



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7837**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on September 30, 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:

Lame Duck Egress (73-004-25) / T20N, R02E, SEC. 25, N1/2NW, N1/2NE, SWNE.
T20N, R02E, SEC. 26, NE, SE.

Gladwin County, Advertised Price \$114,500.70, 140.5 Acres, Aspen, Hardwood.

SALE NOTE: The sale has seasonal restrictions due to wet inclusions and regeneration concerns. It is also in a Grouse Enhancement Management (GEM) area which also restricts when stands can be harvested. Several of the units will be accessed through gates that lead to wildlife opening. They will not be used for landing and disturbance will need to be kept to a minimum.

TIMBER SALE INFORMATION

Lame Duck Egress (73-004-25)

T20N, R02E, SEC. 25; T20N, R02E, SEC. 26.

Gladwin County (Advertised Price \$114,500.70)

SALE NOTE: The sale has seasonal restrictions due to wet inclusions and regeneration concerns. It is also in a Grouse Enhancement Management (GEM) area which also restricts when stands can be harvested. Several of the units will be accessed through gates that lead to wildlife opening. They will not be used for landing and disturbance will need to be kept to a minimum.

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	17.7 MBF	\$ 174.00 / MBF
Mixed Aspen	381.0 MBF	\$ 73.00 / MBF
Red Maple	28.7 MBF	\$ 59.00 / MBF
White Oak	1.2 MBF	\$ 110.00 / MBF
White Pine	73.0 MBF	\$ 64.00 / MBF
Pulpwood		
Black Cherry	5 Cords	\$ 21.55 / Cord
Mixed Aspen	2,510 Cords	\$ 25.20 / Cord
Mixed Hardwood	7 Cords	\$ 21.55 / Cord
Mixed Oak	145 Cords	\$ 26.25 / Cord
Paper Birch	72 Cords	\$ 45.85 / Cord
Red Maple	259 Cords	\$ 21.55 / Cord
Tamarack	4 Cords	\$ 5.95 / Cord
White Pine	38 Cords	\$ 23.35 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.63 percent. There are an estimated 4,216 cords on this timber sale, plus or minus 659 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 \$11,450.07 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	12.8%
02	12.0%
03	14.2%
04	13.3%
05	12.0%
06	7.5%
07	9.0%
08	10.8%
09	8.4%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 03/31/2030.

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
333,036	4,216	15.63%	3,557	4,875

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
223	133,706	1,692	27.69%	1,224	2,161
234	42,534	538	41.14%	317	760
309	156,796	1,985	21.09%	1,566	2,403
TOTAL:	333,036	4,216		3,107	5,325

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	Black/Red (Hybrid	Sawtimber	0.9	MBF	19.7	\$14,700.75
	Mixed Aspen		64.3	MBF		
	<i>B. T. Aspen</i>		30.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		33.8	<i>MBF</i>		
	White Pine		7.4	MBF		
	Black Cherry	Pulpwood	5	Cords		
	<i>Black Cherry</i>		1.5	<i>MBF</i>		
	<i>Black Cherry</i>		2	<i>Cords</i>		
	Mixed Aspen		316	Cords		
	<i>B. T. Aspen</i>		43	<i>Cords</i>		
	<i>Balsam Poplar</i>		3	<i>Cords</i>		
	<i>Quaking Aspen</i>		270	<i>Cords</i>		
	Mixed Oak		24	Cords		
	<i>/Red (Hybrid) Oak</i>		3	<i>Cords</i>		
	<i>Red Oak</i>		21	<i>Cords</i>		
	Paper Birch		8	Cords		
	<i>Paper Birch</i>		8	<i>Cords</i>		
	Red Maple		10	Cords		
	White Pine		4	Cords		
2	Black/Red (Hybrid	Sawtimber	0.4	MBF	13.7	\$13,724.10
	Mixed Aspen		59.8	MBF		
	<i>B. T. Aspen</i>		19.0	<i>MBF</i>		
	<i>Quaking Aspen</i>		40.8	<i>MBF</i>		
	Red Maple	Pulpwood	3.6	MBF		
	White Pine		0.3	MBF		
	Mixed Aspen		329	Cords		
	<i>B. T. Aspen</i>		138	<i>Cords</i>		
	<i>Quaking Aspen</i>		191	<i>Cords</i>		
	Mixed Oak		1	Cords		
	<i>/Red (Hybrid) Oak</i>		1	<i>Cords</i>		
	Red Maple		33	Cords		
	Tamarack		1	Cords		
	White Pine		1	Cords		
3	Black/Red (Hybrid	Sawtimber	0.5	MBF	16.2	\$16,198.30
	Mixed Aspen		70.7	MBF		
	<i>B. T. Aspen</i>		22.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		48.2	<i>MBF</i>		
	Red Maple	Pulpwood	4.2	MBF		
	White Pine		0.3	MBF		
	Mixed Aspen		389	Cords		
	<i>B. T. Aspen</i>		163	<i>Cords</i>		
	<i>Quaking Aspen</i>		226	<i>Cords</i>		
	Mixed Oak		1	Cords		
	<i>/Red (Hybrid) Oak</i>		1	<i>Cords</i>		
	Red Maple		38	Cords		
	Tamarack		2	Cords		
	White Pine		1	Cords		
4	Black/Red (Hybrid	Sawtimber	0.5	MBF	15.2	\$15,212.85
	Mixed Aspen		66.4	MBF		
	<i>B. T. Aspen</i>		21.1	<i>MBF</i>		
	<i>Quaking Aspen</i>		45.3	<i>MBF</i>		
	Red Maple	Pulpwood	3.9	MBF		
	White Pine		0.3	MBF		
	Mixed Aspen		365	Cords		
	<i>B. T. Aspen</i>		153	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	<i>Quaking Aspen</i>	<i>Pulpwood</i>	212	<i>Cords</i>		
	Mixed Oak		1	Cords		
	<i>/Red (Hybrid) Oak</i>		1	<i>Cords</i>		
	Red Maple		36	Cords		
	Tamarack		1	Cords		
	White Pine		1	Cords		
5	Black/Red (Hybrid)	Sawtimber	3.9	MBF	19.1	\$13,792.00
	Mixed Aspen		30.2	MBF		
	<i>B. T. Aspen</i>		18.0	<i>MBF</i>		
	<i>Balsam Poplar</i>		0.7	<i>MBF</i>		
	<i>Quaking Aspen</i>		11.5	<i>MBF</i>		
	Red Maple		4.3	MBF		
	White Oak		0.3	MBF		
	White Pine	Pulpwood	16.3	MBF		
	Mixed Aspen		282	Cords		
	<i>B. T. Aspen</i>		238	<i>Cords</i>		
	<i>Balsam Poplar</i>		2	<i>Cords</i>		
	<i>Quaking Aspen</i>		42	<i>Cords</i>		
	Mixed Hardwood		3	Cords		
	<i>Rock Elm</i>		1	<i>Cords</i>		
	<i>æberry (Juneberry)</i>		2	<i>Cords</i>		
	Mixed Oak		28	Cords		
	<i>/Red (Hybrid) Oak</i>		28	<i>Cords</i>		
	Paper Birch		16	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	15	<i>Cords</i>		
	Red Maple		36	Cords		
	White Pine		7	Cords		
6	Black/Red (Hybrid)	Sawtimber	2.4	MBF	11.8	\$8,539.65
	Mixed Aspen		18.7	MBF		
	<i>B. T. Aspen</i>		11.1	<i>MBF</i>		
	<i>Balsam Poplar</i>		0.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		7.1	<i>MBF</i>		
	Red Maple		2.7	MBF		
	White Oak		0.2	MBF		
	White Pine	Pulpwood	10.1	MBF		
	Mixed Aspen		173	Cords		
	<i>B. T. Aspen</i>		146	<i>Cords</i>		
	<i>Balsam Poplar</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		26	<i>Cords</i>		
	Mixed Hardwood		1	Cords		
	<i>Rock Elm</i>		1	<i>Cords</i>		
	Mixed Oak		19	Cords		
	<i>/Red (Hybrid) Oak</i>		18	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Paper Birch		10	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.2	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	10	<i>Cords</i>		
	Red Maple		22	Cords		
	White Pine		5	Cords		
7	Black/Red (Hybrid)	Sawtimber	2.9	MBF	14.3	\$10,310.25
	Mixed Aspen		22.6	MBF		
	<i>B. T. Aspen</i>		13.5	<i>MBF</i>		
	<i>Balsam Poplar</i>		0.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		8.6	<i>MBF</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
7 con't	Red Maple	Sawtimber	3.2	MBF		
	White Oak		0.2	MBF		
	White Pine		12.2	MBF		
	Mixed Aspen	Pulpwood	209	Cords		
	<i>B. T. Aspen</i>		177	<i>Cords</i>		
	<i>Balsam Poplar</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		31	<i>Cords</i>		
	Mixed Hardwood		1	Cords		
	<i>Rock Elm</i>		1	<i>Cords</i>		
	Mixed Oak		23	Cords		
	<i>/Red (Hybrid) Oak</i>		22	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Paper Birch		12	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.2	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	12	<i>Cords</i>		
	Red Maple		27	Cords		
	White Pine		6	Cords		
8	Black/Red (Hybrid	Sawtimber	3.5	MBF	17.1	\$12,375.20
	Mixed Aspen		27.1	MBF		
	<i>B. T. Aspen</i>		16.1	<i>MBF</i>		
	<i>Balsam Poplar</i>		0.7	<i>MBF</i>		
	<i>Quaking Aspen</i>		10.3	<i>MBF</i>		
	Red Maple		3.8	MBF		
	White Oak		0.3	MBF		
	White Pine		14.6	MBF		
	Mixed Aspen	Pulpwood	251	Cords		
	<i>B. T. Aspen</i>		212	<i>Cords</i>		
	<i>Balsam Poplar</i>		2	<i>Cords</i>		
	<i>Quaking Aspen</i>		37	<i>Cords</i>		
	Mixed Hardwood		1	Cords		
	<i>Rock Elm</i>		1	<i>Cords</i>		
	Mixed Oak		27	Cords		
	<i>/Red (Hybrid) Oak</i>		26	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Paper Birch		15	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.3	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	14	<i>Cords</i>		
	Red Maple		32	Cords		
	White Pine		7	Cords		
9	Black/Red (Hybrid	Sawtimber	2.7	MBF	13.4	\$9,647.60
	Mixed Aspen		21.2	MBF		
	<i>B. T. Aspen</i>		12.6	<i>MBF</i>		
	<i>Balsam Poplar</i>		0.5	<i>MBF</i>		
	<i>Quaking Aspen</i>		8.1	<i>MBF</i>		
	Red Maple		3.0	MBF		
	White Oak		0.2	MBF		
	White Pine		11.5	MBF		
	Mixed Aspen	Pulpwood	196	Cords		
	<i>B. T. Aspen</i>		166	<i>Cords</i>		
	<i>Balsam Poplar</i>		1	<i>Cords</i>		
	<i>Quaking Aspen</i>		29	<i>Cords</i>		
	Mixed Hardwood		1	Cords		
	<i>Rock Elm</i>		1	<i>Cords</i>		
	Mixed Oak		21	Cords		
	<i>/Red (Hybrid) Oak</i>		20	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
9 con't	<i>White Oak</i>	<i>Pulpwood</i>	<i>1</i>	<i>Cords</i>		
	Paper Birch		11	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	<i>0.2</i>	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	<i>11</i>	<i>Cords</i>		
	Red Maple		25	Cords		
	White Pine		6	Cords		
TOTAL:			501.6	MBF		
TOTAL:			3,040	Cords		

Sale Specific Conditions & Requirements

Sale Name: Lame Duck Egress

Sale Number: 73-004-25 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. 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 thru 9, cut all trees that are two (2) inches or more at DBH, except trees marked with green paint above and below DBH.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1 thru 9, 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. 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

4.2 - 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.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at all times. This is to prevent someone other than the Purchaser from going through the gate and being locked in.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/25)

A pre-sale conference between the Purchaser and Sale Administrator is required prior to beginning to determine landing and road locations. The Unit Manager or his/her representative must be contacted at least 10 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 may exceed 24 inches in height. The slash must be distributed evenly across the harvest area.

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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 thru 9, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of 07/15 to 09/14 and 12/01 to 03/31. This restriction is because the units are seasonally wet and prone to rutting, and the restrictions in place on the Lame Duck Foot Access Area. There are also concerns for regeneration.

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 thru 9 leave one 12" or larger diameter whole tree on the ground for every three (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 three (3) feet tall.

5.2.4.3 - Opening Protection (2/21)

No activities are permitted in openings marked on the Timber Sale Map with the letter "G". 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.



TIMBER SALE MAP

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

Sale Number
73-004-25

Date
06/24/2025

Forest Management Unit	County	Mapped By: Steven Nyhoff
Gladwin Management Unit	Gladwin	Cruised By: Steven Nyhoff

Scale	Page	Of
1:20,000	1	1

Township	Range	Section(s) and Subdivision(s)
20N	02E	S25 N1/2NW, N1/2NE, SWNE; S26 NE1/4, SE1/4

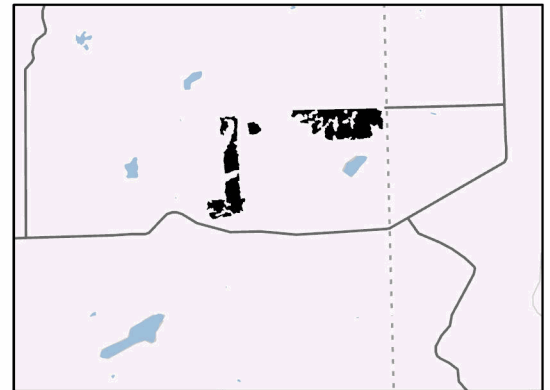
Cover Type

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

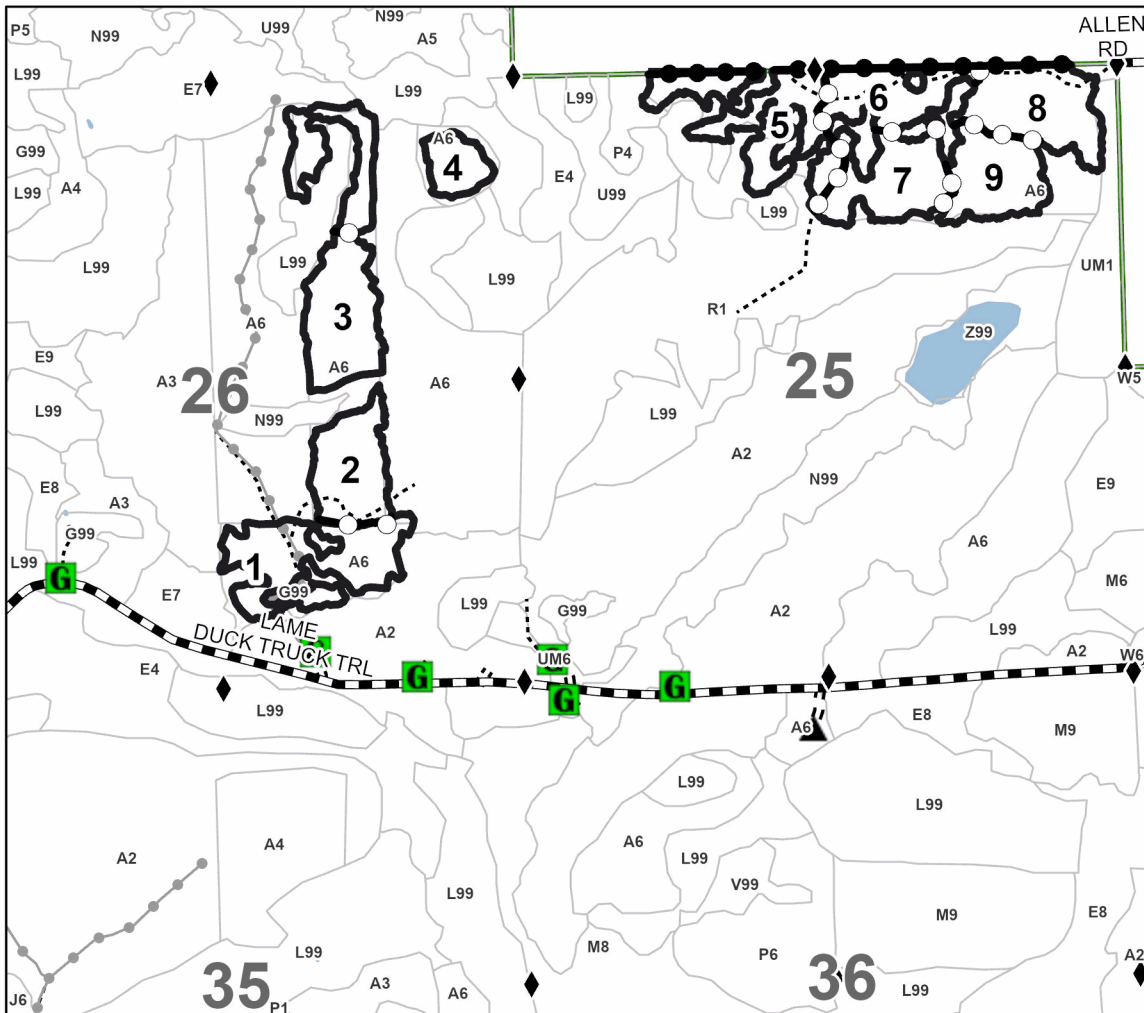
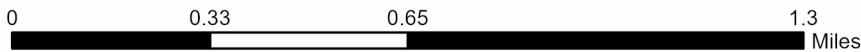
Locator Map 1:100,000



Payment Unit Number	Acres	Payment Unit Number	Acres
1	19.7	6	11.8
2	13.6	7	14.3
3	16.2	8	17.1
4	15.2	9	13.4
5	19.1		

Lame Duck Egress

140.5 Acres



Legend

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

Use QR Code to open Map in App

