



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7844**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on July 28, 2026.

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:

Tick Alley Mix (71-003-26) / T22N, R04W, SEC. 4 , SWSW.

T22N, R04W, SEC. 5 , NESW,SE.

T22N, R04W, SEC. 6 , NWNW.

T22N, R04W, SEC. 8 , NENE.

Roscommon County, Advertised Price \$38,000.40, 49.8 Acres, Hardwood, Red Pine.

SALE NOTE: Located just to the West of US-127 along the South side of M-55. Sale consists of a red pine seed tree unit and an oak seed tree unit that are a combined 49.8 acres. Timing restrictions apply for oak wilt, bark slip and Blanding's Turtle (see specs 5.2.3.3, 5.3.3.4, & 5.8.8)

TIMBER SALE INFORMATION

Tick Alley Mix (71-003-26)

T22N, R04W, SEC. 4; T22N, R04W, SEC. 5; T22N, R04W, SEC. 6; T22N, R04W, SEC. 8.

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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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	85.2 MBF	\$ 139.00 / MBF
Red Maple	8.2 MBF	\$ 64.00 / MBF
White Oak	4.0 MBF	\$ 66.00 / MBF
White Pine	2.1 MBF	\$ 76.00 / MBF
Pulpwood		
Jack Pine	1 Cords	\$ 10.25 / Cord
Mixed Aspen	20 Cords	\$ 32.85 / Cord
Mixed Hardwood	105 Cords	\$ 20.85 / Cord
Mixed Oak	137 Cords	\$ 18.15 / Cord
Red Pine	479 Cords	\$ 41.00 / Cord
White Pine	7 Cords	\$ 32.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.85 percent. There are an estimated 982 cords on this timber sale, plus or minus 165 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 \$1,900.02 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	52.7%
02	47.3%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2029.

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
77,563	982	16.85%	816	1,147

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
64	39,609	501	25.44%	374	629
101	37,953	480	22.47%	372	588
TOTAL:	77,563	982		746	1,217

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	11	Cords	12.0	\$20,007.35
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	1.7	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	8	<i>Cords</i>		
	Mixed Hardwood		20	Cords		
	<i>Red Maple</i>		20	<i>Cords</i>		
	Red Pine		469	Cords		
2	Black/Red (Hybrid)	Sawtimber	85.2	MBF	37.8	\$17,993.05
	Red Maple		8.2	MBF		
	White Oak		4.0	MBF		
	White Pine		2.1	MBF		
	Jack Pine	Pulpwood	1	Cords		
	Mixed Aspen		9	Cords		
	<i>B. T. Aspen</i>		4	<i>Cords</i>		
	<i>Quaking Aspen</i>		5	<i>Cords</i>		
	Mixed Hardwood		85	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>		
	<i>Pin Cherry</i>		0.9	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	8	<i>Cords</i>		
	<i>Pin Cherry</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		69	<i>Cords</i>		
	Mixed Oak		137	Cords		
	<i>/Red (Hybrid) Oak</i>		124	<i>Cords</i>		
	<i>White Oak</i>		13	<i>Cords</i>		
	Red Pine		10	Cords		
	White Pine		7	Cords		
	TOTAL:			99.5		
TOTAL:			749	Cords		

Sale Specific Conditions & Requirements

Sale Name: Tick Alley Mix

Sale Number: 71-003-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary is marked and identified by red paint, with the following exceptions. The Western boundary of Unit 1 is unpainted and is designated by the forest road. The interior boundaries of Unit 2 along the wildlife openings are unpainted and are designated by the openings. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1 & 2, cut all trees that are two (2) inches or more at DBH except trees marked with green paint above and below stump height.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH.

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor in order to retain existing oak understory and to protect residual trees.

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.

Within the Sale Area, if more than 33% 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 \$500 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.

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. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

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 (10/25)

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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 1, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

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

Within Payment Unit 2, 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.

5.2.32 - 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.

5.2.43 - Opening Protection (2/21)

No harvesting, skidding or decking is permitted in openings marked on the Timber Sale Map with the letter "G". Hauling will be allowed, but only along the pre-existing road network. Any damage to the openings shall be repaired according to specifications of the Unit Manager or his/her representative.

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

5.8.8 - Protected Species, Other (2/12)

Within Payment Unit 2, all operations are restricted to the time period of September 15 to May 18. This restriction is in order to protect Blanding's Turtle.

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 all roads adjacent to 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.



TIMBER SALE MAP

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

Sale Number	Date	
71-003-26	11/05/2025	
Scale	Page	Of
1:7,920	1	2

Forest Management Unit	County	Mapped By: Ewald
Roscommon Mgt Unit	Roscommon	Cruised By: Ewald

Township	Range	Section(s) and Subdivision(s)
22N	04W	Sec. 4 SWSW; Sec. 5 NESW,SE; Sec. 6 NWNW; Sec. 8 NENE;

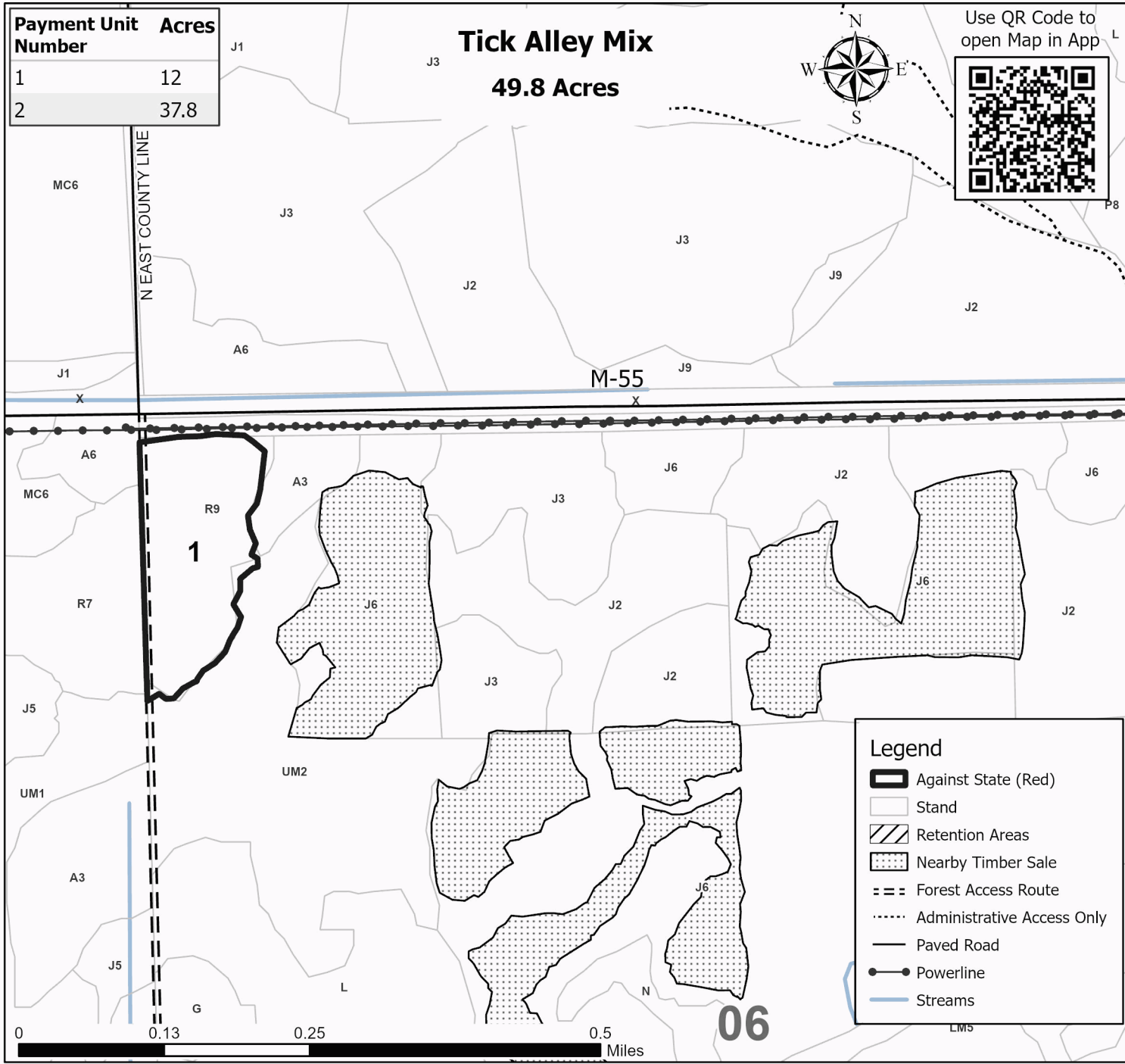
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	12
2	37.8

Tick Alley Mix
49.8 Acres

Use QR Code to open Map in App





TIMBER SALE MAP

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Sale Number	Date	
71-003-26	11/05/2025	
Scale	Page	Of
1:7,920	2	2

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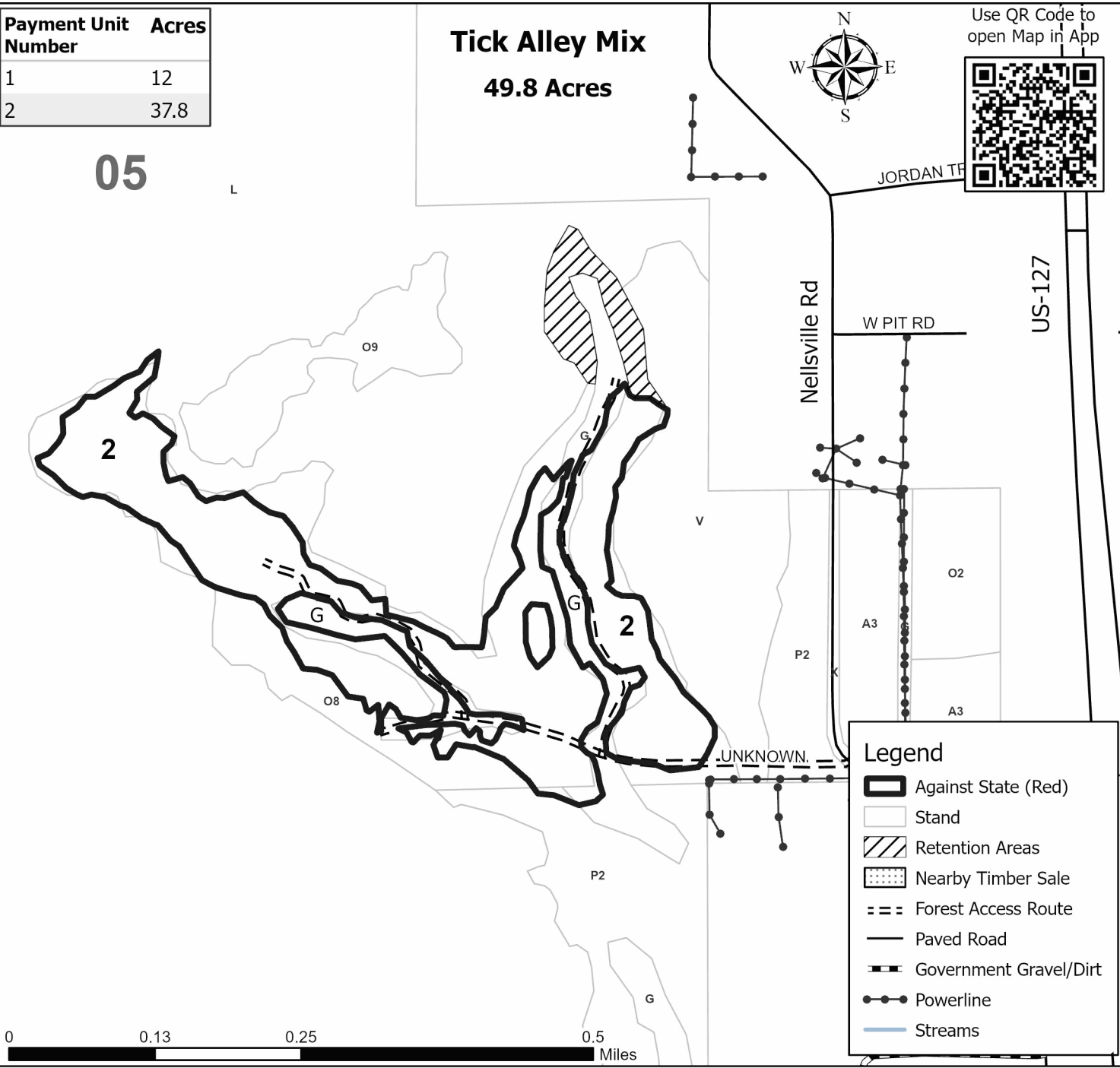
Cover Type			
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, 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	12
2	37.8

Tick Alley Mix
49.8 Acres

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Legend	
	Against State (Red)
	Stand
	Retention Areas
	Nearby Timber Sale
	Forest Access Route
	Paved Road
	Government Gravel/Dirt
	Powerline
	Streams