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:

Truettner Oxbow (72-025-24) / T26N, R01W, SEC. 19, NENE.
T26N, R01W, SEC. 29, NW,NESW.
Crawford County, Advertised Price $4,273.35, 50.9 Acres, Hardwood, Jack Pine.

SALE NOTE: Access to the sale involves crossing Federal lands. The Purchaser must obtain a road use permit from the US Forest Service.
Payment Units 1 & 2 contain areas of low ground that will only be operable during dry summer or frozen winter conditions. Soft oak wilt timing restrictions apply to the sale. The northern pin oak, jack pine, aspen, fir, and spruce has been declining and dying.

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. Access may be through other public land.

TIMBER SALE INFORMATION

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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
Sawtimber			
Northern Pin Oak	13.6	MBF	$ 42.00 / MBF
Pulpwood			
Balsam Fir	13	Cords	$ 9.35 / Cord
Black Cherry	2	Cords	$ 7.50 / Cord
Jack Pine	139	Cords	$ 4.30 / Cord
Misc. Species 2	34	Cords	$ 1.75 / Cord
Mixed Oak	72	Cords	$ 7.45 / Cord
Mixed Spruce	9	Cords	$ 4.65 / Cord
Quaking Aspen	89	Cords	$ 8.35 / Cord
Red Pine	51	Cords	$ 21.10 / Cord
White Pine	78	Cords	$ 6.55 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 23.01 percent. There are an estimated 520 cords on this timber sale, plus or minus 120 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 $1,500.00 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	35.7%
02	56.5%
03	7.8%

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
41,054	520	23.01%	400	639

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	2,603	33	34.29%	22	44
12	9,969	126	46.55%	67	185
17	3,593	45	56.07%	20	71
26	19,171	243	41.16%	143	343
31	5,718	72	41.29%	42	102
TOTAL:	**41,054**	**520**		**294**	**745**

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
11	2.3	1	2.3
12	13.5	1	13.5
17	5.0	1	5.0
26	14.8	2	14.8
31	15.3	3	15.3
TOTAL:	**50.9**		**50.9**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Northern Pin Oak	Sawtimber	9.3	MBF	20.8	$1,527.40
	Balsam Fir	Pulpwood	13	Cords		
	Jack Pine		63	Cords		
	Misc. Species 2		34	Cords		
	Mixed Oak		23	Cords		
	Northern Pin Oak		*23*	*Cords*		
	Mixed Spruce		2	Cords		
	Black Spruce		*2*	*Cords*		
	Quaking Aspen		4	Cords		
	Red Pine		13	Cords		
	White Pine		30	Cords		
2	Northern Pin Oak	Sawtimber	4.3	MBF	14.8	$2,414.20
	Jack Pine	Pulpwood	11	Cords		
	Mixed Oak		44	Cords		
	White Oak	*Sawtimber*	*0.9*	*MBF*		
	Northern Pin Oak	*Pulpwood*	*41*	*Cords*		
	White Oak		*1*	*Cords*		
	Mixed Spruce		7	Cords		
	Black Spruce		*4*	*Cords*		
	White Spruce		*3*	*Cords*		
	Quaking Aspen		85	Cords		
	Red Pine		38	Cords		
	White Pine		48	Cords		
3	Black Cherry	Pulpwood	2	Cords	15.3	$331.75
	Jack Pine		65	Cords		
	Mixed Oak		5	Cords		
	Northern Pin Oak		*5*	*Cords*		
		TOTAL:	13.6	MBF		
		TOTAL:	487	Cords		

Sale Specific Conditions & Requirements

Sale Name: Truettner Oxbow **Sale Number: 72-025-24 Seq#: 3**

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 paint. Exterior sale boundary lines against private property and Forest Service property are marked with blue paint. Note that the Forest Service has painted red dots on trees along portions of their property boundary. Exterior sale boundary lines against state are marked with red paint in a "V" pattern on larger trees or in an "I" pattern on saplings. The blue painted boundary line trees are not Included Timber and are to be protected. Cut the merchantable red painted sale boundary trees against state land. If the red painted tree is in a multiple-stem clump, cut all stems within that clump.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)
Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH except trees marked with green paint. In addition, cut dead oak that the top has not broken out of.

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)
Within Payment Unit(s) 3, cut all trees which meet minimum piece specifications in 2.2 Utilization except red pine, white pine, white oak, and trees marked with green paint.

2.1.3 - Cut Tree Marked Unit(s) (12/08)
Within Payment Unit(s) 1, all red pine, white pine, and white oak are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut all other species that meet minimum piece specifications except trees marked with green paint. Dead oak is designated for cutting regardless of top condition.

2.1.11 - Description of Timber Note (2/04)
Note that all red pine, white pine, jack pine, aspen, spruce, and fir were cruised as pulp. Note that Misc Species 2 is dead oak. Note that the cleared corridor of Oxbow Road was excluded from the sale acres.

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 DBH and 6 inches for trees smaller than 10 inches DBH. Stumps may be left up to 24 inches tall for trees greater than 20 inches DBH.

2.2.6 - Roundwood Operation Required (3/21)
The skidding of whole trees or tree segments with limbs attached is prohibited within the red pine plantation in Payment Unit 1. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

3 - Payments

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, reasonable care should be taken to avoid damage to tree seedlings and saplings.

Within Payment Units 1 & 3, if more than 20% 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 $300 per acre for all acreage within that specified portion of the Sale Area that was damaged. Operable paths will need to be cut through areas of dense regeneration; if cut cleanly (not leaving bent/broken stems) those paths will not be considered damaged areas.

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, or at a rate of $50 per sawtimber tree and $10 per pole sized tree, whichever is greater.

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 utilized or dispersed into the sale.

4.1.6 - Road Construction (4/24)
Construction of new roads, landings, 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 utilized or scattered, not left in piles or windrows, and be 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, closure will require constructing a four (4') foot high berm of stumps and logs covered with earth. Stumps and brush may also need to be placed at intervals along the trail. Contact the sale administrator for specific details of design and placement.

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

4.4 - Access

4.4.5 - Federal Property Access (3/11)
Permission for access across federal land is the responsibility of the Purchaser. Contact the Forest Service at least 60 days in advance to apply for a road use permit.

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 5 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 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

5.2.1.13 - Dispose of Slash as Directed (12/05)
Slash is to be disposed of as directed by the Sale Administrator, such as flattening taller slash piles within the visual depth zone of roads and private property.

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

5.2.3.1 - Operating Restrictions (9/11)
Within Payment Unit(s) 1 & 2, unless changed by written agreement, cutting and skidding on the areas of low ground are limited to dry summer or frozen winter conditions. This restriction is necessary to minimize rutting in the areas of low ground.

5.2.3.5 - Oak Wilt Restriction (1/18)
Within Payment Unit(s) 1-3, 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) 2, 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.

5.2.20 - Equipment Width (2/04)
Only equipment having a maximum width outside tires of 10 feet is to be used within the red pine plantation in Payment Unit 1.

5.2.29 - Shrub Protection (1/20)
Reasonable care should be taken to avoid cutting or damaging hawthorn, dogwood, musclewood or juneberry. In addition, all of the identified rare plum occurrences in Payment Unit 3 must be protected. The plum locations will be flagged for visibility prior to harvest activity. These woody-shrub plants are highly beneficial to various wildlife species.

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

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.

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 Oxbow Road, Truettner Trail, FS 4073, and the forest road leading to Payment Unit 3 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. Signs only need to be posted on active Payment Units. The Purchaser will provide these signs.

7 - Other Conditions

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)
The Sale Area has received damage from age-related decline, jack pine budworm, spruce budworm, and illegal firewood cutting. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.

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
72-025-24	01/22/2025

Forest Management Unit	County	Mapped By: Charlebois	Scale	Page	Of
Grayling Mgt Unit	Crawford	Cruised By: Charlebois	1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
26N	01W	Sec. 19 NENE; Sec. 29 NW,NESW;

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

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

