



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7837**

SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on September 30, 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:

Blueberry Haven (73-011-26) / T20N, R05W, SEC. 6 , NWSW,S1/2SE.

T20N, R05W, SEC. 7 , N1/2NE.

T20N, R06W, SEC. 1 , S1/2NE,N1/2SE.

Clare County, Advertised Price \$193,883.10, 206.5 Acres, Jack Pine, Red Pine.

SALE NOTE: This is a Kirtland's Warbler habitat cut. Timber products range from pole quality red pine to chip market jack pine and oak. The sale has a shortened 2 year contract to facilitate future Kirtland's Warbler site prep and planting. The sale price has been adjusted to account for short term contract and variability in timber products. No new roads will be allowed within the sale area. No decking or landing locations will be allowed within PU's 1 & 2 to protect potential historical sites.

TIMBER SALE INFORMATION

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Clare County (Advertised Price \$193,883.10)

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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		
Jack Pine	82.3 MBF	\$ 21.00 / MBF
Red Pine	964.2 MBF	\$ 118.00 / MBF
White Pine	31.5 MBF	\$ 47.00 / MBF
Pulpwood		
B. T. Aspen	139 Cords	\$ 18.45 / Cord
Black Cherry	23 Cords	\$ 15.80 / Cord
Jack Pine	728 Cords	\$ 7.95 / Cord
Mixed Oak	154 Cords	\$ 19.25 / Cord
Red Pine	1,305 Cords	\$ 49.70 / Cord
White Pine	21 Cords	\$ 17.15 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 11.16 percent. There are an estimated 4,892 cords on this timber sale, plus or minus 546 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 \$9,694.16 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	7.6%
02	5.9%
03	26.4%
04	5.1%
05	50.5%
06	4.5%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 09/30/2028.

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
386,484	4,892	11.16%	4,346	5,438

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
4	71,931	911	24.84%	684	1,137
6	40,674	515	48.31%	266	764
17	28,519	361	26.08%	267	455
24	156,185	1,977	17.58%	1,630	2,325
167	89,174	1,129	22.49%	875	1,383
TOTAL:	386,484	4,892		3,722	6,063

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	Jack Pine	Sawtimber	42.9	MBF	35.1	\$14,661.80
	Red Pine		30.1	MBF		
	White Pine		15.1	MBF		
	B. T. Aspen	Pulpwood	78	Cords		
	Black Cherry		2	Cords		
	Jack Pine		192	Cords		
	Mixed Oak		39	Cords		
	/Red (Hybrid) Oak		39	Cords		
	Red Pine		114	Cords		
	White Pine		5	Cords		
2	Jack Pine	Sawtimber	33.3	MBF	27.2	\$11,376.65
	Red Pine		23.3	MBF		
	White Pine		11.7	MBF		
	B. T. Aspen	Pulpwood	61	Cords		
	Black Cherry		1	Cords		
	Jack Pine		149	Cords		
	Mixed Oak		30	Cords		
	/Red (Hybrid) Oak		30	Cords		
	Red Pine		89	Cords		
	White Pine		3	Cords		
3	Red Pine	Sawtimber	231.9	MBF	32.2	\$51,203.75
	White Pine		0.6	MBF		
	Black Cherry	Pulpwood	6	Cords		
	Jack Pine		75	Cords		
	Mixed Oak		16	Cords		
	White Oak	Sawtimber	2.5	MBF		
	/Red (Hybrid) Oak	Pulpwood	8	Cords		
	White Oak		3	Cords		
	Red Pine		459	Cords		
4	Red Pine	Sawtimber	40.3	MBF	26.3	\$9,907.50
	White Pine		0.9	MBF		
	Black Cherry	Pulpwood	9	Cords		
	Jack Pine		129	Cords		
	Mixed Oak		18	Cords		
	White Oak	Sawtimber	0.6	MBF		
	/Red (Hybrid) Oak	Pulpwood	14	Cords		
	White Oak		3	Cords		
	Red Pine		72	Cords		
	White Pine		1	Cords		
5	Red Pine	Sawtimber	593.3	MBF	58.1	\$97,940.25
	White Pine		2.5	MBF		
	Jack Pine	Pulpwood	8	Cords		
	Mixed Oak		17	Cords		
	/Red (Hybrid) Oak		14	Cords		
	White Oak		3	Cords		
	Red Pine		549	Cords		
	White Pine		8	Cords		
6	Jack Pine	Sawtimber	6.1	MBF	27.6	\$8,793.15
	Red Pine		45.3	MBF		
	White Pine		0.7	MBF		
	Black Cherry	Pulpwood	5	Cords		
	Jack Pine		175	Cords		
	Mixed Oak		34	Cords		
	/Red (Hybrid) Oak		34	Cords		
	Red Pine		22	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
6 con't	White Pine	Pulpwood	4	Cords		
TOTAL:			1,078.0	MBF		
TOTAL:			2,370	Cords		

Sale Specific Conditions & Requirements

Sale Name: Blueberry Haven

Sale Number: 73-011-26 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. Interior Payment Unit boundaries are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-6, cut all trees that are two (2) inches or more at DBH.

2.2 - Utilization

2.2.2 - Chipping Required (12/24)

This area must be chip harvested to facilitate subsequent planting operations. The Purchaser has the option to produce sawlogs or pulpwood bolts, but the remaining portion of the trees must be chipped and hauled. If market conditions limit the practicality of chipping, tops and slash must be arranged in a way that will not inhibit future planting operations, as directed by the Sale Administrator. A chipping exemption can be obtained if proposed operations are determined to be suitable for planting by reforestation staff. This exemption must be granted in writing. The requirement to retain approximately 1/6 to 1/3 of treetops and limbs less than four (4) inches in diameter is still applicable (G. C. & R. 2.2).

2.2.3 - Stump Heights (12/24)

Stump heights within the Sale Area shall not exceed six (6) inches for all trees. This is in order to facilitate planting operations.

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.

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.

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 5 days prior to operating equipment in the vicinity of well heads or natural gas pipelines.

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

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)

It is recommended, but not required, that within Payment Unit(s) 1 & 2, cutting & skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is to protect potential historical sites.

5.2.31 - Landing Locations (9/13)

No landings are allowed within Payment Unit's 1 & 2.

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.

5.2.37 - No Decking Areas (12/08)

No decking is allowed within Payment Unit's 1 & 2.

5.7 - Protection of Historical Sites

5.7.2 - Potential Historical Site(s) (9/06)

The State Historic Preservation Office has identified the potential for a historic site within the boundary of this timber sale. Note that if the site is discovered during operations, General Condition and Requirement 5.7 - Protection of Historical Sites will apply.

5.8 - Protection of Endangered Species

5.8.1 - Kirtland's Warbler (1) (4/24)

This sale is adjacent to a young jack pine stand which may be used by the Kirtland's Warbler. The Department reserves the right to temporarily restrict all harvesting operations in a buffer zone of up to 500 feet if it is determined that Warbler territory has been established in the adjacent stand. The restricted period, if put into effect, would apply from May 1 to August 15.

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 Muskegon 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.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract. The purpose of this sale is to create habitat for the Kirtland's Warbler. This sale is already scheduled for planting.

**TIMBER SALE MAP**

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

Sale Number
73-011-26Date
07/16/2026

Forest Management Unit

County

Mapped By: Giroux

Scale

Page

Of

Gladwin Mgt Unit

Clare

Cruised By: Rigling

1:15,840

1

1

Township

Range

Section(s) and

20N

05W / 06W

Subdivision(s) Sec. 1 S1/2NE,N1/2SE; Sec. 6 NWSW,S1/2SE; Sec. 7 N1/2NE;

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	35.1	4	26.3
2	27.2	5	58.1
3	32.2	6	27.6

Blueberry Haven**206.5 Acres****Legend**

- Against State
- Lakes and Rivers
- Against State (Unpainted)
- Private Line (Blue)
- Payment Unit (Red)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Survey Corner
- Bridge
- Electric Electric

