DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7945

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on December 1, 2026.**
LOCATION: **GAYLORD MGMT UNIT, 1732 WEST M 32, GAYLORD, MI 49735**.

CONTACT NAME: Lucas Merrick
PHONE NUMBER: (989) 217-7063

PROSPECTUS NOTE: All timber sales on this prospectus were cruised with prior product standards.

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

Gap Again (52-107-26) / T37N, R06W, SEC. 27, S1/2SW,SWSE.
T37N, R06W, SEC. 34, NW,NWNE,S1/2NE,N1/2SW,NWSE.
Emmet County, Advertised Price $93,345.40, 70.4 Acres, Hardwood, Sugar Maple.
SALE NOTE: Quality hardwood. No extensions on the contract in order to facilitate planting operations.

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

Gap Again (52-107-26)
T37N, R06W, SEC. 27; T37N, R06W, SEC. 34.
Emmet County (Advertised Price $93,345.40)

SALE NOTE: Quality hardwood. No extensions on the contract in order to facilitate planting operations.

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.

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				
Basswood	10.4	MBF	$ 49.00	/ MBF
Black Cherry	8.1	MBF	$ 130.00	/ MBF
Red Maple	57.7	MBF	$ 86.00	/ MBF
Sugar Maple	385.7	MBF	$ 198.00	/ MBF
Pulpwood				
Mixed Hardwood	804	Cords	$ 13.00	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.06 percent. There are an estimated 1,885 cords on this timber sale, plus or minus 378 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 $4,667.27 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	24.6%
02	14.1%
03	61.3%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
148,946	1,885	20.06%	1,507	2,264

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
85	103,098	1,305	25.97%	966	1,644
86	19,426	246	40.58%	146	346
87	26,422	334	48.12%	174	495
TOTAL:	**148,946**	**1,885**		**1,286**	**2,485**

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
85	50.5	2	10.5
		3	40.0
86	9.6	1	9.6
87	10.3	1	5.6
		3	4.7
TOTAL:	**70.4**		**70.4**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Basswood	Sawtimber	2.7	MBF	15.2	$22,982.50
	Black Cherry		4.4	MBF		
	Red Maple		3.5	MBF		
	Sugar Maple		99.9	MBF		
	Mixed Hardwood	Pulpwood	169	Cords		
	Basswood		*2*	*Cords*		
	Black Cherry		*4*	*Cords*		
	Ironwood		*4*	*Cords*		
	Red Maple		*3*	*Cords*		
	Sugar Maple		*156*	*Cords*		
2	Basswood	Sawtimber	1.1	MBF	10.5	$13,140.70
	Red Maple		10.7	MBF		
	Sugar Maple		53.7	MBF		
	Mixed Hardwood	Pulpwood	118	Cords		
	Basswood		*1*	*Cords*		
	Ironwood		*1*	*Cords*		
	Red Maple		*16*	*Cords*		
	Sugar Maple		*100*	*Cords*		
3	Basswood	Sawtimber	6.6	MBF	44.7	$57,222.20
	Black Cherry		3.7	MBF		
	Red Maple		43.5	MBF		
	Sugar Maple		232.1	MBF		
	Mixed Hardwood	Pulpwood	517	Cords		
	Basswood		*5*	*Cords*		
	Black Cherry		*3*	*Cords*		
	Ironwood		*7*	*Cords*		
	Red Maple		*62*	*Cords*		
	Sugar Maple		*440*	*Cords*		
		TOTAL:	461.9	MBF		
		TOTAL:	804	Cords		

Sale Specific Conditions & Requirements

Sale Name: Gap Again **Sale Number: 52-107-26 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 red paint. Exterior sale boundary lines against state are marked with red paint. The painted boundary line trees are not Included Timber and are to be protected.

2 - Timber Specifications

2.1 - Included Timber

2.1.4 - Designated Timber Unit(s) (6/17)
Within Payment Unit(s) 1-3, all trees taller than six (6) feet are designated for cutting, regardless of merchantability.

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 6 inches for trees smaller than 10 inches at DBH. This is in order to facilitate planting operations. A written waiver of this requirement may be obtained if wet summer weather makes winter logging necessary.

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.

No damage is acceptable to undesignated live merchantable trees. Along skid trails between gaps, 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

4.1.4 - Timber Removed for Construction (3/23)
Trees cut or damaged in the process of pre-approved road, landing, or skid trail construction will be decked in an area separate from other Designated Timber and not removed until measured by the Sale Administrator. Payment will be made at contract prices or average prices, if not on the contract.

4.1.12 - No New Roads (1/12)
No new roads will be permitted. 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 on site 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 3 days in advance to schedule the conference.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.13 - Dispose of Slash as Directed (12/05)
Slash is to be disposed of as directed by the Sale Administrator.

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.

5.2.38 - No Decking Against Live Trees (2/04)
Cut products may not be decked against unmarked or designated leave trees.

5.2.41 - Snowmobile Trail Protection (9/11)
The snowmobile trail is shown on the Timber Sale Map. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline.

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.

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

6.2.2 - Snowmobile Trail Posting (10/20)
The Purchaser is responsible for posting and maintaining caution signs on the snowmobile trail prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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. This sale is already scheduled for planting.

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
52-107-26	09/29/2026

Forest Management Unit	County	Mapped By: Derek Nellis	Scale	Page	Of
Gaylord Mgt Unit	Emmet	Cruised By: Gaylord Unit	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
37N	06W	Sec. 27 S1/2SW,SWSE; Sec. 34 NW,NWNE,S1/2NE,N1/2SW,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

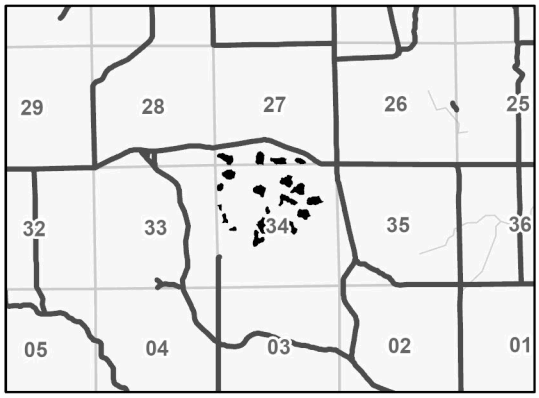
0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres
1	15.2
2	10.5
3	44.7

Gap Again

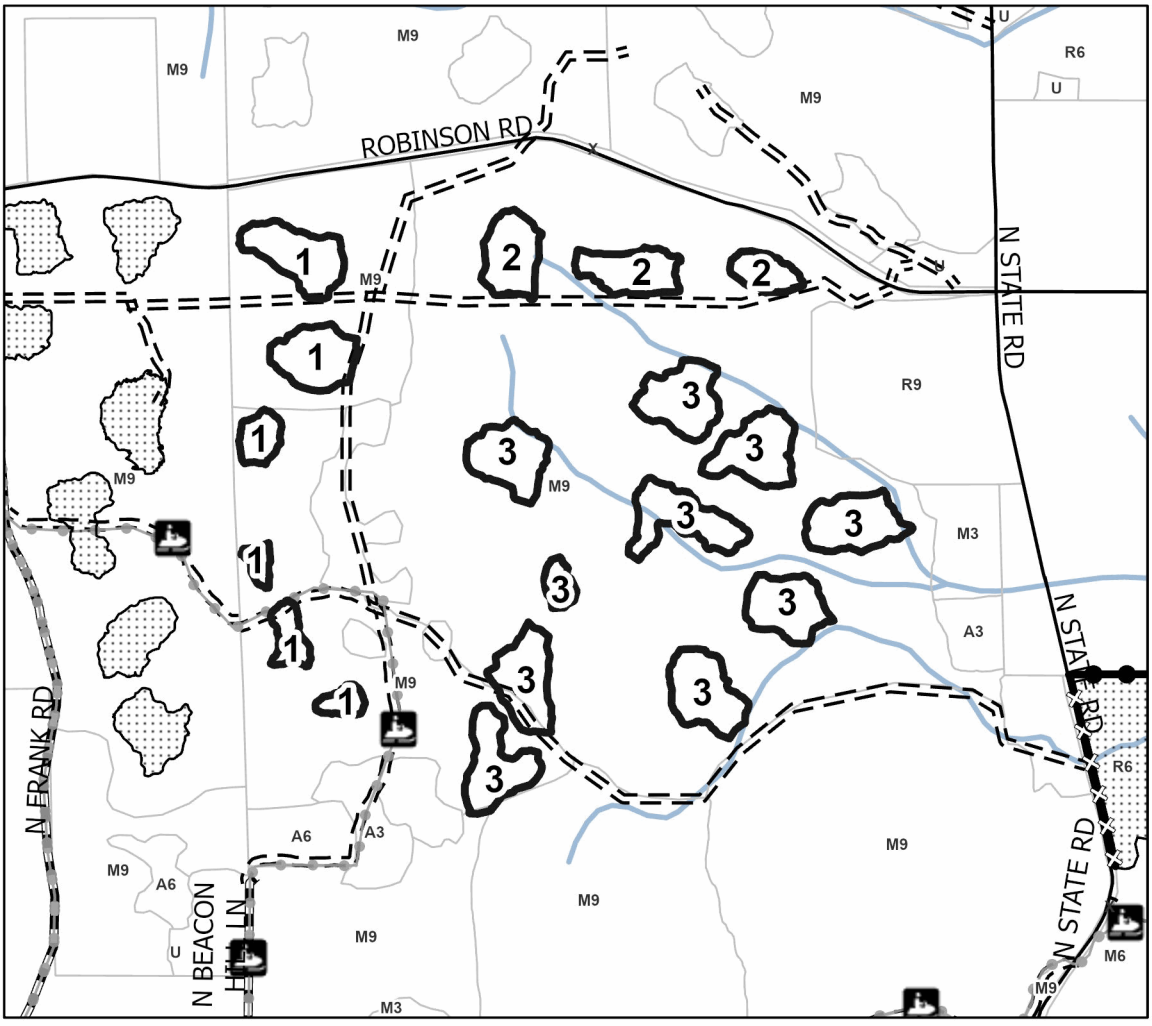
70.4 Acres

Locator Map 1:100,000



0 ¼ ½ 1 Miles

N W E S



Legend

- Against State (Red)
- Nearby Timber Sale
- Recreation Trails
- Streams
- Forest Access Route
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt