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:

Around the 40 Aspen Mix (52-125-22) / T39N, R03W, SEC. 33, NESE,S1/2SE.
T39N, R03W, SEC. 34, N1/2SW,SESW.
Cheboygan County, Advertised Price $15,415.10, 50.3 Acres, Aspen, Hardwood.
SALE NOTE: Sale is mostly operable upland except for Payment Unit 1, which is low ground. Good volume of red maple sawlogs in Payment Unit 4. No extensions will be granted on this contract.

Access may be through private or other public land.

TIMBER SALE INFORMATION

Around the 40 Aspen Mix (52-125-22)
T39N, R03W, SEC. 33; T39N, R03W, SEC. 34.
Cheboygan County (Advertised Price $15,415.10)

SALE NOTE: Sale is mostly operable upland except for Payment Unit 1, which is low ground. Good volume of red maple sawlogs in Payment Unit 4. No extensions will be granted on this contract.

Access may be through private or other public land.

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				
Mixed Aspen	203.7	MBF	$ 29.00	/ MBF
N. White Cedar	12.0	MBF	$ 28.00	/ MBF
Paper Birch	6.2	MBF	$ 47.00	/ MBF
Red Maple	20.2	MBF	$ 63.00	/ MBF
Pulpwood				
Balsam Fir	138	Cords	$ 8.10	/ Cord
Mixed Aspen	394	Cords	$ 8.65	/ Cord
Mixed Hardwood	245	Cords	$ 9.50	/ Cord
N. White Cedar	121	Cords	$ 2.10	/ Cord
Paper Birch	47	Cords	$ 7.90	/ Cord
White Spruce	30	Cords	$ 4.30	/ Cord

* The total volume is statistically estimated within plus (+) or minus (-) 20.01 percent. There are an estimated 1,556 cords on this timber sale, plus or minus 311 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 $1,541.51 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	25.1%
02	25.3%
03	10.2%
04	39.4%

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
122,900	1,556	20.01%	1,244	1,867

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
17	11,765	149	103.70%	0	303
19	40,592	514	42.13%	297	730
85	40,923	518	43.13%	295	741
87	29,620	375	36.61%	238	512
TOTAL:	**122,900**	**1,556**		**830**	**2,287**

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
17	4.8	3	4.8
19	18.5	4	18.5
85	16.2	1	16.2
87	10.8	2	10.8
TOTAL:	**50.3**		**50.3**

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Aspen	Sawtimber	48.9	MBF	16.2	$3,861.70
	Quaking Aspen		*48.9*	*MBF*		
	N. White Cedar		12.0	MBF		
	Balsam Fir	Pulpwood	57	Cords		
	Mixed Aspen		134	Cords		
	Balsam Poplar		*26*	*Cords*		
	Quaking Aspen		*108*	*Cords*		
	Mixed Hardwood		5	Cords		
	Red Maple		*5*	*Cords*		
	N. White Cedar		121	Cords		
	Paper Birch		18	Cords		
	White Spruce		10	Cords		
	White Spruce	*Sawtimber*	*3.5*	*MBF*		
	White Spruce	*Pulpwood*	*3*	*Cords*		
2	Mixed Aspen	Sawtimber	49.6	MBF	10.8	$3,894.85
	B. T. Aspen		*18.0*	*MBF*		
	Quaking Aspen		*31.6*	*MBF*		
	Red Maple		2.2	MBF		
	Balsam Fir	Pulpwood	49	Cords		
	Mixed Aspen		159	Cords		
	B. T. Aspen		*14*	*Cords*		
	Quaking Aspen		*145*	*Cords*		
	Mixed Hardwood		52	Cords		
	Red Maple		*52*	*Cords*		
	White Spruce		12	Cords		
	White Spruce	*Sawtimber*	*2.1*	*MBF*		
	White Spruce	*Pulpwood*	*8*	*Cords*		
3	Mixed Aspen	Sawtimber	35.6	MBF	4.8	$1,565.20
	B. T. Aspen		*35.6*	*MBF*		
	Balsam Fir	Pulpwood	7	Cords		
	Mixed Aspen		28	Cords		
	B. T. Aspen		*28*	*Cords*		
	Mixed Hardwood		21	Cords		
	Red Maple		*21*	*Cords*		
	White Spruce		8	Cords		
	White Spruce	*Sawtimber*	*2.1*	*MBF*		
	White Spruce	*Pulpwood*	*4*	*Cords*		
4	Mixed Aspen	Sawtimber	69.6	MBF	18.5	$6,093.35
	B. T. Aspen		*21.6*	*MBF*		
	Quaking Aspen		*48.0*	*MBF*		
	Paper Birch		6.2	MBF		
	Red Maple		18.0	MBF		
	Balsam Fir	Pulpwood	25	Cords		
	Mixed Aspen		73	Cords		
	B. T. Aspen		*25*	*Cords*		
	Quaking Aspen		*48*	*Cords*		
	Mixed Hardwood		167	Cords		
	Red Maple		*151*	*Cords*		
	Sugar Maple		*8*	*Cords*		
	White Ash		*8*	*Cords*		
	Paper Birch		29	Cords		
		TOTAL:	242.1	MBF		
		TOTAL:	975	Cords		

Sale Specific Conditions & Requirements

Sale Name: Around the 40 Aspen Mix **Sale Number: 52-125-22 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 are marked with blue paint. Exterior sale boundary lines against state are marked with red paint.

2 - Timber Specifications

2.1 - Included Timber

2.1.2 - Clearcut Unit(s) w/o Unmerchantable Trees (8/11)
Within Payment Unit(s) 1-4, cut all trees which meet minimum piece specifications in 2.2 Utilization, except for the following:

- Within Payment Unit 1, do not cut any red or white pine.
- Within Payment Unit 2, do not cut any white pine.
- Within Payment Unit 3, do not cut any oak or pine.
- Within Payment Unit 4, do not cut any spruce, cedar, or hemlock.

2.2 - Utilization

2.2.9 - No Chipping Permitted (12/08)
Within Payment Unit(s) 4, all wood must be removed by whole tree, tree segment, or roundwood. No chipping is permitted.

3 - Payments

3.6 - Payment Unit Cutting Schedule

3.6.1 - Order of Cutting (1/09)
Payment Units shall be cut in numerical order, unless the sale is paid in full.

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 dispersed throughout the sale.

4.1.5 - Culverts (5/14)
The access road leading to the Sale Area may require the installation of culverts for cross drainage or at natural drainage-ways. If culverts are needed in these locations, their placement will be specified by the Sale Administrator, and they shall be installed prior to hauling. The culverts shall be new, corrugated metal or plastic gauge.

4.1.6 - Road construction (1/09)
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, and 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. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth.

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

4.2 - Maintenance

4.2.4 - Grading (10/16)
For completion of the sale, state forest roads must be graded. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

4.4 - Access

4.4.1 - Private property access (3/11)
Permission for access across private land has been obtained under a DNR easement.

5 - Operations

5.1 - Notification

5.1.1 - Pre-sale Conference (10/16)
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.

5.1.4 - Post-Sale Conference (10/16)
A post-sale conference on site between the Purchaser and sale administrator is required 3 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

5.2.2 - 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.

5.2.4 - Dead and Down Creation

5.2.4.1 - Dead and Down Creation, Marked Trees (10/13)
Within Payment Unit(s) 3 and 4, any balsam fir trees marked with a band of green paint must be hinge cut for hare habitat. In addition, any aspen marked with a band of green paint must be cut and left as a drumming log.

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, cutting, skidding, and hauling occur during dry summer or frozen winter conditions with tracked equipment. The reason for the recommendation is due to the wetter soil conditions.

5.2.31 - Landing Locations (9/13)
Recommended landing areas will be located on private property and centrally located to all units. Contact the Sale Administrator for the specific location of any landings.

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 is 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

6.2.1 - Road Posting (10/20)
The Purchaser is responsible for posting and maintaining caution signs on Potter Road 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.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)
The Sale Area has received damage from individual tree windthrow and over maturity. 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	Year
52 - 125	22

Forest Management Unit	County	Mapped By	Date	Page	of
Gaylord	Cheboygan	TSP	09/29/2022	1	1
		Cruised By Scheele			

Township	Range	Section(s) and Subdivision(s)	Scale
39N	03W	33: NESE, S1/2SE; 34: N1/2SW, SESW	1:15,840

Cover Type

A = Aspen
B = Paper Birch
C = Cedar
D = Treed Bog
E = Swamp Hdwoods
F = Spruce Fir
G = Grass
H = Hemlock
J = Jack Pine
L = Lowland Brush
LM = Lowland Mixed
M = Mpl, Bch, Brch
MC = Mixed Conifer
MD = Mixed Decidious
N = Marsh
O = Oak
P = Lowland Poplar
Q = Mixed Swamp Conifer
R = Red Pine
S = Black Spruce
T = Tamarack
U = Upland Brush
UM = Upland Mixed
V = Bog or Marsh
W = White Pine
X = Non Stocked
Z = Water

Density

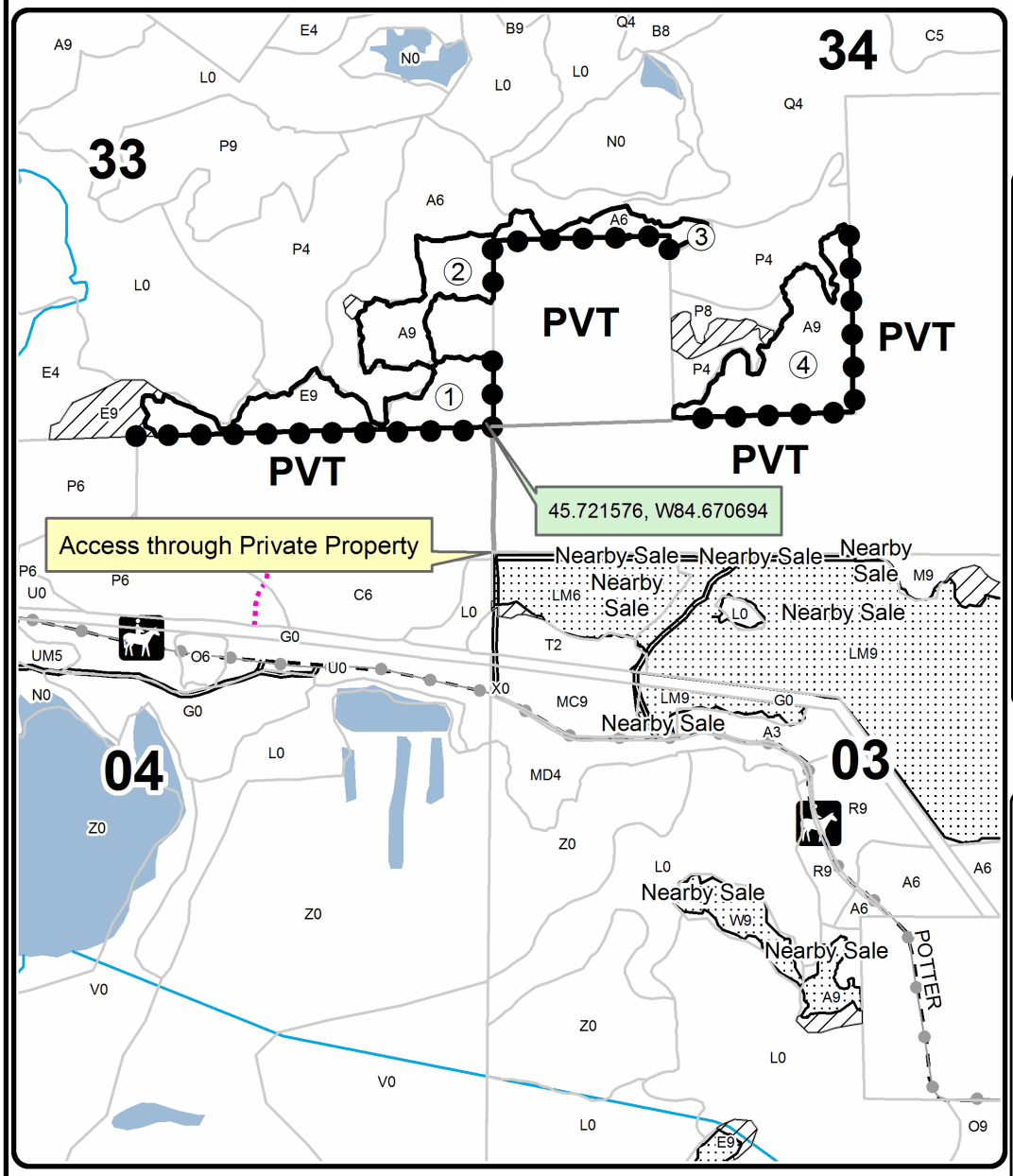
0 = Non Stocked
1 = Seedling Sapling Poor
2 = Seedling Sapling Medium
3 = Seedling Sapling Well
4 = Pole Timber Poor
5 = Pole Timber Medium
6 = Pole Timber Well
7 = Saw Timber Poor
8 = Saw Timber Medium
9 = Saw Timber Well

PU	Acres	PU	Acres
1	16.2	4	18.5
2	10.8		
3	4.8		

Around the 40 Aspen Mix

Compartment 136 & 164

50.3 Acres



Legend

- Against State (Red)
- Private Line (Blue)
- Retention Area
- Stand Boundaries
- Recreational Trail
- Secondary Forest Road
- Gravel Road
- Private
- Temporary Management Access
- Perennial River
- Lakes and Rivers
- Nearby Timber Sales

Locator Map

1:200,000

