



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7867**

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on July 13, 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:

Better Call Saw (72-006-24) / T28N, R04W, SEC. 31, SENE, SE.
T28N, R04W, SEC. 32, NW, W1/2SW.

Crawford County, Advertised Price \$50,598.45, 130.7 Acres, Hardwood, Jack Pine.

SALE NOTE: Please take note of the recreational trail that passes through the sale area. Also the gas and pipeline infrastructure within the vicinity of the sale area. Soft oak wilt specs also apply to this sale; however, the sale administrator may deny any requests to operate during the restricted time frame. Gas pipeline company will need to be contacted as it intersects likely haul route.

A recreation site such as a trail, pathway, or campground is within the sale area or the vicinity. Certain restrictions/specifications may be applicable including time restrictions.

TIMBER SALE INFORMATION

Better Call Saw (72-006-24)

T28N, R04W, SEC. 31; T28N, R04W, SEC. 32.

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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	199.6 MBF	\$ 110.00 / MBF
White Oak	36.6 MBF	\$ 91.00 / MBF
Pulpwood		
Jack Pine	748 Cords	\$ 10.55 / Cord
Misc. Species 1	12 Cords	\$ 4.50 / Cord
Mixed Hardwood	219 Cords	\$ 19.55 / Cord
Mixed Oak	453 Cords	\$ 18.60 / Cord
Red Pine	99 Cords	\$ 42.10 / Cord
White Pine	34 Cords	\$ 14.45 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.54 percent. There are an estimated 2,122 cords on this timber sale, plus or minus 309 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 \$2,529.92 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	11.8%
02	17.9%
03	24.4%
04	23.5%
05	22.4%
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

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
167,613	2,122	14.54%	1,813	2,430

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
11	68,737	870	20.85%	689	1,051
15	91,510	1,158	21.44%	910	1,407
50	7,367	93	54.38%	43	144
TOTAL:	167,613	2,122		1,641	2,602

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	White Oak	Sawtimber	1.4	MBF	29.5	\$5,983.90
	Jack Pine	Pulpwood	341	Cords		
	Mixed Hardwood		4	Cords		
	<i>Red Maple</i>	<i>Sawtimber</i>	0.6	<i>MBF</i>		
	<i>Red Maple</i>	<i>Pulpwood</i>	3	<i>Cords</i>		
	Mixed Oak		6	Cords		
	<i>White Oak</i>		6	<i>Cords</i>		
	Red Pine		44	Cords		
	White Pine		15	Cords		
	2	Black/Red (Hybrid)	Sawtimber	5.5		
White Oak			5.2	MBF		
Jack Pine		Pulpwood	407	Cords		
Mixed Hardwood			18	Cords		
<i>Red Maple</i>		<i>Sawtimber</i>	2.0	<i>MBF</i>		
<i>B. T. Aspen</i>		<i>Pulpwood</i>	2	<i>Cords</i>		
<i>Black Cherry</i>			1	<i>Cords</i>		
<i>Red Maple</i>			11	<i>Cords</i>		
Mixed Oak			39	Cords		
<i>/Red (Hybrid) Oak</i>			22	<i>Cords</i>		
<i>White Oak</i>			17	<i>Cords</i>		
Red Pine			55	Cords		
White Pine			19	Cords		
3		Black/Red (Hybrid)	Sawtimber	67.2	MBF	20.6
	White Oak		10.4	MBF		
	Misc. Species 1	Pulpwood	4	Cords		
	Mixed Hardwood		69	Cords		
	<i>Red Maple</i>	<i>Sawtimber</i>	2.4	<i>MBF</i>		
	<i>Red Maple</i>	<i>Pulpwood</i>	64	<i>Cords</i>		
	Mixed Oak		141	Cords		
	<i>/Red (Hybrid) Oak</i>		107	<i>Cords</i>		
	<i>White Oak</i>		34	<i>Cords</i>		
	4	Black/Red (Hybrid)	Sawtimber	64.9	MBF	
White Oak			10.0	MBF		
Misc. Species 1		Pulpwood	4	Cords		
Mixed Hardwood			66	Cords		
<i>Red Maple</i>		<i>Sawtimber</i>	2.3	<i>MBF</i>		
<i>Red Maple</i>		<i>Pulpwood</i>	61	<i>Cords</i>		
Mixed Oak			137	Cords		
<i>/Red (Hybrid) Oak</i>			104	<i>Cords</i>		
<i>White Oak</i>			33	<i>Cords</i>		
5	Black/Red (Hybrid)	Sawtimber	62.0	MBF	19.0	\$11,341.70
	White Oak		9.6	MBF		
	Misc. Species 1	Pulpwood	4	Cords		
	Mixed Hardwood		62	Cords		
	<i>Red Maple</i>	<i>Sawtimber</i>	2.2	<i>MBF</i>		
	<i>Red Maple</i>	<i>Pulpwood</i>	58	<i>Cords</i>		
	Mixed Oak		130	Cords		
	<i>/Red (Hybrid) Oak</i>		99	<i>Cords</i>		
	<i>White Oak</i>		31	<i>Cords</i>		
TOTAL:			236.2	MBF		
TOTAL:			1,565	Cords		

Sale Specific Conditions & Requirements

Sale Name: Better Call Saw

Sale Number: 72-006-24 Seq#: 3

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

Exterior sale boundary lines against state are marked with red paint, except for the areas of the sale boundary that border County Road 612, as well as the well pad. Both of these stretches of boundary are unmarked. Interior Payment Unit boundaries are marked with yellow paint, except for the PU boundary of Payment Unit 3 against Payment Units 4 and 5. This boundary is being utilized by an unmarked forest access road. Yellow painted trees designating an interior Payment Unit boundary are Included Timber and are only to be cut when all surrounding Payment Units have been paid. Retention patches are marked with red painted X's; no harvesting activities may occur within these areas. The red painted external boundary line trees are not Included Timber and are to be protected.

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 for trees marked with green paint above and below stump height. In addition to the green marked trees, within Payment Units 3-5 do not cut any pine species.

2.1.11 - Description of Timber Note (2/04)

Note that Misc Species 1 = dead oak.

2.2 - Utilization

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

Within Payment Unit(s) 1-5, chipping of the bole, 4-inches in diameter or greater, is allowed. Chipping of limbs or portions of the tree less than 4-inches in diameter is not permitted. Limbs and the remaining top must be left on site and scattered.

3 - Payments

3.4 - Damaged Timber

3.4.1 - Damaged timber (7/16)

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 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.

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. Sale administrator will not close the sale until road closure is completed. Overgrown roads that are reopened shall be considered new roads. Contact the sale administrator for specific details of road closure 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

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact Riverside Energy Michigan, LLC at 1-989-705-7665.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.11 - Slash for Reforestation (3/21)

To facilitate reforestation, the Sale Area shall be left with slash evenly distributed. Bunched tops within the cutting area shall be broken up and scattered. Processing sites shall not be left with a compacted layer of slash; tops from these sites shall be hauled back into the cut area and scattered.

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) 2-5, 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.

5.2.29 - Shrub Protection (1/20)

Reasonable care should be taken to limit damage to hawthorn and junberry. 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.

5.2.39 - ORV Trail/Route Protection (4/18)

The Frederic Trail is a motorcycle trail or route and is shown on the Timber Sale Map. Do not cut trees or damage posts with ORV markers. All stumps within 5 feet of the trail must be cut flush with the ground. Maintain a 20 foot wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route. Skidding across the trail or route may only occur in locations approved by the sale administrator.

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.

5.4.4 - Slope Protection (9/19)

Skid trails and roads on slopes shall be water barred with slash and stumps as soon as use is complete to prevent erosion.

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 Manistee River Rd 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Frederic Trail prior to beginning operations. The trail must be posted at appropriate distances from the sale area to warn of logging activity and truck traffic at both ends of the trail. 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 72-006-24	Date 02/24/2025	
Scale 1:15,840	Page 1	Of 1

Forest Management Unit Grayling Mgt Unit	County Crawford	Mapped By: Halabut Cruised By: Halabut, Hoffman, Mickevich
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Township 28N	Range 04W	Section(s) and Subdivision(s) Sec. 31 SENE,SE; Sec. 32 NW,W1/2SW;
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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

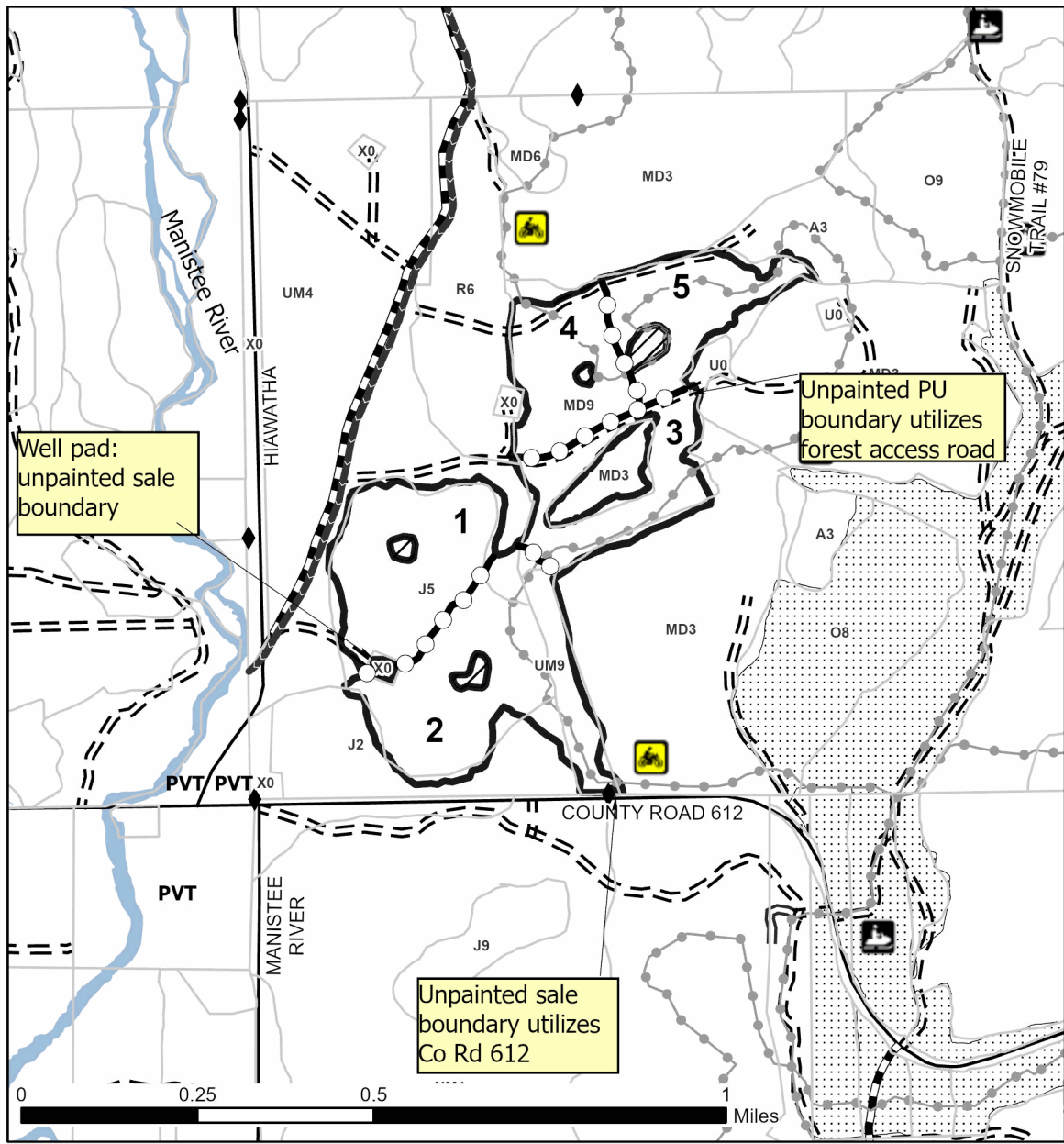
Better Call Saw

Comp. 174

130.7 Acres



PU # Acres	
1	29.5
2	41.8
3	20.7
4	19.9
5	19



Legend

- Against State (Red/Unmarked)
- Payment Unit (Yellow/Unmarked Rd)
- Nearby Timber Sales
- Retention Area
- Stands
- Recreational Trail
- Primary Forest Road
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Lakes and Rivers
- Pipeline
- Field Grade Corner

Use QR Code to open Map in App

