DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7894

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on December 8, 2026.**
LOCATION: **ROSCOMMON MGMT UNIT, 8717B N ROSCOMMON RD., ROSCOMMON, MI 48653**.

CONTACT NAME: Jason Lewicki
PHONE NUMBER: (989) 745-5870

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, ROSCOMMON MANAGEMENT UNIT, for certain timber on the following described lands:

Lone Dog Oak Pine (71-010-26) / T22N, R01W, SEC. 13, S1/2NW,S1/2NE,SW,SE.
Roscommon County, Advertised Price $66,119.75, 142.8 Acres, Aspen, Hardwood.

SALE NOTE: This sale has Oak Wilt restrictions with no exceptions. There is Class A road access.

TIMBER SALE INFORMATION

Lone Dog Oak Pine (71-010-26)
T22N, R01W, SEC. 13.
Roscommon County (Advertised Price $66,119.75)

SALE NOTE: This sale has Oak Wilt restrictions with no exceptions. There is Class A road access.

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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE	
Sawtimber				
B. T. Aspen	82.7	MBF	$ 77.00	/ MBF
Black/Red (Hybrid) Oak	168.2	MBF	$ 141.00	/ MBF
Red Maple	11.7	MBF	$ 62.00	/ MBF
Red Oak	58.9	MBF	$ 107.00	/ MBF
Red Pine	22.7	MBF	$ 95.00	/ MBF
White Oak	21.1	MBF	$ 64.00	/ MBF
Pulpwood				
B. T. Aspen	123	Cords	$ 37.15	/ Cord
Mixed Oak	684	Cords	$ 19.15	/ Cord
Red Maple	110	Cords	$ 22.40	/ Cord
Red Pine	97	Cords	$ 47.90	/ Cord
White Pine	22	Cords	$ 32.85	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 14.10 percent. There are an estimated 1,890 cords on this timber sale, plus or minus 267 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 $3,305.99 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	29.9%
02	24.1%
03	35.0%
04	11.0%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2029.

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
149,300	1,890	14.10%	1,623	2,156

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
29	3,811	48	60.94%	19	78
34	100,913	1,277	18.75%	1,038	1,517
166	13,521	171	28.94%	122	221
234	20,326	257	27.12%	188	327
266	10,729	136	66.19%	46	226
TOTAL:	**149,300**	**1,890**		**1,412**	**2,368**

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
29	8.2	4	8.2
34	79.7	1	18.7
		2	28.5
		3	32.5
166	33.5	4	33.5
234	18.2	1	18.2
266	3.2	3	3.2
TOTAL:	**142.8**		**142.8**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	B. T. Aspen	Sawtimber	17.6	MBF	36.9	$19,786.75
	Black/Red (Hybrid		45.3	MBF		
	Red Maple		2.2	MBF		
	Red Oak		12.4	MBF		
	Red Pine		11.3	MBF		
	White Oak		4.8	MBF		
	B. T. Aspen	Pulpwood	28	Cords		
	Mixed Oak		205	Cords		
	/Red (Hybrid) Oak		*156*	*Cords*		
	Red Oak		*11*	*Cords*		
	White Oak		*38*	*Cords*		
	Red Maple		30	Cords		
	Red Pine		73	Cords		
	White Pine		2	Cords		
	White Pine		*2*	*Cords*		
2	B. T. Aspen	Sawtimber	20.2	MBF	28.5	$15,963.50
	Black/Red (Hybrid		48.4	MBF		
	Red Maple		3.4	MBF		
	Red Oak		18.9	MBF		
	White Oak		7.3	MBF		
	B. T. Aspen	Pulpwood	23	Cords		
	Mixed Oak		176	Cords		
	/Red (Hybrid) Oak		*123*	*Cords*		
	Red Oak		*8*	*Cords*		
	White Oak		*45*	*Cords*		
	Red Maple		25	Cords		
	White Pine		3	Cords		
	White Pine		*3*	*Cords*		
3	B. T. Aspen	Sawtimber	41.4	MBF	35.7	$23,087.25
	Black/Red (Hybrid		61.9	MBF		
	Red Maple		3.8	MBF		
	Red Oak		27.6	MBF		
	White Oak		8.4	MBF		
	B. T. Aspen	Pulpwood	61	Cords		
	Mixed Oak		215	Cords		
	/Red (Hybrid) Oak		*148*	*Cords*		
	Red Oak		*15*	*Cords*		
	White Oak		*52*	*Cords*		
	Red Maple		43	Cords		
	White Pine		3	Cords		
	White Pine		*3*	*Cords*		
4	B. T. Aspen	Sawtimber	3.5	MBF	41.7	$7,282.25
	Black/Red (Hybrid		12.6	MBF		
	Red Maple		2.3	MBF		
	Red Pine		11.4	MBF		
	White Oak		0.6	MBF		
	B. T. Aspen	Pulpwood	11	Cords		
	Mixed Oak		88	Cords		
	/Red (Hybrid) Oak		*82*	*Cords*		
	White Oak		*6*	*Cords*		
	Red Maple		12	Cords		
	Red Pine		24	Cords		
	White Pine		14	Cords		
	White Pine	*Sawtimber*	*1.0*	*MBF*		
	White Pine	*Pulpwood*	*12*	*Cords*		

	TOTAL:	365.3	MBF
	TOTAL:	1,036	Cords

Sale Specific Conditions & Requirements

Sale Name: Lone Dog Oak Pine **Sale Number: 71-010-26 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 red and yellow paint. Exterior sale boundary lines against state are marked with red paint. 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 unless marked with orange paint. 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

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 4, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.4 - Designated Timber Unit(s) (6/17)
Within Payment Unit(s) 1-3, all trees two (2) inches DBH and larger are designated for cutting regardless of merchantability, except for white pine and red pine. Only cut white pine and red pine when they are marked with orange paint. Protect pine and oak regeneration.

2.2 - Utilization

2.2.3 - Stump Heights (12/24)
Stump heights within the Sale Area shall not exceed 12 inches for trees greater than 10 inches at DBH and four (4) inches for trees smaller than 10 inches at DBH.

2.2.6 - Roundwood Operation Required (3/21)
The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. This is to protect existing oak and pine regeneration.

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 no more than one division per payment unit allowed.

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, extreme care should be taken to avoid damage to oak and pine tree seedlings and saplings.

Within the Sale Area, if more than 33% of the oak and pine 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 $500 per acre for all acreage within that specified portion of the Sale Area that was damaged.

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

4.1.6 - 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, 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 a four (4') foot high berm of stumps and logs covered with earth. 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. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.3 - Road maintenance (8/13)
The following road maintenance is required: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

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 2 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. Slash must be spread uniformly across the sale area and not left in windrows or piles where processing has occurred.

5.2.3 - Operating Restrictions

5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)
Within the Sale Area, cutting, skidding, hauling, 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.

5.2.32 - 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.

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 the haul route 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

7.3 - Contract Modifications

7.3.2 - Modification for Oak Wilt (2/05)
Within the Sale Area, there may be patches of oak wilt. If oak wilt is identified within the Sale Area, this contract may be modified. The following modifications could occur: time of cutting, species to cut, volume to harvest, or various others dealing with the treatment of oak wilt. If a species is not specified in this contract, it shall be paid for at the average price received for that species and product.

Michigan Department of Natural Resources - Forest Resources Division

TIMBER SALE MAP

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

Sale Number	Date
71-010-26	08/05/2026

Forest Management Unit	County	Mapped By: Martell	Scale	Page	Of
Roscommon Mgt Unit	Roscommon	Cruised By: Martell and Lewicki	1:10,000	1	1

Township	Range	Section(s) and Subdivision(s)
22N	01W	Sec. 13 S1/2NW,S1/2NE,SW,SE;

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	36.9
2	28.5
3	35.7
4	41.7

