



**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:

Guernsey-School Mix 2 (73-010-26) / T17N, R02E, SEC. 2 , SWSW.

T17N, R02E, SEC. 3 , SENW,SW,NWSE,S1/2SE.

T17N, R02E, SEC. 4 , N1/2SE,SWSE.

T17N, R02E, SEC. 4 , NENW,S1/2NW,SWNE,E1/2SW.

Gladwin County, Advertised Price \$45,510.30, 117.8 Acres, Aspen, Hardwood.

TIMBER SALE INFORMATION

Guernsey-School Mix 2 (73-010-26)
T17N, R02E, SEC. 2; T17N, R02E, SEC. 3; T17N, R02E, SEC. 4.
Gladwin County (Advertised Price \$45,510.30)

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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Mixed Aspen	50.4 MBF	\$ 71.00 / MBF
Mixed Oak	104.6 MBF	\$ 175.00 / MBF
Red Maple	13.3 MBF	\$ 60.00 / MBF
Pulpwood		
Mixed Aspen	401 Cords	\$ 25.60 / Cord
Mixed Hardwood	240 Cords	\$ 21.70 / Cord
Mixed Oak	275 Cords	\$ 26.50 / Cord
Red Pine	1 Cords	\$ 67.80 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.72 percent. There are an estimated 1,255 cords on this timber sale, plus or minus 160 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:

- A bond in the amount of \$2,275.52 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
 - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
 - The 10% down payment will be credited towards the first unit cut.
 - 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	21.3%
02	5.4%
03	6.1%
04	17.0%
05	13.7%
06	36.5%
- If no cutting takes place, the 10% down payment will not be refunded.
- Operations on the contract issued will terminate on 09/30/2029.

SALE STATISTICS

SALE VOLUMES

VOLUME			STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
99,162	1,255	12.72%	1,096	1,415

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
30	0	0	56.44%	0	0
31	0	0	30.00%	0	0
106	0	0	27.08%	0	0
133	0	0	34.47%	0	0
215	0	0	19.85%	0	0
254	0	0	34.94%	0	0
TOTAL:	0	0		0	0

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	Sawtimber	29.5	MBF	15.5	\$9,678.90
	<i>Quaking Aspen</i>		29.5	<i>MBF</i>		
	Mixed Oak		6.7	MBF		
	<i>/Red (Hybrid) Oak</i>		6.7	<i>MBF</i>		
	Red Maple		9.1	MBF		
	Mixed Aspen	Pulpwood	107	Cords		
	<i>Quaking Aspen</i>		107	<i>Cords</i>		
	Mixed Hardwood		116	Cords		
	<i>Paper Birch</i>	<i>Sawtimber</i>	1.1	<i>MBF</i>		
	<i>American Elm</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		108	<i>Cords</i>		
	Mixed Oak		23	Cords		
	<i>/Red (Hybrid) Oak</i>		23	<i>Cords</i>		
2	Mixed Aspen	Sawtimber	0.8	MBF	8.9	\$2,453.40
	<i>B. T. Aspen</i>		0.4	<i>MBF</i>		
	<i>Quaking Aspen</i>		0.4	<i>MBF</i>		
	Mixed Oak		5.3	MBF		
	<i>/Red (Hybrid) Oak</i>		5.3	<i>MBF</i>		
	Mixed Aspen	Pulpwood	20	Cords		
	<i>B. T. Aspen</i>		12	<i>Cords</i>		
	<i>Quaking Aspen</i>		8	<i>Cords</i>		
	Mixed Hardwood		19	Cords		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		17	<i>Cords</i>		
	Mixed Oak		18	Cords		
	<i>/Red (Hybrid) Oak</i>		18	<i>Cords</i>		
	Red Pine		1	Cords		
3	Mixed Aspen	Sawtimber	9.2	MBF	8.8	\$2,780.70
	<i>B. T. Aspen</i>		9.2	<i>MBF</i>		
	Mixed Oak		1.6	MBF		
	<i>/Red (Hybrid) Oak</i>		1.6	<i>MBF</i>		
	Red Maple		2.9	MBF		
	Mixed Aspen	Pulpwood	31	Cords		
	<i>B. T. Aspen</i>		21	<i>Cords</i>		
	<i>Quaking Aspen</i>		10	<i>Cords</i>		
	Mixed Hardwood		32	Cords		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		30	<i>Cords</i>		
	Mixed Oak		7	Cords		
	<i>/Red (Hybrid) Oak</i>		7	<i>Cords</i>		
4	Mixed Aspen	Sawtimber	7.5	MBF	32.1	\$7,751.30
	<i>B. T. Aspen</i>		7.5	<i>MBF</i>		
	Mixed Oak		4.2	MBF		
	<i>Northern Pin Oak</i>		4.2	<i>MBF</i>		
	Red Maple		1.3	MBF		
	Mixed Aspen	Pulpwood	119	Cords		
	<i>B. T. Aspen</i>		117	<i>Cords</i>		
	<i>Quaking Aspen</i>		2	<i>Cords</i>		
	Mixed Hardwood		62	Cords		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		59	<i>Cords</i>		
	Mixed Oak		76	Cords		
	<i>Northern Pin Oak</i>		76	<i>Cords</i>		
5	Mixed Aspen	Sawtimber	3.4	MBF	18.5	\$6,256.50

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>B. T. Aspen</i>	<i>Sawtimber</i>	3.4	<i>MBF</i>		
	Mixed Oak	Pulpwood	7.6	MBF		
	<i>Northern Pin Oak</i>		7.6	<i>MBF</i>		
	Mixed Aspen		124	Cords		
	<i>B. T. Aspen</i>		124	<i>Cords</i>		
	Mixed Hardwood		11	Cords		
	<i>Paper Birch</i>		5	<i>Cords</i>		
	<i>Red Maple</i>		6	<i>Cords</i>		
	Mixed Oak		48	Cords		
	<i>Northern Pin Oak</i>		48	<i>Cords</i>		
6	Mixed Oak	Sawtimber	79.2	MBF	34.0	\$16,589.50
	<i>Northern Pin Oak</i>	Pulpwood	27.9	<i>MBF</i>		
	<i>Red Oak</i>		51.3	<i>MBF</i>		
	Mixed Oak		103	Cords		
	<i>Northern Pin Oak</i>		37	<i>Cords</i>		
	<i>Red Oak</i>		66	<i>Cords</i>		
TOTAL:			168.3	MBF		
TOTAL:			917	Cords		

Sale Specific Conditions & Requirements

Sale Name: Guernsey-School Mix 2

Sale Number: 73-010-26 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 and red. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1 - 5, cut all trees that are two (2) inches or more at DBH, except within Payment Units 1 and 3 - 5, do not cut conifers or trees marked with green paint above and below stump height. Within Payment Unit 2, do not cut red pine or white oak.

2.1.5 - Overstory Removal Unit(s) (8/11)

Within Payment Unit(s) 6, all oak with a DBH equal to or greater than 12 inches which meet minimum piece specifications in 2.2 Utilization, are designated for cutting.

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 undesigned live merchantable trees which are cut or injured. No damage is acceptable to undesigned live merchantable trees. Within Payment Unit 6, if more than 15% 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 unless approved in writing by the Unit Manager or his/her representative. Overgrown roads that are reopened shall be considered new roads. Some existing administrative access routes will also need to be closed at specific locations; see Timber Sale Map locations A, B, C, & D. 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.

4.2 - Maintenance

4.2.1 - Hauling Restriction (12/08)

Hauling may be restricted on forest roads by the Unit Manager or his/her representative. The restriction may occur during wet weather conditions.

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.

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.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 - 4, unless changed by written agreement, cutting, skidding, and hauling are not permitted during the period of April 1 to June 15. This restriction is because of seasonally wet weather conditions.

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

Within Payment Unit(s) 6, 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 - 5, leave one 12" or larger diameter whole tree on the ground for every 3 acres. Trees should be scattered throughout the Sale Area and at least two chains from any roads, two-tracks, or trails open to vehicles, or positioned per the Sale Administrator's instructions. The butt end of the tree must be placed on the severed stump. Stumps must be at least 3 feet tall.

5.2.31 - Landing Locations (9/13)

Recommended landing areas are marked on the Timber Sale Map with the letter "L". These locations are recommendations only. All landing locations and designs must be authorized by 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 is 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
73-010-26

Date
05/01/2026

Forest Management Unit

County

Mapped By: Scott Shooltz

Scale

Page

Of

Gladwin Mgt Unit

Gladwin

Cruised By: Scott Shooltz

1:15,840

1

2

Township

Range

Section(s) and Subdivision(s) NENW,S1/2NW,SWNE,E1/2SW;
Sec. 2 SWSW; Sec. 3 SENW,SW,NWSE,S1/2SE; Sec. 4 N1/2SE,SWSE; Sec. 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

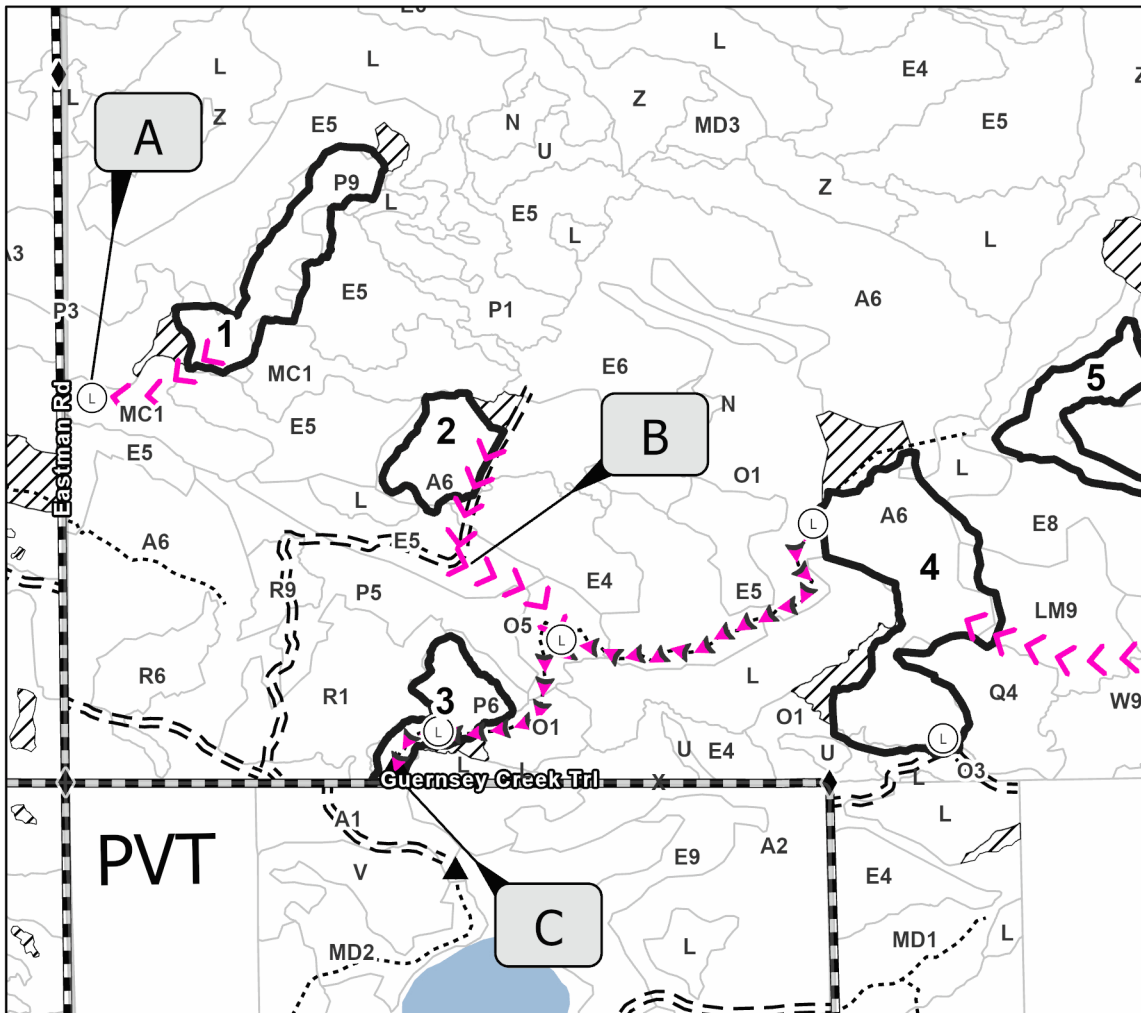
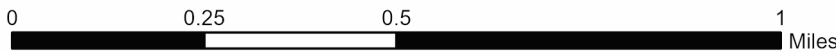
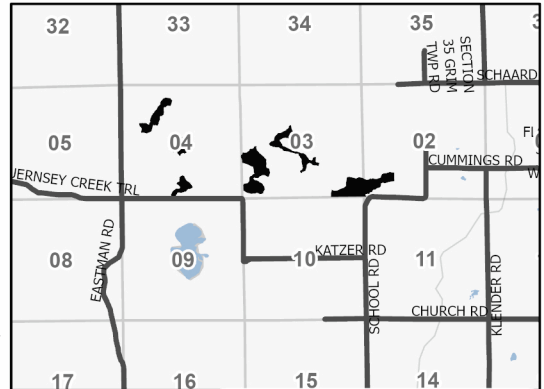
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	15.5	4	32.1
2	8.9	5	18.5
3	8.8	6	34

Guernsey-School Mix 2

117.8 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- ▨ Retention Areas
- ▤ Nearby Timber Sale
- Stand
- ▶ Temporary Haul Route
- Skid Route
- Forest Access Route
- Administrative Access Only
- Government Gravel/Dirt
- Landing
- ◆ Survey Grade Corner
- ▲ Berm

Use QR Code to open Map in App





TIMBER SALE MAP

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

Forest Management Unit		County	Mapped By: Scott Shooltz	Scale 1:15,840	Page 2	Of 2
Gladwin Mgt Unit		Gladwin	Cruised By: Scott Shooltz			
Township 17N	Range 02E	Section(s) and Subdivision(s) NENW,S1/2NW,SWNE,E1/2SW; Sec. 2 SWSW; Sec. 3 SENW,SW,NWSE,S1/2SE; Sec. 4 N1/2SE,SWSE; Sec. 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

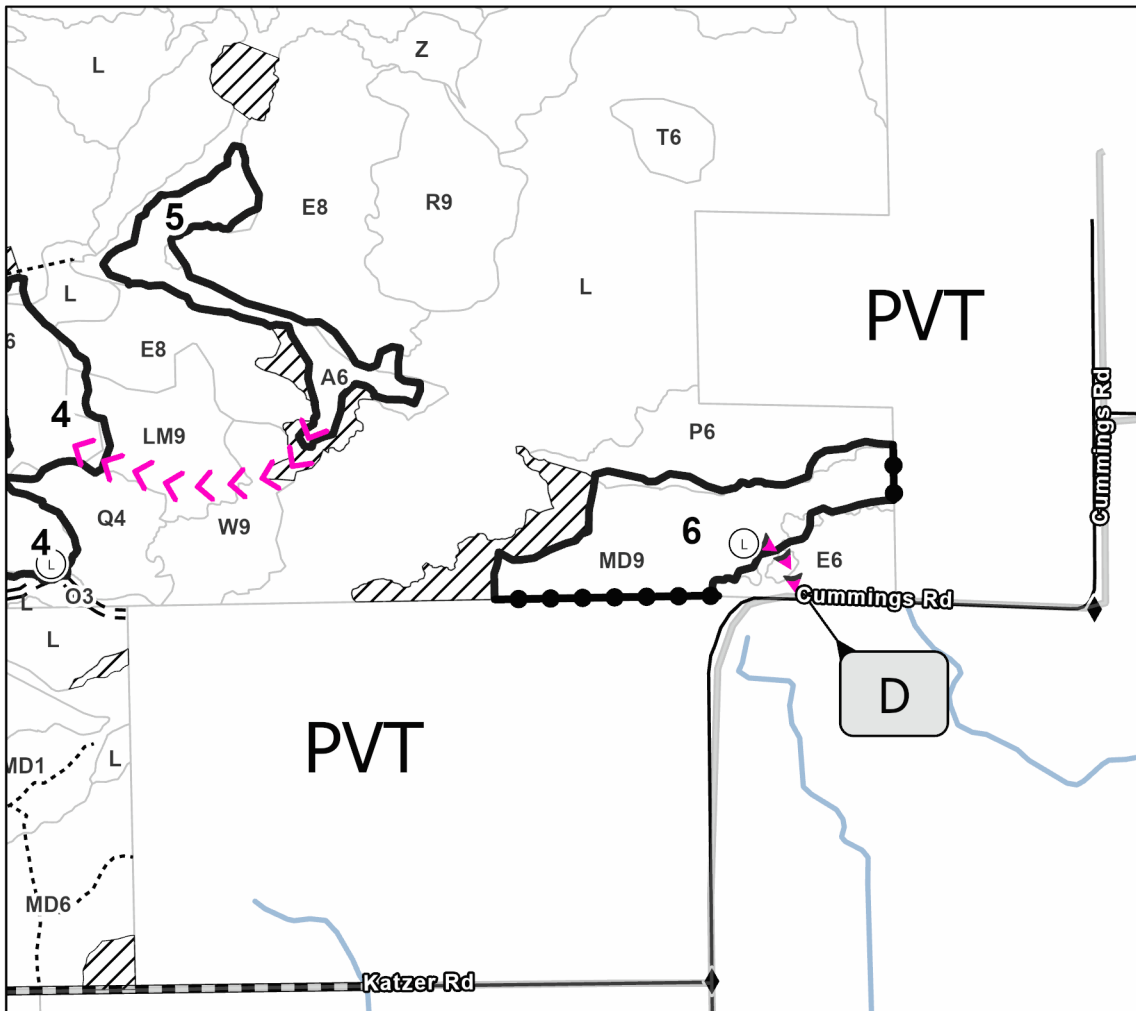
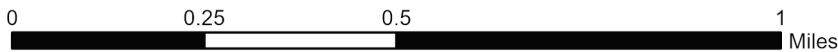
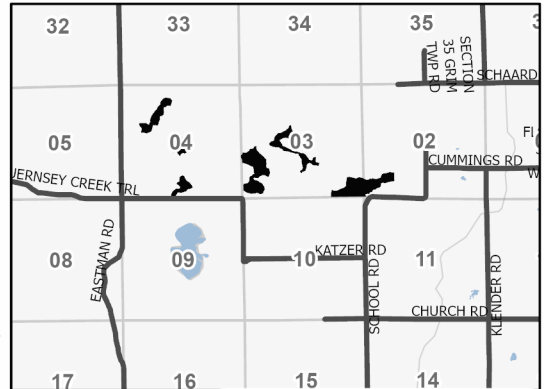
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Payment Unit Number	Acres	Payment Unit Number	Acres
1	15.5	4	32.1
2	8.9	5	18.5
3	8.8	6	34

Guernsey-School Mix 2

117.8 Acres

Locator Map 1:100,000



Legend

- Against State (Red)
- Private Line (Blue)
- Retention Areas
- Nearby Timber Sale
- Stand
- Streams
- Temporary Haul Route
- Skid Route
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Landing
- Survey Grade Corner

Use QR Code to open Map in App

