DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7944

SCHEDULED SALE DATE AND TIME: **9:00 a.m. (local time) on November 12, 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:

Dobber Down Mix (72-029-26) / T25N, R03W, SEC. 25, SWNW,NWSW,S1/2SW.
T25N, R03W, SEC. 26, SENE,SESW,NESE,S1/2SE.
Crawford County, Advertised Price $25,919.90, 62.9 Acres, Aspen, Hardwood.

SALE NOTE: The advertised price of this sale has been reduced to account for road maintenance or long skidding distances. If the road accessing Payment Unit 3 is used beyond the recommended landing location in Payment Unit 2, road maintenance and timber mats/composite mats as described in Spec 4.2.3 may be required. Payment Units 3 and 4 are recommended to be cut during dry summer or frozen winter conditions. The Purchaser may be eligible for a free weather-related extension so long as a reasonable attempt to harvest is made each year (this can be a site visit with the sale administrator). More restrictive rutting specs have been applied due to wet sensitive soils. Payment Unit 1 contains oak wilt restrictions.

TIMBER SALE INFORMATION

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T25N, R03W, SEC. 25; T25N, R03W, SEC. 26.
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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:

PRODUCTS & SPECIES	ESTIMATED UNITS*		ADVERTISED PRICE
Pulpwood			
Balsam Fir	181	Cords	$ 16.00 / Cord
Black Spruce	52	Cords	$ 7.95 / Cord
Jack Pine	49	Cords	$ 7.40 / Cord
Mixed Aspen	694	Cords	$ 14.35 / Cord
Mixed Hardwood	351	Cords	$ 12.80 / Cord
Mixed Oak	138	Cords	$ 12.80 / Cord
Red Pine	105	Cords	$ 36.20 / Cord
White Pine	199	Cords	$ 11.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 16.50 percent. There are an estimated 1,779 cords on this timber sale, plus or minus 294 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 $1,296.00 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	6.9%
02	4.3%
03	57.1%
04	18.1%
05	13.6%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2030.

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
140,525	1,779	16.50%	1,485	2,072

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
27	19,766	250	35.12%	162	338
31	20,576	260	42.05%	151	370
36	15,502	196	34.04%	129	263
37	68,755	870	28.64%	621	1,120
43	5,808	74	46.77%	39	108
52	10,118	128	42.36%	74	182
TOTAL:	**140,525**	**1,779**		**1,177**	**2,381**

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
27	7.0	4	0.4
		5	6.6
31	9.7	4	9.6
		5	0.1
36	6.4	3	6.4
37	26.7	2	0.6
		3	26.1
43	4.6	2	4.6
52	8.5	1	8.5
TOTAL:	**62.9**		**62.9**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Balsam Fir	Pulpwood	1	Cords	8.5	$1,781.20
	Mixed Aspen		28	Cords		
	B. T. Aspen		*21*	*Cords*		
	Quaking Aspen		*7*	*Cords*		
	Mixed Hardwood		10	Cords		
	Black Cherry		*1*	*Cords*		
	Red Maple		*9*	*Cords*		
	Mixed Oak		71	Cords		
	/Red (Hybrid) Oak	*Sawtimber*	*4.7*	*MBF*		
	/Red (Hybrid) Oak	*Pulpwood*	*60*	*Cords*		
	White Oak		*2*	*Cords*		
	Red Pine		5	Cords		
	White Pine		13	Cords		
2	Balsam Fir	Pulpwood	2	Cords	5.2	$1,108.50
	Jack Pine		12	Cords		
	Mixed Aspen		10	Cords		
	Quaking Aspen		*10*	*Cords*		
	Mixed Hardwood		4	Cords		
	Black Cherry		*2*	*Cords*		
	Red Maple		*2*	*Cords*		
	Mixed Oak		32	Cords		
	/Red (Hybrid) Oak	*Sawtimber*	*2.9*	*MBF*		
	/Red (Hybrid) Oak	*Pulpwood*	*26*	*Cords*		
	Red Pine		1	Cords		
	White Pine		31	Cords		
3	Balsam Fir	Pulpwood	111	Cords	32.5	$14,810.95
	Jack Pine		3	Cords		
	Mixed Aspen		441	Cords		
	Balsam Poplar		*5*	*Cords*		
	Quaking Aspen		*436*	*Cords*		
	Mixed Hardwood		296	Cords		
	Basswood	*Sawtimber*	*9.2*	*MBF*		
	Black Cherry		*2.1*	*MBF*		
	Paper Birch		*1.2*	*MBF*		
	Red Maple		*3.1*	*MBF*		
	Sugar Maple		*6.4*	*MBF*		
	Basswood	*Pulpwood*	*60*	*Cords*		
	Black Cherry		*15*	*Cords*		
	Paper Birch		*3*	*Cords*		
	Red Maple		*134*	*Cords*		
	Sugar Maple		*41*	*Cords*		
	Mixed Oak		32	Cords		
	/Red (Hybrid) Oak		*28*	*Cords*		
	White Oak		*4*	*Cords*		
	Red Pine		30	Cords		
	White Pine		125	Cords		
4	Balsam Fir	Pulpwood	36	Cords	10.0	$4,696.45
	Black Spruce		51	Cords		
	Jack Pine		34	Cords		
	Mixed Aspen		44	Cords		
	Quaking Aspen		*44*	*Cords*		
	Mixed Hardwood		14	Cords		
	Black Cherry		*9*	*Cords*		
	Red Maple		*5*	*Cords*		
	Red Pine		64	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
4 con't	White Pine	Pulpwood	30	Cords		
5	Balsam Fir	Pulpwood	31	Cords	6.7	$3,522.80
	Black Spruce		1	Cords		
	Mixed Aspen		171	Cords		
	Quaking Aspen		*171*	*Cords*		
	Mixed Hardwood		27	Cords		
	Red Maple		*27*	*Cords*		
	Mixed Oak		3	Cords		
	/Red (Hybrid) Oak		*3*	*Cords*		
	Red Pine		5	Cords		
		TOTAL:	1,769	Cords		

Sale Specific Conditions & Requirements

Sale Name: Dobber Down Mix **Sale Number: 72-029-26 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 or are unmarked and identified by existing roads as shown on the timber sale map. Exterior sale boundary lines against state are marked with red paint or are unmarked and identified by existing roads as shown on the timber sale map. 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. 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

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 1, 3, and 5, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint. In addition, the following exceptions apply:
-Within Payment Unit 3, do not cut any hemlock or cedar.
-Within Payment Unit 5, do not cut any merchantable white oak.

Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected. Special protection areas identified in accordance with condition 3.4.3, within clearcutting unit boundaries, are not Included Timber and are to be protected.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)
Within Payment Unit(s) 2 and 4, cut all trees which meet minimum piece specifications in 2.2 Utilization, except do not cut trees marked with green paint. Special protection trees identified in accordance with condition 3.4.2, within clearcutting unit boundaries, are not Included Timber and are to be protected. Special protection areas identified in accordance with condition 3.4.3, within clearcutting unit boundaries, are not Included Timber and are to be protected.

3 - Payments

3.3 - Pre-measured Sales

3.3.4 - Dividing Payment Units (7/14)
Payment Unit(s) 3 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.

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, within Payment Units 2 and 4, reasonable care should be taken to avoid damage to tree seedlings and saplings.

Within the Payment Units 2 and 4, if more than 30% of the 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 $400 per acre for all acreage within that specified portion of the Sale Area that was damaged. Seedlings and saplings cut cleanly for operational pathways will not be counted as damaged timber.

3.4.2 - Special Protection Trees (1/25)
The Purchaser shall not cut live or dead special protection trees within cutting units or clearings. Special protection trees are

are hemlock, cedar, and any trees marked with green paint. If Purchaser's operations have cut or damaged special protection trees through carelessness, the Purchaser shall pay $200 as fixed, agreed and liquidated damages for each special protection tree cut or damaged. Such payment does not constitute ownership of the undesignated timber.

3.4.3 - Special Protection Areas (8/11)
The Purchaser shall protect special protection areas from damage by the Purchaser's operations. Special protection areas are marked with a red boundary line and are identified on the Timber Sale Map. The Purchaser shall not cut live or dead trees within special protection areas. If the Purchaser's operations have cut or damaged special protection areas through carelessness, the Purchaser shall pay $500 as fixed, agreed and liquidated damages for each acre or part thereof cut or damaged. Such payment does not constitute ownership of the undesignated 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. Stumps and brush must be placed along the remainder of the trail. 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. These stumps must be scattered along the road system to prohibit vehicular movement. Contact the Sale Administrator for specific details of design and placement.

4.1.11 - Permits (2/12)
The Purchaser will secure any necessary permits that may be required.

4.2 - Maintenance

4.2.2 - Fill Material (4/07)
To maintain roads, fill material may be needed in areas where "holes" exist or may be expected to develop. This fill material should be placed before trucking begins.

4.2.3 - Road maintenance (8/13)
The following road maintenance may be needed: If existing road accessing Payment Unit 3 is used beyond the recommended temporary road and landing location on the Timber Sale Map, water will need to be diverted from the road and fill gravel dropped in various locations as shown on the Timber Sale Map. Approximately 350' feet of submerged road will need to be bladed prior to installation of timber mats or composite mats (whichever available). See spec 5.2.17 for additional information.

5 - Operations

5.2 - Conduct of Operations

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 1, 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.

5.2.4 - Dead and Down Creation

5.2.4.4 - Dead and Down Creation, Grouse (6/18)
To encourage grouse and other wildlife, in Payment Unit(s) 3 and 5, leave one 12" or larger diameter (or largest diameter trees within stand) whole tree on the ground for every two (2) acres, preferably a hardwood species such as oak or maple or if no hardwoods are present, a pine species (white or red). These trees will be evenly scattered throughout the Payment Unit, preferably at least two chains from any roads, two-tracks, or trails open to vehicles.

5.2.17 - Timber Mats and Interlocking Composite Mats (5/23)
Some roads or skid trails may require extra protection such as that afforded by timber mats, interlocking composite mats, or another approved system. Approximately 350 feet of road or trail will need extra protection at locations shown on the Timber Sale Map. If available, mats may be borrowed from the DNR. A Timber Sale Contract Amendment will be used to document the Purchaser's use of the DNR's mats. Contact the Sale Administrator regarding availability and pick-up. Timber mats are available from various field offices. Composite mats are only available from the Grayling field office and the Marquette ICC. The Purchaser is responsible for picking up and hauling the mats to and from the site. The composite mats will require DNR staff onsite for installation and removal. Contact the Sale Administrator to schedule at least 30 days before desired install/removal date. All mats must be cleaned prior to drop off. This may include, but is not limited to, power washing and brushing to remove mud and debris. A charge of $700.00 per timber mat and $2,000.00 per composite mat will be assessed for all damaged or non-returned mats. Damage for the crane/timber mats is defined as three or more broken cants. Damage for the composite mats is defined as cracked or broken mats.

5.2.22 - Operating Caution

5.2.22.1 - Operating Caution (6/11)
It is recommended, but not required, that within Payment Unit(s) 3 and 4, cutting and skidding occur during dry summer or frozen winter conditions. The reason for the recommendation is because these units have seasonally wet and flooded areas that are very susceptible to rutting.

5.2.29 - Shrub Protection (1/20)
Reasonable care should be taken to avoid cutting or damaging hawthorn or juneberry. These woody-shrub plants are highly beneficial to various wildlife species.

5.2.31 - Landing Locations (9/13)
Recommended landing area is marked on the Timber Sale Map with a red square. If trucking beyond the recommended landing on the existing road, significant road improvements will be required (see spec 4.2.3).

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.

5.3 - Stream Protection

5.3.2 - Parking Equipment Near Water (10/23)
Within Payment Unit(s) 1-5, the parking of or storage of equipment is prohibited within 100 feet of water bodies or ground water supplies. All equipment, when not in use for harvest operations, must be parked a minimum of 100 feet away from water sources (streams, rivers, lakes, ponds, vernal pools, ground water sources) and 50 feet away from slopes leading to water sources and/or riparian areas. This restriction is for preventing unforeseen oil and/or fluid leaks from contaminating water bodies and/or ground water supplies.

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 which are 12 inches or greater in depth and 50 feet in length. In addition, operations are to cease immediately if equipment and weather conditions

result in rutting on skid trails which are 6 inches or greater in depth and 25 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.

5.4.5 - Soil Caution (11/04)
A seasonally wet forest drain is located within Payment Unit 3. Skidding/forwarding will be limited to a single location as identified on the Timber Sale Map. This crossing can be constructed using timber mats or corduroyed slash to minimize rutting.

5.8 - Protection of Endangered Species

5.8.3 - Red-shouldered Hawk or Goshawk (1) (1/25)
In the event that an active red shoulder hawk or goshawk nest is found, the contract may be amended to protect the nest site until the nest is determined to be inactive. The value of the trees in this excluded area will be refunded or credited to the Purchaser. The nest will be buffered with a five-chain radius (eight acre) protection area, centered on the nest tree, in which there will be no cutting or new roads constructed. Avoid human disturbance, including loading and skidding, in the protection area.

An additional zone of five chains (ten chains centered on the active nest tree) will be established in which there is no management activity from March 15 to July 15. Limit biomass harvesting and chipping operations within this ten-chain zone, retain the maximum one-third of residues per the Woody Biomass Harvesting Guidelines (Michigan DNR 2010). Nests determined to be inactive will be protected with a one-chain no-harvest buffer.

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 W. Pioneer 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

7.2.5 - 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.

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
72-029-26	09/30/2026

Forest Management Unit	County	Mapped By: Scott McClarren	Scale	Page	Of
Grayling Mgt Unit	Crawford	Cruised By: Scott McClarren	1:10,000	1	1

Township	Range	Section(s) and Subdivision(s)
25N	03W	Sec. 25 SWNW,NWSW,S1/2SW; Sec. 26 SENE,SESW,NESE,S1/2SE;

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	8.5
2	5.2
3	32.5
4	10
5	6.8

