



**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:

65 Manor (73-005-26) / T19N, R06E, SEC. 18, SWSW.

T19N, R06E, SEC. 19, W1/2NW, NWSW, SESW, SWSE.

Arenac County, Advertised Price \$27,637.10, 47.1 Acres, Aspen, Hardwood.

SALE NOTE: The timber sale is located on soils that are seasonally wet from spring to mid-summer. The site is prone to rutting so care must be taken to minimize soil damage. Therefore, harvest is restricted to fall through winter.

TIMBER SALE INFORMATION

65 Manor (73-005-26)

T19N, R06E, SEC. 18; T19N, R06E, SEC. 19.

Arenac County (Advertised Price \$27,637.10)

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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	7.9 MBF	\$ 176.00 / MBF
Mixed Aspen	66.9 MBF	\$ 71.00 / MBF
Red Maple	0.7 MBF	\$ 62.00 / MBF
White Pine	6.0 MBF	\$ 61.00 / MBF
Pulpwood		
Balsam Fir	84 Cords	\$ 23.40 / Cord
Black/Red (Hybrid) Oak	49 Cords	\$ 27.10 / Cord
Jack Pine	20 Cords	\$ 9.80 / Cord
Mixed Aspen	580 Cords	\$ 25.90 / Cord
Mixed Hardwood	11 Cords	\$ 21.50 / Cord
Paper Birch	20 Cords	\$ 46.20 / Cord
Red Maple	58 Cords	\$ 21.50 / Cord
Swamp White Oak	1 Cords	\$ 22.10 / Cord
Tamarack	4 Cords	\$ 6.95 / Cord
White Pine	5 Cords	\$ 23.70 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.47 percent. There are an estimated 1,020 cords on this timber sale, plus or minus 168 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 \$2,763.71 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	69.3%
02	30.7%
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		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
80,566	1,020	16.47%	852	1,188

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
116	12,959	164	41.29%	96	232
133	26,345	333	33.23%	223	444
158	16,533	209	41.80%	122	297
204	3,784	48	63.74%	17	78
206	20,945	265	27.95%	191	339
TOTAL:	80,566	1,020		649	1,390

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	6.5	MBF	22.6	\$19,159.70					
	Mixed Aspen		52.5	MBF							
	<i>Cottonwood</i>		1.3	<i>MBF</i>							
	<i>Quaking Aspen</i>		51.2	<i>MBF</i>							
	Red Maple		0.7	MBF							
	White Pine		4.6	MBF							
	Balsam Fir		Pulpwood	44			Cords				
	Black/Red (Hybrid			30			Cords				
	Jack Pine			17			Cords				
	Mixed Aspen			417			Cords				
	<i>Cottonwood</i>			1			<i>Cords</i>				
	<i>Quaking Aspen</i>			416			<i>Cords</i>				
	Mixed Hardwood			4			Cords				
	<i>Rock Elm</i>			4			<i>Cords</i>				
	Paper Birch			2			Cords				
	Red Maple			41			Cords				
	White Pine			4			Cords				
	2			Black/Red (Hybrid			Sawtimber	1.4	MBF	24.5	\$8,477.40
				Mixed Aspen				14.4	MBF		
<i>Quaking Aspen</i>		14.4	<i>MBF</i>								
White Pine		1.4	MBF								
Balsam Fir		Pulpwood	40	Cords							
Black/Red (Hybrid			19	Cords							
Jack Pine			3	Cords							
Mixed Aspen			163	Cords							
<i>Quaking Aspen</i>			163	<i>Cords</i>							
Mixed Hardwood			7	Cords							
<i>Black Cherry</i>			7	<i>Cords</i>							
Paper Birch			18	Cords							
Red Maple			17	Cords							
Swamp White Oak			1	Cords							
Tamarack			4	Cords							
White Pine	1		Cords								
TOTAL:			81.5	MBF							
TOTAL:			832	Cords							

Sale Specific Conditions & Requirements

Sale Name: 65 Manor

Sale Number: 73-005-26 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 red 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 and 2, cut all trees that are two (2) inches or more at DBH, except do not cut any cedar.

2.1.11 - Description of Timber Note (2/04)

Note that Mixed Aspen includes quaking and cottonwood.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) 1 and 2, 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

4.1 - Construction

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only skid trails will be allowed.

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.

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 any operations 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 or tree tops 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.

5.2.3 - Operating Restrictions

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1 and 2, unless changed by written agreement, cutting, skidding, and hauling are limited to the period of 10/01 to 03/31. This restriction is because the units are seasonally wet and prone to rutting and need to be harvested in dry or frozen conditions.

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.

7 - Other Conditions

7.2 - Extensions

7.2.5 - Weather-Related Extension (1/13)

If weather conditions during the operating period of this contract prevent harvesting, this sale may qualify for a weather-related extension. If approved, the normal extension fee would be waived. To qualify, there must be a documented attempt each year to harvest in the difficult portion of the sale.



TIMBER SALE MAP

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

Sale Number 73-005-26	Date 06/18/2026	
Scale 1:15,840	Page 1	Of 1

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

Township 19	Range 06E	Section(s) and Subdivision(s) S18: SWSW; S19: NWNW, NWSW, SWNW, NWSE, SWSE, SESW
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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		

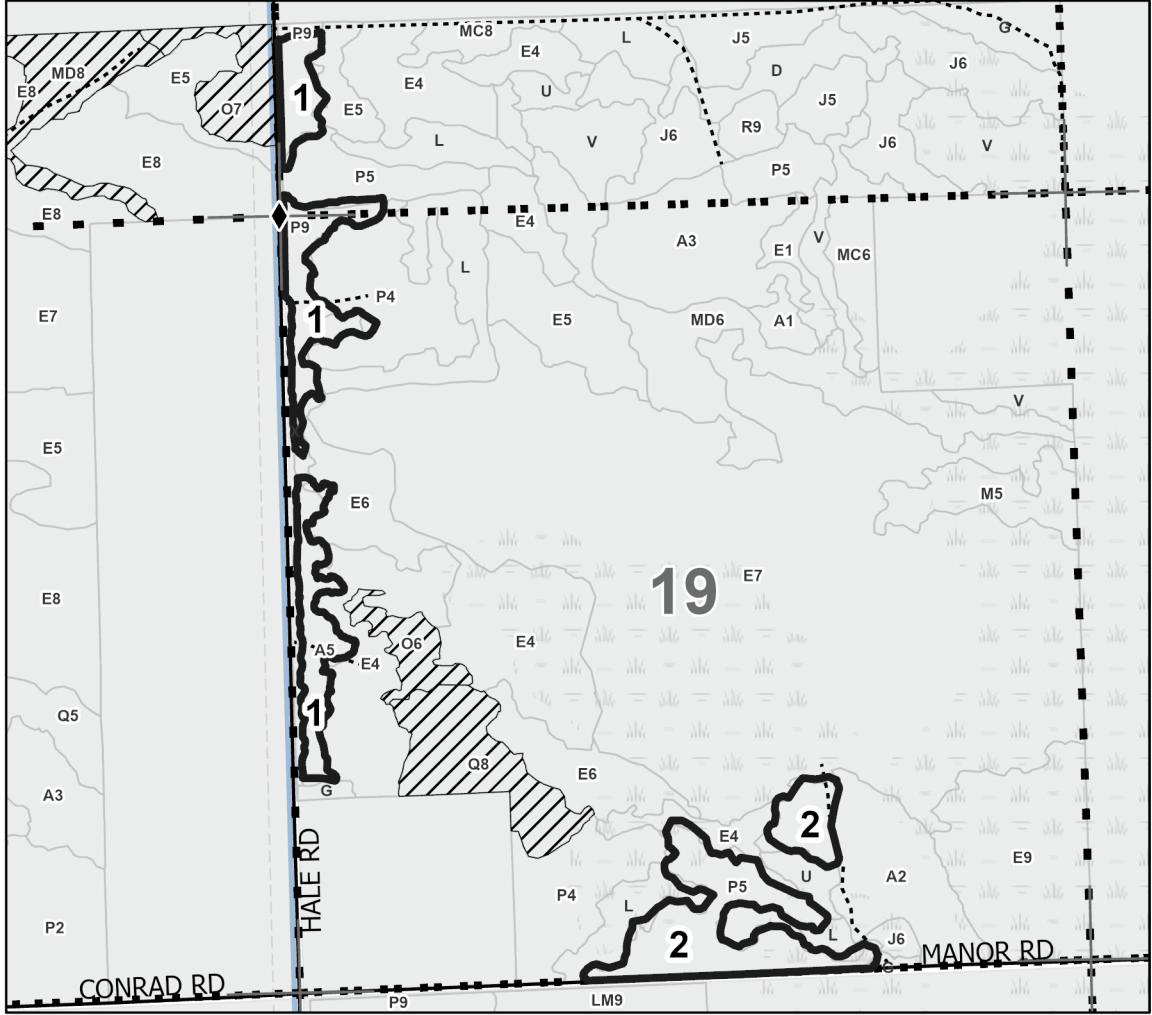
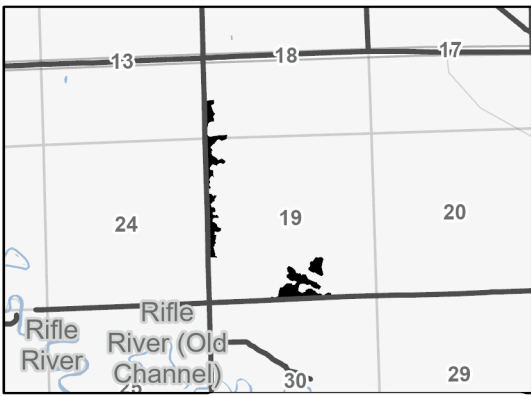
Density	
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	22.6
2	24.5

65 Manor

47.1 Acres

Locator Map 1:75,000



Legend

- Payment Unit
- Streams
- Administrative Access Only
- Paved Road
- MIRIS Corners
- Survey Grade Corner

Cruise Data



Map

