



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7788

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

Back 40 Mix (72-028-24) / T28N, R02E, SEC. 13, SWNE,NWSE.

T28N, R02E, SEC. 23, W1/2SW,NWSE,S1/2SE.

T28N, R02E, SEC. 24, SENW,SENE,N1/2SE,SWSE.

Oscoda County, Advertised Price \$119,788.90, 136.9 Acres, Aspen, Hardwood.

SALE NOTE: Good access to most of the sale area, with units 4 and 5 needing a road built in to the units or gaining access from private landowners for access. Some rolling terrain and "kettle holes" present within sale area. Areas within sale have good timber quality. Some units are do not cut red and or white pine. Soft oak wilt restrictions.

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

Back 40 Mix (72-028-24)

T28N, R02E, SEC. 13; T28N, R02E, SEC. 23; T28N, R02E, SEC. 24.
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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:

PRODUCTS & SPECIES	ESTIMATED UNITS*	ADVERTISED PRICE
Sawtimber		
Red Maple	26.0 MBF	\$ 65.00 / MBF
Red Oak	344.4 MBF	\$ 144.00 / MBF
White Pine	99.4 MBF	\$ 39.00 / MBF
Pulpwood		
Jack Pine	66 Cords	\$ 10.85 / Cord
Mixed Aspen	1,954 Cords	\$ 17.90 / Cord
Mixed Hardwood	482 Cords	\$ 22.00 / Cord
Mixed Oak	564 Cords	\$ 19.90 / Cord
Red Pine	135 Cords	\$ 40.60 / Cord
White Pine	103 Cords	\$ 15.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 13.48 percent. There are an estimated 4,407 cords on this timber sale, plus or minus 594 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 \$5,989.45 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:

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	34.3%
02	14.4%
03	14.8%
04	2.5%
05	6.9%
06	27.1%

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
348,162	4,407	13.48%	3,813	5,001

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
22	57,142	723	32.70%	487	960
23	78,341	992	24.98%	744	1,239
28	12,272	155	55.91%	68	242
32	6,691	85	88.83%	9	160
36	76,505	968	27.34%	704	1,233
40	93,443	1,183	31.44%	811	1,555
52	23,768	301	59.64%	121	480
TOTAL:	348,162	4,407		2,945	5,870

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 White Pine Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Basswood</i> <i>Sugar Maple</i> <i>Basswood</i> <i>Sugar Maple</i> <i>White Ash</i> Mixed Oak <i>Red Oak</i> Red Pine White Pine	Sawtimber Pulpwood Sawtimber Pulpwood	196.9 47.6 16 16 28 2.7 2.2 3 9 7 197 197 134 41	MBF MBF Cords <i>Cords</i> Cords MBF MBF Cords <i>Cords</i> Cords Cords Cords	21.8	\$41,120.90
2	Red Maple Red Oak White Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Sugar Maple</i> <i>Red Maple</i> <i>Sugar Maple</i> Mixed Oak <i>Northern Pin Oak</i> <i>Red Oak</i> White Pine	Sawtimber Pulpwood Sawtimber Pulpwood	9.9 36.6 46.4 268 268 135 2.9 128 1 46 28 18 57	MBF MBF MBF Cords <i>Cords</i> Cords MBF Cords <i>Cords</i> Cords Cords Cords	21.1	\$17,306.70
3	White Pine Jack Pine Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i> Mixed Oak <i>Northern Pin Oak</i> White Pine	Sawtimber Pulpwood	5.4 6 830 830 71 15 56 45 45 5	MBF Cords Cords <i>Cords</i> Cords Cords Cords Cords Cords	24.2	\$17,669.20
4	Jack Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i> Mixed Oak <i>Northern Pin Oak</i> <i>Northern Pin Oak</i> Red Pine	Pulpwood Sawtimber Pulpwood	14 106 106 28 26 2 14 3.0 8 1	Cords Cords <i>Cords</i> Cords Cords Cords Cords MBF Cords Cords	19.2	\$2,984.50
5	Red Maple Red Oak Jack Pine Mixed Aspen <i>Quaking Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i>	Sawtimber Pulpwood	15.0 11.9 46 191 191 65 7 58	MBF MBF Cords Cords <i>Cords</i> Cords Cords Cords	14.3	\$8,275.40

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	Mixed Oak <i>Northern Pin Oak</i> <i>Red Oak</i>	Pulpwood	12 6 6	Cords Cords Cords		
6	Red Maple Red Oak Mixed Aspen <i>B. T. Aspen</i> Mixed Hardwood <i>Black Cherry</i> <i>Paper Birch</i> <i>Red Maple</i> Mixed Oak <i>Red Oak</i>	Sawtimber Pulpwood	1.1 99.0 543 543 155 11 24 120 250 250	MBF MBF Cords Cords Cords Cords Cords Cords Cords Cords	36.3	\$32,432.20
			TOTAL:	469.8	MBF	
			TOTAL:	3,304	Cords	

Sale Specific Conditions & Requirements

Sale Name: Back 40 Mix

Sale Number: 72-028-24 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 or red paint or are unmarked and identified by a road or cover type change. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Except for some portions of sale boundary along roads or against timber cover type changes. See Timber Sale Map for locations of unpainted portions of sale. Interior Payment Unit boundaries are unmarked and are identified by a road (see Timber Sale Map). 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.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 1-6, cut all trees that are two (2) inches or more at DBH, except do not cut any green painted legacy trees. In addition, the following specifications apply:

- Within Payment Unit 1, do not cut hemlock.
- Within Payment Unit 3, do not cut white pine.
- Within Payment Units 4-6, do not cut red or white pine.

3 - Payments

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 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.

4.1.6 - 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 double earthen berms at strategic locations. 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. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. Contact the Sale Administrator for specific details of design and placement.

4.4 - Access

4.4.1 - Private property access (3/11)

Permission for access across private land is the responsibility of the Purchaser. Should the Purchaser desire to cross private land, a copy of the written permission from the private landowner may be required by the DNR. This sale specification applies to Payment Unit(s) 4 and 5.

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. This applies for Payment Unit 1. Written permission is required before harvest operations begin and must be submitted to the Unit Manager.

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.

5.2.2 - 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) 1, 2 and 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.

5.2.4 - 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) 3-6, 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 unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles. This can be an unmerchantable full tree. Each tree must be clearly identified by a piece of blue flagging.

5.2.29 - Shrub Protection (1/20)

Do not cut or damage hawthorn, witch-hazel, dogwood or juneberry. 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.

5.2.33 - Gas Well Revegetation (12/08)

In the event that the gas well is utilized for a landing, the site must be revegetated with a seeding mixture specified by the Unit Manager or his/her representative.

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

The ORV trail or route 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.

5.2.41 - Snowmobile Trail Protection (9/11)

The 4/9 is a snowmobile trail and is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31 without written consent from the Unit Manager. If the trail road is to be used for hauling during the snowmobile season, then a snow-covered base must be left on the trail. The snowmobile trail may only be crossed at right angles.

Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 10 feet of the snowmobile trail must be cut at ground level.

5.4 - Soil Protection

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

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 Penn 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trail 4/9 prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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 the ORV trail shown on the Timber Sale Map 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.



Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
72-028-24	11/14/2025

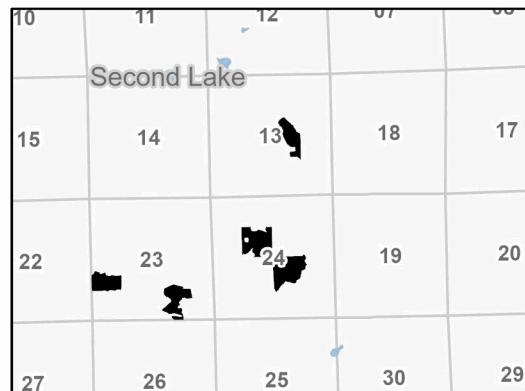
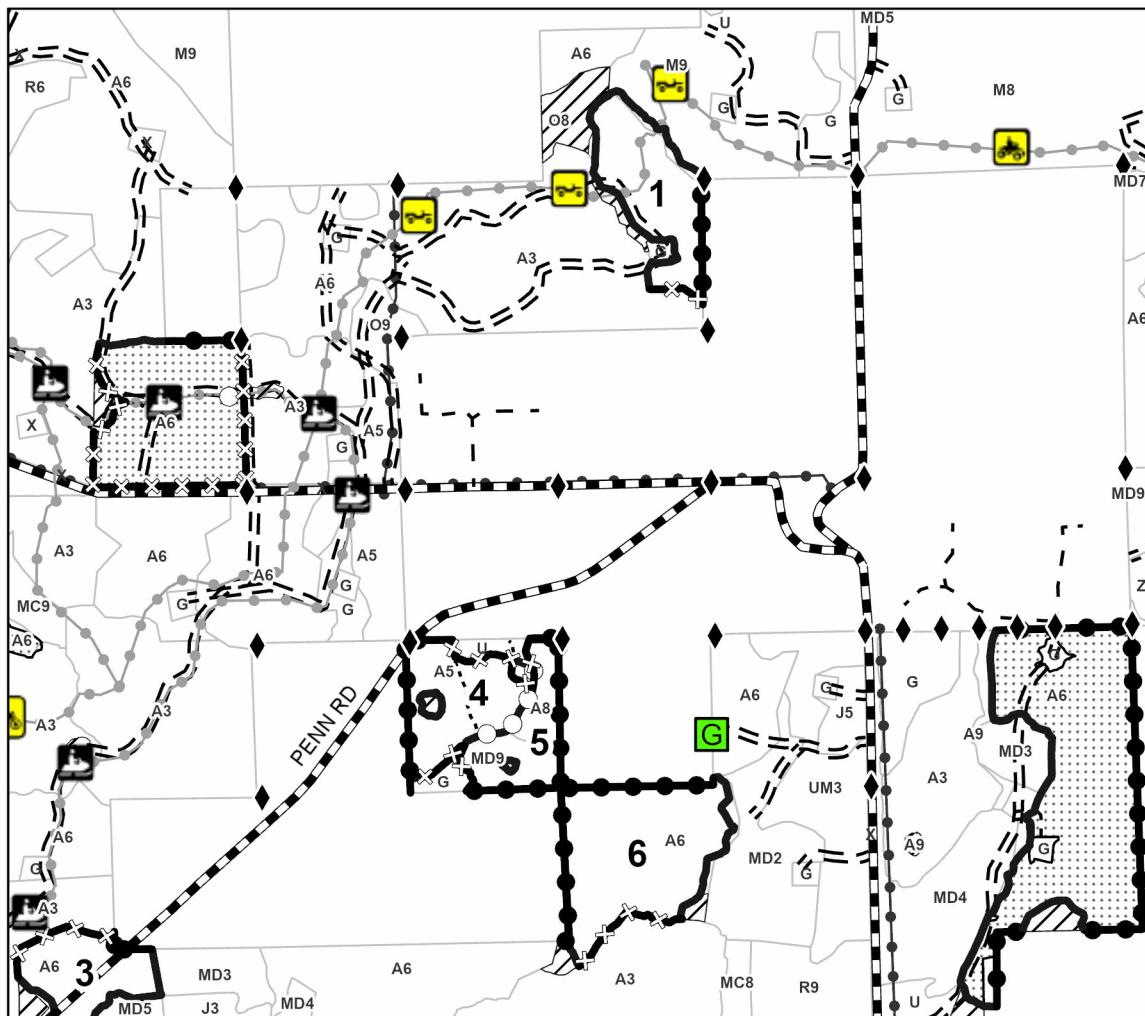
Forest Management Unit	County	Mapped By: Michaud	Scale	Page	Of
Grayling Mgt Unit	Oscoda	Cruised By: Michaud	1:20,000	1	2
Township 28N	Range 02E	Section(s) and Subdivision(s)	Sec. 13 SWNE,NWSE; Sec. 23 W1/2SW,NWSE,S1/2SE; Sec. 24 SENW,SENE,N1/2SE,SWSE;		

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

Locator Map 1:100,000**Back 40 Mix****136.9 Acres**Use QR Code to
open Map in App



Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number
72-028-24 Date
11/14/2025

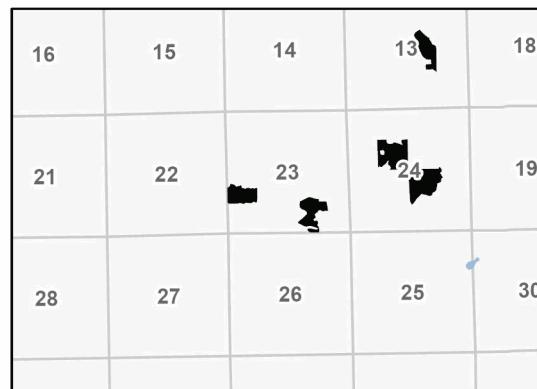
Forest Management Unit Grayling Mgt Unit	County Oscoda	Mapped By: Michaud Cruised By: Michaud	Scale 1:10,000	Page 2	Of 2
Township 28N	Range 02E	Section(s) and Subdivision(s) Sec. 13 SWNE,NWSE; Sec. 23 W1/2SW,NWSE,S1/2SE; Sec. 24 SENW,SENE,N1/2SE,SWSE;			

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Locator Map 1:100,000**Back 40 Mix****136.9 Acres**

Payment Unit Number	Acres	Payment Unit Number	Acres
1	21.8	4	19.2
2	21.1	5	14.3
3	24.2	6	36.3

