



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7835**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on August 26, 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:

Lightning Pine (73-005-25) / T16N, R01W, SEC. 19, S1/2NE,SE.

T16N, R01W, SEC. 20, NW,W1/2SW.

T16N, R01W, SEC. 29, NW,NWSW.

T16N, R01W, SEC. 30, NENE.

T16N, R01W, SEC. 31, SENW,SESW,SWSE.

Midland County, Advertised Price \$74,968.65, 124.7 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Lightning Pine (73-005-25)

T16N, R01W, SEC. 19; T16N, R01W, SEC. 20; T16N, R01W, SEC. 29; T16N, R01W, SEC. 30; T16N, R01W, SEC. 31.
Midland County (Advertised Price \$74,968.65)

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		
B. T. Aspen	102.9 MBF	\$ 71.00 / MBF
Black/Red (Hybrid) Oak	11.5 MBF	\$ 175.00 / MBF
Red Maple	27.7 MBF	\$ 60.00 / MBF
Red Oak	44.7 MBF	\$ 141.00 / MBF
White Pine	15.1 MBF	\$ 65.00 / MBF
Pulpwood		
B. T. Aspen	1,480 Cords	\$ 25.60 / Cord
Black/Red (Hybrid) Oak	59 Cords	\$ 26.50 / Cord
Mixed Hardwood	525 Cords	\$ 21.70 / Cord
Paper Birch	26 Cords	\$ 49.90 / Cord
Red Oak	81 Cords	\$ 26.50 / Cord
Swamp White Oak	9 Cords	\$ 23.15 / Cord
White Oak	34 Cords	\$ 26.50 / Cord
White Pine	54 Cords	\$ 24.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.69 percent. There are an estimated 2,742 cords on this timber sale, plus or minus 403 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 \$3,748.43 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	3.2%
02	13.5%
03	14.6%
04	3.7%
05	7.8%
06	19.6%
07	8.1%
08	16.6%
09	12.9%

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
216,612	2,742	14.69%	2,339	3,145

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
15	44,096	558	30.59%	387	729
16	19,102	242	57.83%	102	382
17	15,603	198	57.64%	84	311
28	36,945	468	35.33%	302	633
70	27,852	353	52.39%	168	537
178	7,156	91	85.56%	13	168
182	26,780	339	40.59%	201	477
183	30,721	389	39.93%	234	544
191	8,356	106	99.52%	1	211
TOTAL:	216,612	2,742		1,492	3,992

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:			

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen B. T. Aspen	Sawtimber Pulpwood	7.2 74	MBF Cords	8.4	\$2,405.60
2	B. T. Aspen Black/Red (Hybrid Red Maple Red Oak B. T. Aspen Black/Red (Hybrid Mixed Hardwood <i>Black Cherry</i> <i>Black Cherry</i> <i>Red Maple</i> Paper Birch <i>Paper Birch</i> <i>Paper Birch</i> Red Oak Swamp White Oak White Oak <i>White Oak</i>	Sawtimber Pulpwood <i>Sawtimber</i> <i>Pulpwood</i> <i>Sawtimber</i> <i>Pulpwood</i> <i>Sawtimber</i> <i>Pulpwood</i>	6.8 2.8 19.7 18.8 27 3 156 2.3 3 148 7 1.7 4 21 9 3 3	MBF MBF MBF MBF Cords Cords Cords MBF Cords Cords Cords MBF Cords Cords Cords Cords Cords	20.6	\$10,155.15
3	B. T. Aspen Red Maple Red Oak B. T. Aspen Black/Red (Hybrid Mixed Hardwood <i>Red Maple</i> Paper Birch <i>Paper Birch</i> Red Oak White Oak <i>White Oak</i> <i>White Oak</i>	Sawtimber Pulpwood <i>Sawtimber</i> <i>Pulpwood</i>	5.5 2.4 17.1 112 3 171 171 6 6 22 16 2.8 10	MBF MBF MBF Cords Cords Cords Cords Cords Cords Cords Cords MBF Cords	21.6	\$10,909.40
4	B. T. Aspen Red Maple White Pine B. T. Aspen Mixed Hardwood <i>Red Maple</i> White Pine	Sawtimber Pulpwood 	3.6 2.4 15.1 1 3 3 54	MBF MBF MBF Cords Cords Cords Cords	6.5	\$2,778.60
5	Black/Red (Hybrid B. T. Aspen Black/Red (Hybrid Mixed Hardwood <i>Red Maple</i> White Oak <i>White Oak</i> <i>White Oak</i>	Sawtimber Pulpwood <i>Sawtimber</i> <i>Pulpwood</i>	8.7 74 24 63 63 15 4.5 6	MBF Cords Cords Cords Cords Cords MBF Cords	8.6	\$5,817.50
6	B. T. Aspen Red Maple Red Oak B. T. Aspen Black/Red (Hybrid Mixed Hardwood <i>Red Maple</i> Paper Birch	Sawtimber Pulpwood 	28.7 0.7 2.0 376 29 55 55 6	MBF MBF MBF Cords Cords Cords Cords Cords	35.6	\$14,725.70

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	<i>Paper Birch</i> Red Oak	<i>Pulpwood</i>	6 18	<i>Cords</i> Cords		
7	Red Maple B. T. Aspen Mixed Hardwood <i>Red Maple</i>	Sawtimber Pulpwood	2.5 206 30 30	MBF Cords Cords <i>Cords</i>	7.5	\$6,074.60
8	B. T. Aspen Red Oak B. T. Aspen Mixed Hardwood <i>Red Maple</i> Red Oak	Sawtimber Pulpwood	35.9 2.0 353 22 22 4	MBF MBF Cords Cords <i>Cords</i> Cords	8.4	\$12,451.10
9	B. T. Aspen Red Oak B. T. Aspen Mixed Hardwood <i>Red Maple</i> Paper Birch <i>Paper Birch</i> Red Oak	Sawtimber Pulpwood	15.2 4.8 257 25 25 7 7 16	MBF MBF Cords Cords <i>Cords</i> Cords <i>Cords</i> Cords	7.5	\$9,651.00
TOTAL:			201.9	MBF		
TOTAL:			2,268	Cords		

Sale Specific Conditions & Requirements

Sale Name: Lightning Pine

Sale Number: 73-005-25 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. Interior Payment Unit boundaries are marked with yellow paint. 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, 2, 3, 5, 6, 7, & 9, cut all trees that are two (2) inches or more at DBH with the following exceptions:

- Within Payment Unit 1 only harvest aspen.
- Within Payment Units 3, 5, and 7 leave all oak.

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited, within Payment Unit 1, 4, and 7. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1 - 9, 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. 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 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)

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. Be chipped, utilized or otherwise removed from the sale. 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.

4.1.12 - No New Roads (1/12)

No new roads will be permitted. All operations are limited to existing roads. Only Skid trails will be allowed.

5 - Operations

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.

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area or Payment Unit(s) 1 - 9 shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. 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.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 - 9 cutting, skidding, and hauling are limited to dry or frozen conditions. This restriction is due to the lowland conditions within and around the sale.

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

Within Payment Units 1, 3, 5, and 7 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 - 3, 5 - 9 leave one 12" or larger diameter whole tree on the ground for every three (3) acres. Trees should 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 three (3) feet tall.

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.

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 M- 18 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
73-005-25Date
01/26/2026

Forest Management Unit

County

Mapped By: Behrmann

Scale

Page

Of

Gladwin Mgt Unit

Midland

Cruised By: Owens

1:15,840

1

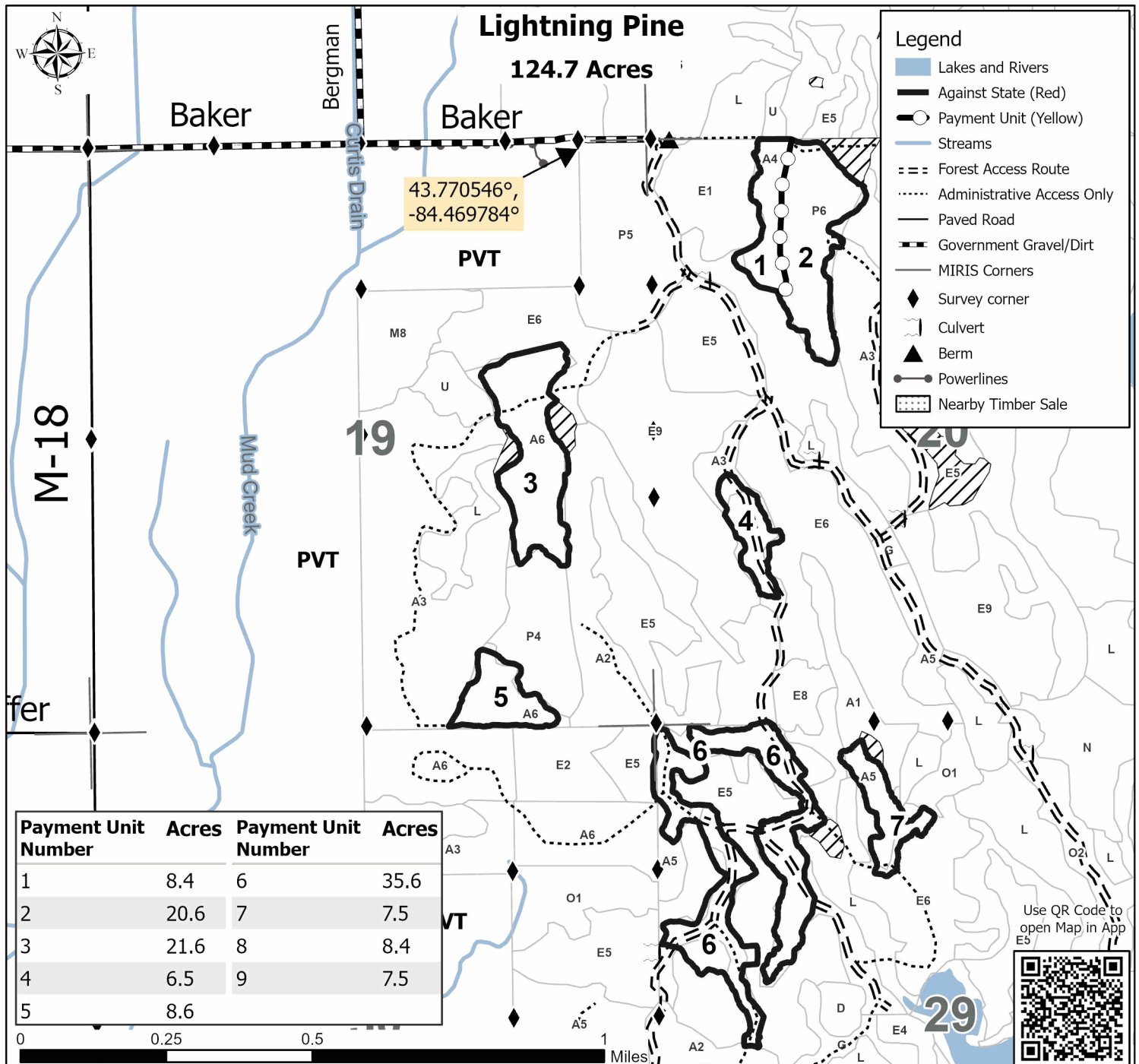
2

Township
16NRange
01WSection(s) and SENW,SESW,SWSE;
Subdivision(s) Sec. 19 S1/2NE,SE; Sec. 20 NW,W1/2SW; Sec. 29 NW,NWSW; Sec. 30 NENE; Sec. 31**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



**TIMBER SALE MAP**

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

Sale Number
73-005-25Date
01/26/2026

Forest Management Unit

County

Mapped By: Behrmann

Scale

Page

Of

Gladwin Mgt Unit

Midland

Cruised By: Owens

1:10,000

2

2

Township
16NRange
01WSection(s) and SENW,SESW,SWSE;
Subdivision(s) Sec. 19 S1/2NE,SE; Sec. 20 NW,W1/2SW; Sec. 29 NW,NWSW; Sec. 30 NENE; Sec. 31**Cover Type**

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
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4 = Pole Timber Poor	9 = Saw Timber Well

Lightning Pine
124.7 Acres

Payment Unit Number	Acres	Payment Unit Number	Acres
1	8.4	6	35.6
2	20.6	7	7.5
3	21.6	8	8.4
4	6.5	9	7.5
5	8.6		



Shaffer

43.734447°
-84.486907°

PVT

M-18

PVT

PVT

PVT

US-10

Legend

- Lakes and Rivers
- Against State (Red)
- Private Line (Blue)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- MIRIS Corners
- Survey corner
- Berm
- Gate
- Powerlines
- DNR Oil And Gas Lines
- Nearby Timber Sale

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