



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7830**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on May 18, 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:

High Voltage Mix (72-017-24) / T27N, R02E, SEC. 28, S1/2NW, N1/2SW, SWSW.
T27N, R02E, SEC. 29, SENW, S1/2NE, NWSE.

Oscoda County, Advertised Price \$111,510.25, 109.3 Acres, Aspen, Hardwood.

SALE NOTE: Good access to this sale from Franks road. Portions of this sale are adjacent to the high voltage power line. Consumers Energy will need to be contacted before operations can begin. Good timber with some variable terrain. Some payment units have seasonal restrictions.

Access may be through private land.

TIMBER SALE INFORMATION

High Voltage Mix (72-017-24)
 T27N, R02E, SEC. 28; T27N, R02E, SEC. 29.
 Oscoda County (Advertised Price \$111,510.25)

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Access may be through private 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 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	481.4 MBF	\$ 122.00 / MBF
Red Maple	28.9 MBF	\$ 69.00 / MBF
Pulpwood		
B. T. Aspen	1,021 Cords	\$ 20.20 / Cord
Mixed Hardwood	523 Cords	\$ 23.35 / Cord
Mixed Oak	598 Cords	\$ 20.05 / Cord
Red Pine	122 Cords	\$ 48.00 / Cord
White Pine	6 Cords	\$ 17.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 15.63 percent. There are an estimated 3,472 cords on this timber sale, plus or minus 543 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 \$5,575.51 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	8.4%
02	25.1%
03	25.7%
04	23.6%
05	17.2%
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

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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
274,327	3,472	15.63%	2,930	4,015

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
65	19,290	244	27.47%	177	311
69	57,104	723	26.60%	531	915
80	54,300	687	35.69%	442	933
81	143,633	1,818	24.78%	1,368	2,269
TOTAL:	274,327	3,472		2,517	4,428

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 <i>Red Oak</i> Red Maple B. T. Aspen Mixed Hardwood <i>Red Maple</i> Mixed Oak <i>Red Oak</i> White Pine <i>White Pine</i>	Sawtimber	57.7	MBF	23.7	\$9,386.50
			57.7	<i>MBF</i>		
			2.4	MBF		
		Pulpwood	1	Cords		
			30	Cords		
			30	<i>Cords</i>		
			72	Cords		
			72	<i>Cords</i>		
			1	Cords		
	1	<i>Cords</i>				
2	Black/Red (Hybrid <i>/Red (Hybrid) Oak</i> <i>Red Oak</i> Red Maple B. T. Aspen Mixed Hardwood <i>Sugar Maple</i> <i>Beech</i> <i>Black Cherry</i> <i>Red Maple</i> <i>Sugar Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> <i>Red Oak</i>	Sawtimber	178.5	MBF	25.1	\$27,956.95
			5.0	<i>MBF</i>		
			173.5	<i>MBF</i>		
			2.3	MBF		
		Pulpwood	11	Cords		
			50	Cords		
		<i>Sawtimber</i>	5.4	<i>MBF</i>		
		<i>Pulpwood</i>	2	<i>Cords</i>		
			4	<i>Cords</i>		
			22	<i>Cords</i>		
			11	<i>Cords</i>		
			231	Cords		
			15	<i>Cords</i>		
			216	<i>Cords</i>		
3	Black/Red (Hybrid <i>/Red (Hybrid) Oak</i> <i>Red Oak</i> Red Maple B. T. Aspen Mixed Hardwood <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> <i>Northern Pin Oak</i> <i>Red Oak</i> Red Pine	Sawtimber	95.7	MBF	24.7	\$28,642.10
			75.0	<i>MBF</i>		
			20.7	<i>MBF</i>		
			7.6	MBF		
		Pulpwood	397	Cords		
			139	Cords		
			139	<i>Cords</i>		
			105	Cords		
			80	<i>Cords</i>		
			10	<i>Cords</i>		
			15	<i>Cords</i>		
	64	Cords				
4	Black/Red (Hybrid <i>/Red (Hybrid) Oak</i> <i>Red Oak</i> Red Maple B. T. Aspen Mixed Hardwood <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> <i>Northern Pin Oak</i> <i>Red Oak</i> Red Pine	Sawtimber	88.0	MBF	22.7	\$26,329.70
			68.9	<i>MBF</i>		
			19.1	<i>MBF</i>		
			7.0	MBF		
		Pulpwood	365	Cords		
			128	Cords		
			128	<i>Cords</i>		
			98	Cords		
			74	<i>Cords</i>		
			10	<i>Cords</i>		
			14	<i>Cords</i>		
	58	Cords				
5	Black/Red (Hybrid <i>Red Oak</i> Red Maple B. T. Aspen Mixed Hardwood <i>Red Maple</i> Mixed Oak	Sawtimber	61.5	MBF	13.1	\$19,195.00
			61.5	<i>MBF</i>		
			9.6	MBF		
		Pulpwood	247	Cords		
			176	Cords		
			176	<i>Cords</i>		
	92	Cords				

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Red Oak</i>	<i>Pulpwood</i>	92	<i>Cords</i>		
	White Pine		5	Cords		
	<i>White Pine</i>	<i>Sawtimber</i>	1.1	<i>MBF</i>		
	<i>White Pine</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
TOTAL:			510.3	MBF		
TOTAL:			2,270	Cords		

Sale Specific Conditions & Requirements

Sale Name: High Voltage Mix

Sale Number: 72-017-24 Seq#: 3

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 or are unmarked and designated on the Timber Sale Map. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint with the exception of the northwest portion of Payment Unit 1, which is unpainted and identified by the cover type change, the eastern boundary of Payment Unit 3, which is unpainted and identified by the north/south forest two track. Also, the north line of Payment Unit 4, is unpainted and identified by the young aspen stand. The western portion of Payment Unit 5 is also unpainted and identified by the cover type change. See Timber Sale Map for locations. Interior Payment Unit boundaries are marked with yellow paint. 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. 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) 2-5, cut all trees that are two (2) inches or more at DBH, except in Payment Units 3-5, do not cut oak, white pine, or red pine greater than 26 inches DBH. Within Payment Unit 2, DO NOT CUT ANY CONIFER SPECIES.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)

Within Payment Unit(s) 1, cut all trees which meet minimum piece specifications in 2.2 Utilization. Everything 2 inches and up in the operational pathways, such as skid trails are to be cut clean.

2.2 - Utilization

2.2.10 - No Chipping Tops and Limbs (8/16)

Within Payment Unit(s) 2, chipping of the bole, two (2) inches in diameter or greater, is allowed. Chipping of limbs or portions of the tree less than two (2) inches in diameter is not permitted. Limbs and the remaining top must be left on site and scattered.

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. In addition, reasonable care should be taken to avoid damage to tree seedlings and saplings within Payment Unit 1.

Within the Payment Unit 1, if more than 30% 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 \$250 per acre for all acreage within that specified portion of the Sale Area that was damaged. Seedlings and saplings cut cleanly in skid trails and for operational purposes will not be

counted as damage.

No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 10% 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.

3.4.2 - Special Protection Trees (1/25)

The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are oak, white pine, and red pine over 26 inches DBH. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay \$500 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated 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.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

5 - Operations

5.1 - Notification

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.

5.1.6 - Utility R.O.W. (4/19)

It is the responsibility of the Purchaser to obtain permission from the utility company to utilize the power line R.O.W. for operations. Contact Consumers Energy before timber harvesting operations begin.

5.2 - Conduct of Operations

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) 1-5, 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) 3-5, 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.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 5, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because of steeper terrain.

5.2.29 - Shrub Protection (1/20)

Reasonable care should be taken to avoid cutting any hawthorn, 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.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.4 - Soil Protection

5.4.2 - Skid Trails (2/04)

Skid trails up and down slopes should be avoided. If, however, this is unavoidable, these trails will be left in a non-erodible condition using water bars, logs, and slash. Placing of slash on these skid trails while logging is ongoing may alleviate need for any further action. At the direction of the Sale Administrator, seed, fertilizer, and mulch may also be required.

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 Franks 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.



TIMBER SALE MAP

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

Sale Number
72-017-24

Date
10/27/2025

Forest Management Unit	County	Mapped By: Michaud
Grayling Mgt Unit	Oscoda	Cruised By: Michaud

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
27N	02E	Sec. 28 S1/2NW,N1/2SW,SWSW; Sec. 29 SENW,S1/2NE,NWSE;

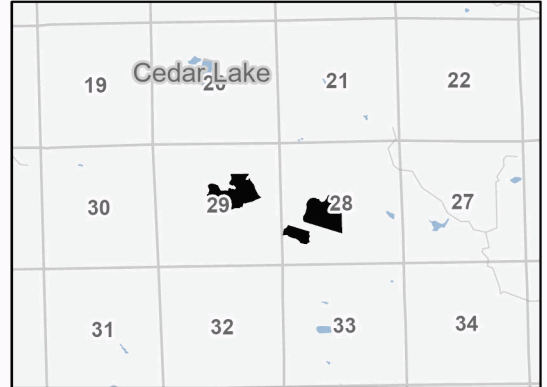
Cover Type

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

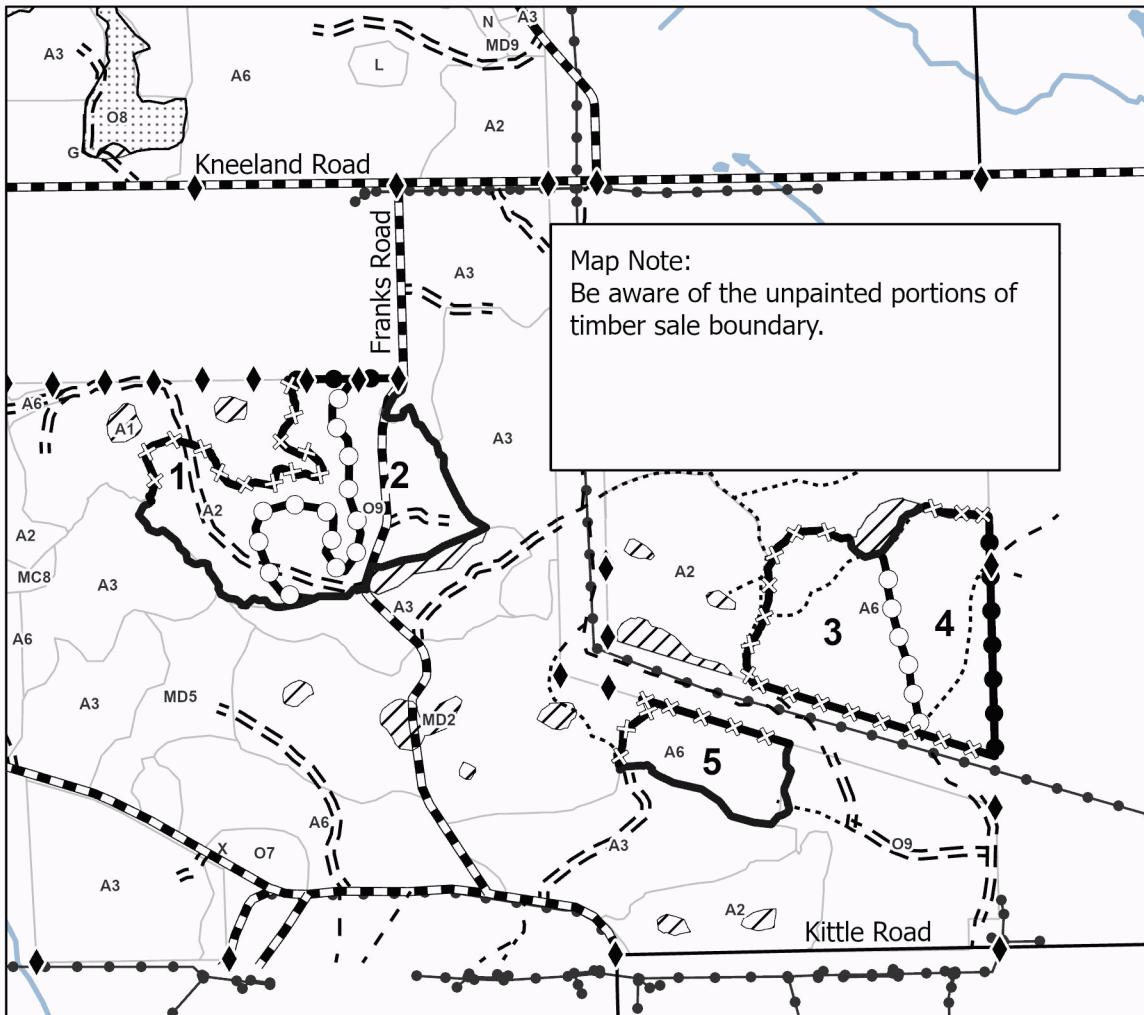
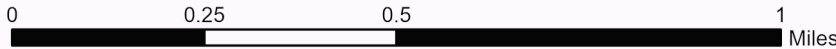
Locator Map 1:100,000



Payment Unit Number	Acres
1	23.7
2	25.1
3	24.7
4	22.7
5	13.1

High Voltage Mix

109.3 Acres



Map Note:
Be aware of the unpainted portions of timber sale boundary.

Legend

- Against state (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Yellow)
- Nearby Timber Sale
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Field Grade Corner

Use QR Code to open Map in App

