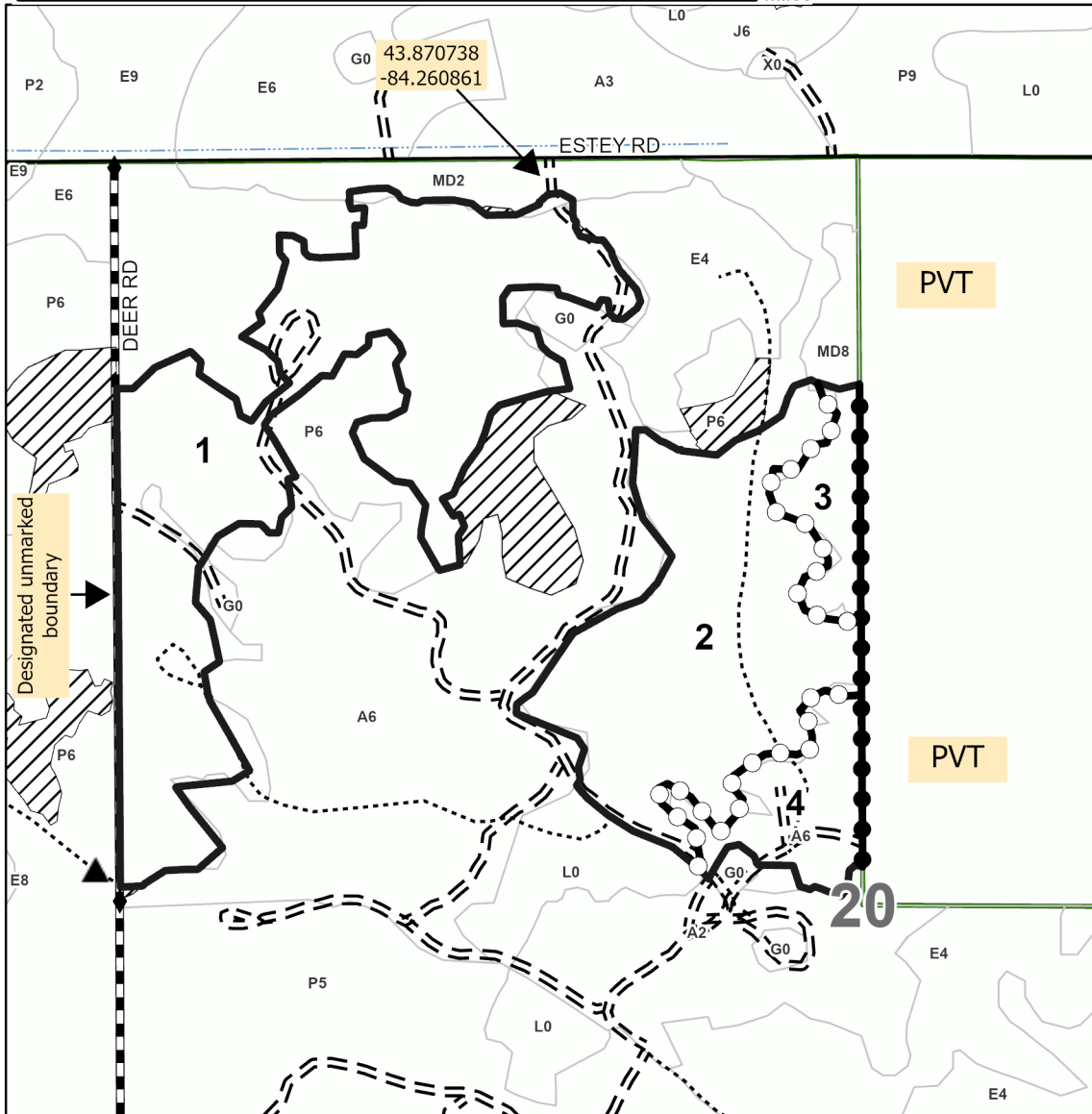
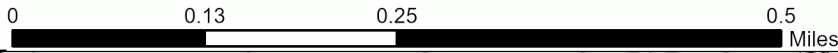
Density

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

PU #	Acres	PU #	Acres
1	34.7	4	6
2	23.4	5	26.2
3	3.6	6	17.5

Mosquito Misery

111.4 Acres



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Survey Corner
- Berm

Use QR Code to open Map in App





TIMBER SALE MAP

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

Sale Number
73-013-24

Date
10/24/2024

Forest Management Unit
Gladwin Mgt Unit

County
Gladwin

Mapped By: Behrmann
Cruised By: Behrmann

Scale
1:15,840

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2

Of
2

Township 17N Range 02E Section(s) and Subdivision(s) Sec. 20 NW; Sec. 29 NWSW,S1/2SW,S1/2SE;

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		

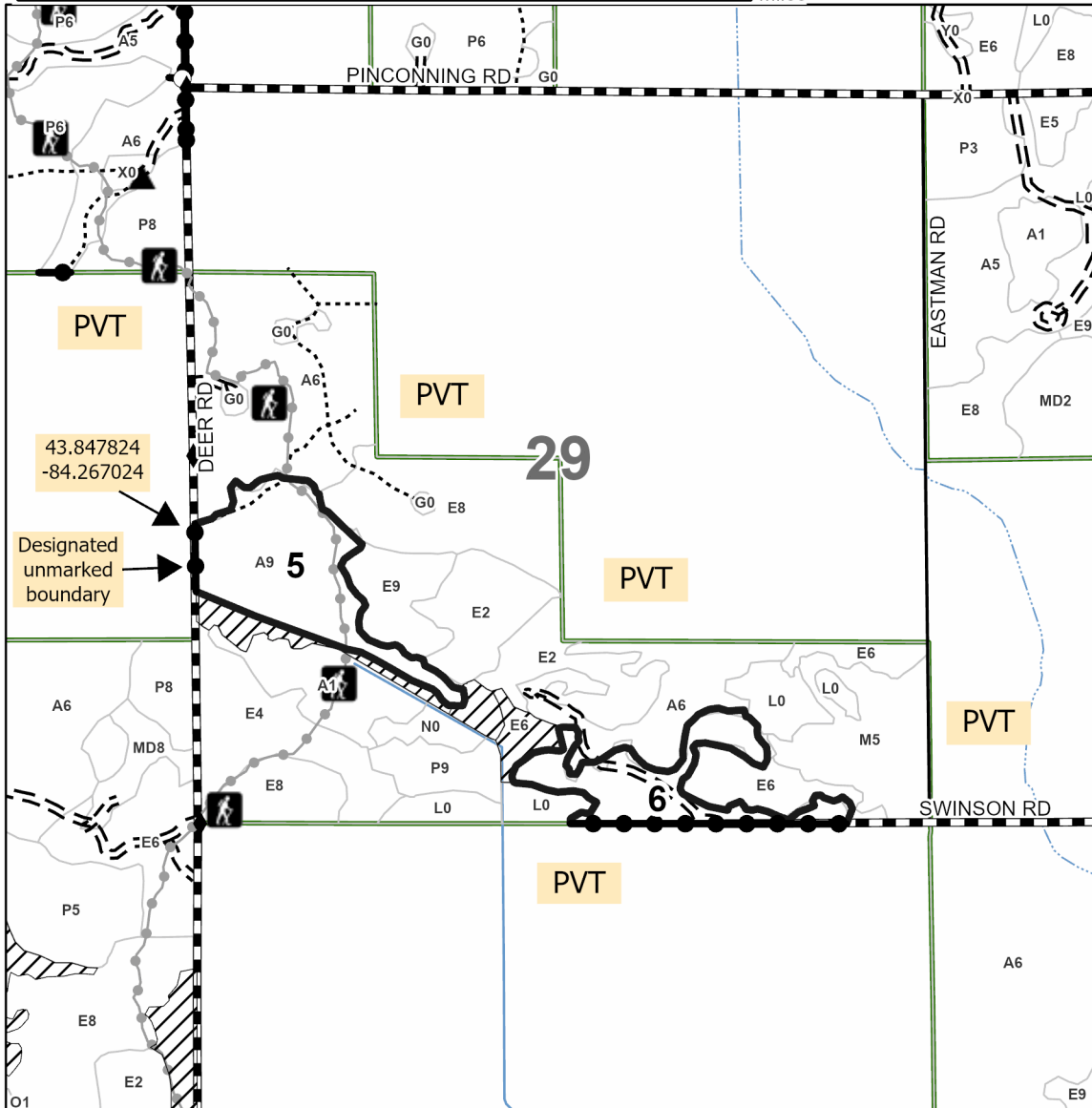
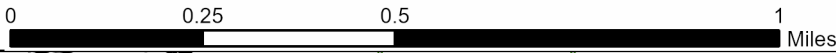
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Mosquito Misery

111.4 Acres



Legend

- Against State (Red)
- Private Line (Blue)
- Payment Unit (Yellow)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Recreational Trails
- Survey Corner
- Berm

Use QR Code to open Map in App

