



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7852**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on July 29, 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:

Sturgeon's Hope (73-013-26) / T15N, R01E, SEC. 10, N1/2NW,SWNW,NE,SESW,SWSE.

T15N, R01E, SEC. 15, W1/2NE.

T15N, R01E, SEC. 3 , W1/2SW.

T15N, R01E, SEC. 4 , S1/2NE,N1/2SE,SESE.

T15N, R01E, SEC. 9 , E1/2NE.

Midland County, Advertised Price \$85,067.60, 122.8 Acres, Aspen, Hardwood.

SALE NOTE: The access to the Payment Units uses Hope Road which is a seasonal county road.

The road needs work to make it usable for logging trucks to access some of the Payment Units. The sale is restricted to dry/frozen conditions mainly because of access issues.

Access may be through other public land.

## TIMBER SALE INFORMATION

### Sturgeon's Hope (73-013-26)

T15N, R01E, SEC. 10; T15N, R01E, SEC. 15; T15N, R01E, SEC. 3; T15N, R01E, SEC. 4; T15N, R01E, SEC. 9.  
Midland County (Advertised Price \$85,067.60)

SALE NOTE: The access to the Payment Units uses Hope Road which is a seasonal county road. The road needs work to make it usable for logging trucks to access some of the Payment Units. The sale is restricted to dry/frozen conditions mainly because of access issues.

Access may be through other public land.

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 T-Sale computer program and our traditional volume equations. Bids must be at or above the following advertised price for each product and species:

<u>PRODUCTS &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	89.8 MBF	\$ 176.00 / MBF
Red Maple	56.4 MBF	\$ 62.00 / MBF
Red Oak	26.5 MBF	\$ 143.00 / MBF
Red Pine	12.6 MBF	\$ 157.00 / MBF
White Oak	11.2 MBF	\$ 111.00 / MBF
Pulpwood		
Mixed Aspen	1,052 Cords	\$ 25.90 / Cord
Mixed Hardwood	392 Cords	\$ 21.50 / Cord
Mixed Oak	783 Cords	\$ 27.10 / Cord
Paper Birch	12 Cords	\$ 46.20 / Cord
Red Pine	17 Cords	\$ 67.10 / Cord
White Pine	7 Cords	\$ 23.70 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 9.55 percent. There are an estimated 2,652 cords on this timber sale, plus or minus 253 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 \$8,506.76 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	19.6%
02	14.0%
03	6.3%
04	4.1%
05	9.9%
06	14.2%
07	14.4%
08	9.1%
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 06/30/2029.

### **SALE STATISTICS**

#### **SALE VOLUMES**

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
209,523	2,652	9.55%	2,399	2,905

**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
15	0	0	21.26%	0	0
29	0	0	16.10%	0	0
51	0	0	56.90%	0	0
65	0	0	36.60%	0	0
79	0	0	22.94%	0	0
103	0	0	14.82%	0	0
113	0	0	14.82%	0	0
214	0	0	27.45%	0	0
218	0	0	36.78%	0	0
<b>TOTAL:</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>

**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
<b>TOTAL:</b>			

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Black/Red (Hybrid)	Sawtimber	14.8	MBF	25.3	\$16,577.20
	Red Maple		2.6	MBF		
	Red Pine		4.8	MBF		
	Mixed Aspen	Pulpwood	299	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	9.9	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	279	<i>Cords</i>		
	Mixed Hardwood		38	Cords		
	<i>Red Maple</i>		38	<i>Cords</i>		
	Mixed Oak		141	Cords		
	<i>/Red (Hybrid) Oak</i>		140	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
	Paper Birch		3	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>		
	<i>Paper Birch</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	Red Pine		8	Cords		
2	Black/Red (Hybrid)	Sawtimber	5.2	MBF	20.1	\$11,888.70
	Red Maple		5.2	MBF		
	Red Pine		7.8	MBF		
	White Oak		3.7	MBF		
	Mixed Aspen	Pulpwood	243	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	7.1	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	203	<i>Cords</i>		
	<i>Quaking Aspen</i>		26	<i>Cords</i>		
	Mixed Hardwood		24	Cords		
	<i>Red Maple</i>		24	<i>Cords</i>		
	Mixed Oak		53	Cords		
	<i>/Red (Hybrid) Oak</i>		48	<i>Cords</i>		
	<i>White Oak</i>		5	<i>Cords</i>		
	Red Pine		9	Cords		
	White Pine		7	Cords		
<i>White Pine</i>	<i>Sawtimber</i>	1.0	<i>MBF</i>			
<i>White Pine</i>	<i>Pulpwood</i>	5	<i>Cords</i>			
3	Black/Red (Hybrid)	Sawtimber	9.9	MBF	12.2	\$5,395.30
	Red Maple		1.9	MBF		
	Mixed Aspen	Pulpwood	36	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	1.0	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	2	<i>Cords</i>		
	<i>Quaking Aspen</i>		32	<i>Cords</i>		
	Mixed Hardwood		24	Cords		
	<i>Black Cherry</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		21	<i>Cords</i>		
	Mixed Oak		77	Cords		
	<i>/Red (Hybrid) Oak</i>		77	<i>Cords</i>		
	4	Black/Red (Hybrid)	Sawtimber	2.9		
Mixed Aspen		Pulpwood	72	Cords		
<i>B. T. Aspen</i>		<i>Sawtimber</i>	3.8	<i>MBF</i>		
<i>B. T. Aspen</i>		<i>Pulpwood</i>	64	<i>Cords</i>		
Mixed Hardwood			8	Cords		
<i>Red Maple</i>			8	<i>Cords</i>		
Mixed Oak			36	Cords		
<i>/Red (Hybrid) Oak</i>			36	<i>Cords</i>		
5	Black/Red (Hybrid)	Sawtimber	5.3	MBF	14.8	\$8,464.20
	Red Maple		3.0	MBF		
	Mixed Aspen	Pulpwood	112	Cords		
	<i>B. T. Aspen</i>		109	<i>Cords</i>		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Quaking Aspen</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	Mixed Hardwood		29	Cords		
	<i>Red Maple</i>		29	<i>Cords</i>		
	Mixed Oak		141	Cords		
	<i>/Red (Hybrid) Oak</i>		140	<i>Cords</i>		
	<i>White Oak</i>		1	<i>Cords</i>		
6	Black/Red (Hybrid)	Sawtimber	11.1	MBF	17.6	\$12,060.50
	Red Oak		17.3	MBF		
	White Oak		0.6	MBF		
	Mixed Aspen	Pulpwood	70	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	3.1	<i>MBF</i>		
	<i>Quaking Aspen</i>	<i>Pulpwood</i>	64	<i>Cords</i>		
	Mixed Hardwood		62	Cords		
	<i>Black Cherry</i>	<i>Sawtimber</i>	1.0	<i>MBF</i>		
	<i>Black Cherry</i>	<i>Pulpwood</i>	7	<i>Cords</i>		
	<i>Red Maple</i>		53	<i>Cords</i>		
	Mixed Oak		158	Cords		
	<i>/Red (Hybrid) Oak</i>		56	<i>Cords</i>		
	<i>Red Oak</i>		99	<i>Cords</i>		
	<i>White Oak</i>		3	<i>Cords</i>		
	Paper Birch		3	Cords		
	<i>Paper Birch</i>		3	<i>Cords</i>		
7	Black/Red (Hybrid)	Sawtimber	14.0	MBF	12.0	\$12,284.20
	Red Maple		26.3	MBF		
	Red Oak		7.6	MBF		
	White Oak		4.1	MBF		
	Mixed Aspen	Pulpwood	80	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	14.8	<i>MBF</i>		
	<i>Quaking Aspen</i>		2.1	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	34	<i>Cords</i>		
	<i>Quaking Aspen</i>		12	<i>Cords</i>		
	Mixed Hardwood		118	Cords		
	<i>Red Maple</i>		118	<i>Cords</i>		
	Mixed Oak		65	Cords		
	<i>/Red (Hybrid) Oak</i>		39	<i>Cords</i>		
	<i>Red Oak</i>		15	<i>Cords</i>		
	<i>White Oak</i>		11	<i>Cords</i>		
	Paper Birch		6	Cords		
<i>Paper Birch</i>		6	<i>Cords</i>			
8	Black/Red (Hybrid)	Sawtimber	12.4	MBF	9.2	\$7,719.60
	Red Maple		3.8	MBF		
	White Oak		2.8	MBF		
	Mixed Aspen	Pulpwood	90	Cords		
	<i>B. T. Aspen</i>	<i>Sawtimber</i>	3.4	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	42	<i>Cords</i>		
	<i>Quaking Aspen</i>		41	<i>Cords</i>		
	Mixed Hardwood		38	Cords		
	<i>Red Maple</i>		38	<i>Cords</i>		
	Mixed Oak		68	Cords		
	<i>/Red (Hybrid) Oak</i>		59	<i>Cords</i>		
	<i>White Oak</i>		9	<i>Cords</i>		
9	Black/Red (Hybrid)	Sawtimber	14.2	MBF	6.6	\$7,155.10
	Red Maple		13.6	MBF		
	Red Oak		1.6	MBF		
	Mixed Aspen	Pulpwood	50	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
9 con't	<i>B. T. Aspen</i>	<i>Sawtimber</i>	13.4	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	23	<i>Cords</i>		
	Mixed Hardwood		51	<i>Cords</i>		
	<i>Red Maple</i>		51	<i>Cords</i>		
	Mixed Oak		44	<i>Cords</i>		
	<i>/Red (Hybrid) Oak</i>		38	<i>Cords</i>		
	<i>Red Oak</i>		6	<i>Cords</i>		
TOTAL:			196.5	MBF		
TOTAL:			2,263	Cords		

## Sale Specific Conditions & Requirements

Sale Name: Sturgeon's Hope

Sale Number: 73-013-26 Seq#: 1

### 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 stump height.

Within Payment Units 3 and 9 leave all pine.

Within Payment Units 6 and 7 leave all white pine.

Within Payment Unit 2 leave all white pine greater than 22" at 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. In addition, extreme care should be taken to avoid damage to tree seedlings and saplings.

Within Payment Units 3, 6, 7, and 9, if more than 25% 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 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

##### 4.1.7 - 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. 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.

#### 4.2 - Maintenance

#### 4.2.2 - Fill Material (4/07)

To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins. Contact the Sale Administrator regarding the availability of onsite sand or gravel from adjacent State-owned lands.

#### 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 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.

##### 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.

##### 5.2.4 - 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.

##### 5.2.22 - Operating Caution

###### 5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1 thru 9, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because seasonally wet and prone to rutting.

#### 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  
**73-013-26**

Date  
**02/03/2026**

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

Scale	Page	Of
1:20,000	1	2

Township	Range	Section(s) and S15 W1/2NE
15N	01E	Subdivision(s) S3 W1/2SW; S4 S1/2NE, N1/2SE, SESE; S9 E1/2NE; S10 N1/2NW, SWNW, NE, SESW, 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

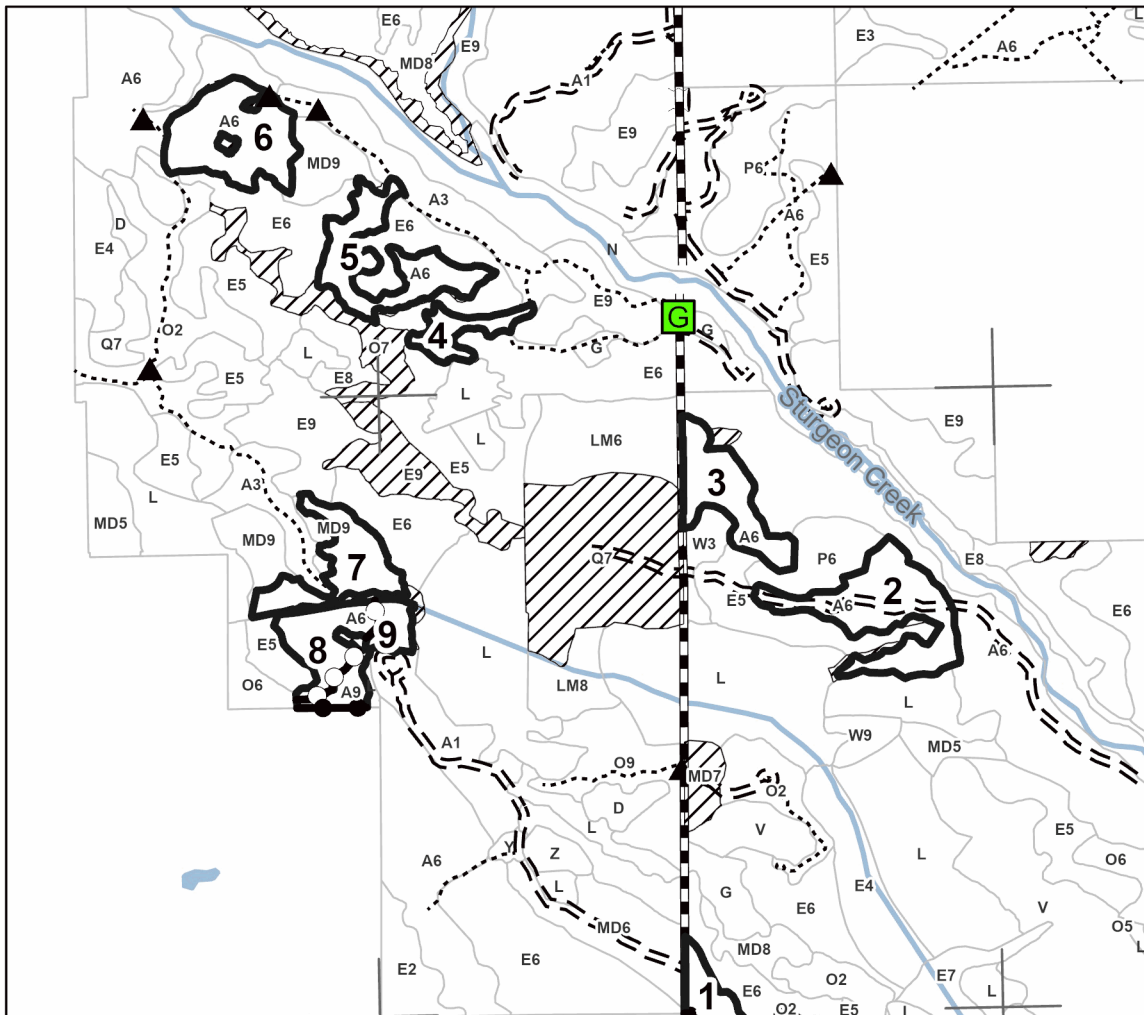
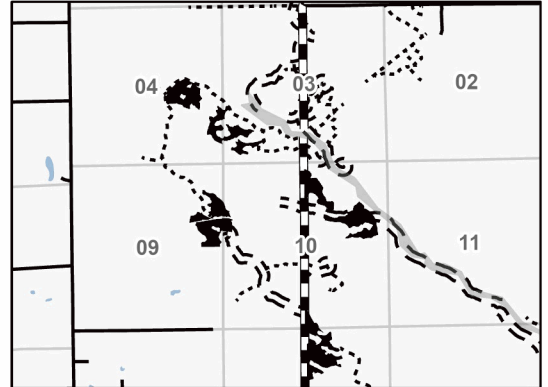
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	25.3	6	17.6
2	20.1	7	12
3	12.2	8	9.2
4	5	9	6.6
5	14.8		

### Sturgeon's Hope

122.8 Acres

#### Locator Map 1:75,000



#### Legend

- Payment Unit
- Lakes and Rivers
- Private Line (Blue)
- Payment Unit (Yellow)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- MIRIS Corners
- Culvert
- Berm
- Gate

Use QR Code to open Map in App





**TIMBER SALE MAP**

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Sale Number  
**73-013-26**

Date  
**02/03/2026**

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Gladwin Management Unit	Midland	Cruised By: Steven Nyhoff

Scale	Page	Of
1:20,000	2	2

Township	Range	Section(s) and S15 W1/2NE
15N	01E	Subdivision(s) S3 W1/2SW; S4 S1/2NE, N1/2SE, SESE; S9 E1/2NE; S10 N1/2NW, SWNW, NE, SESW, SWSE;

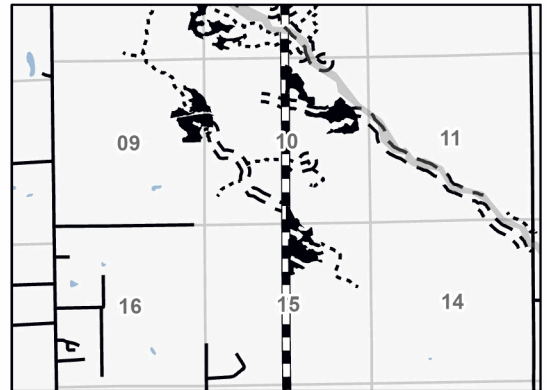
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G = Grass	MD = Mixed Deciduous		Z = Water
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**Density**

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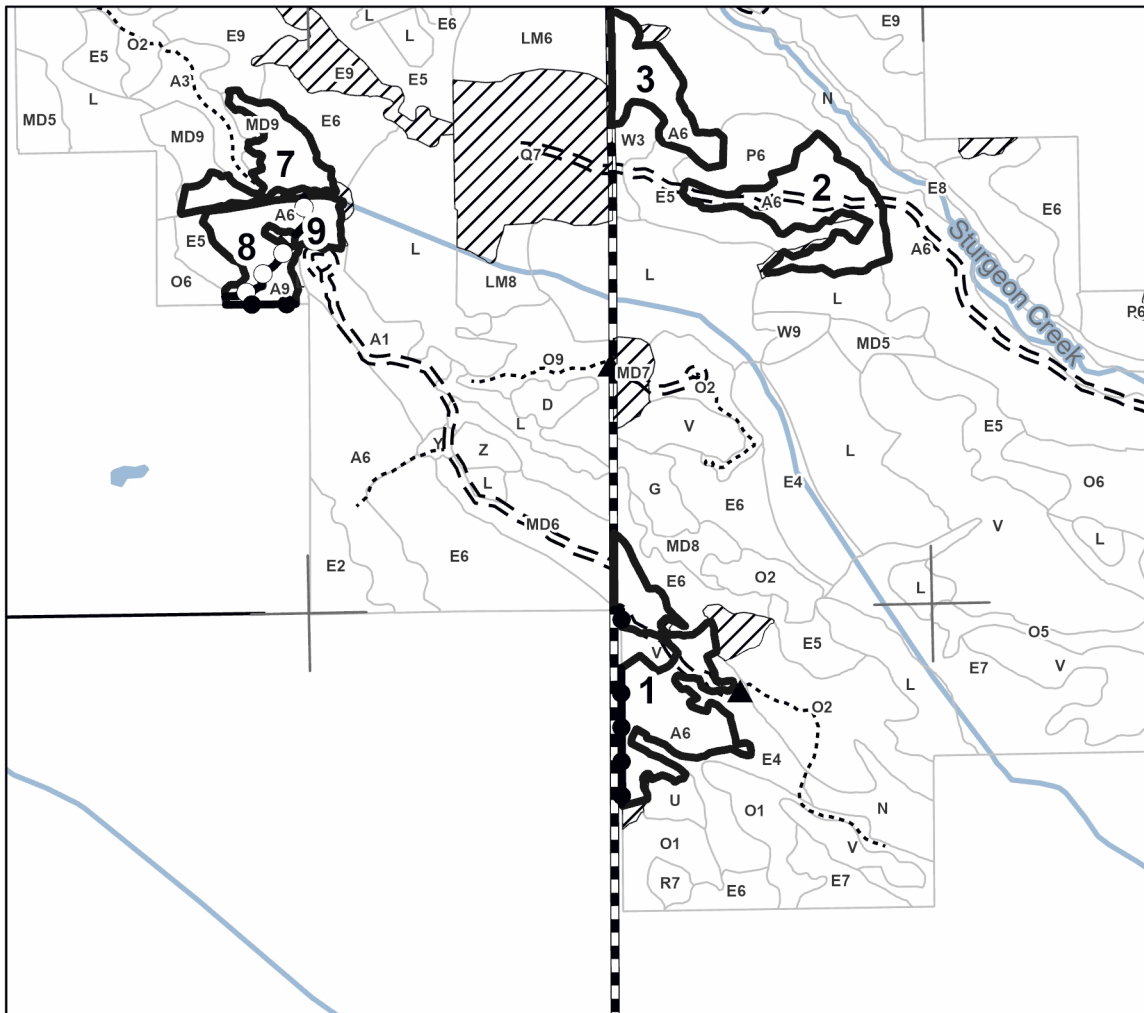
**Locator Map 1:75,000**



Payment Unit Number	Acres	Payment Unit Number	Acres
1	25.3	6	17.6
2	20.1	7	12
3	12.2	8	9.2
4	5	9	6.6
5	14.8		

**Sturgeon's Hope**

**122.8 Acres**



**Legend**

- Payment Unit
- Lakes and Rivers
- Private Line (Blue)
- Payment Unit (Yellow)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- MIRIS Corners
- Berm

Use QR Code to open Map in App

