



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7237**

**SCHEDULED SALE DATE AND TIME: 10:00 a.m. (local time) on May 18, 2023.**

**LOCATION: GLADWIN MGMT UNIT, 801 NORTH SILVERLEAF, GLADWIN, MI 48624.**

**CONTACT NAME: Blair Tweedale**

**PHONE NUMBER: (989) 426-9205**

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

**Black 3 Rivers (73-005-22) / T18N, R01E, SEC. 2 , S1/2NE,SE.**

**T19N, R01E, SEC. 35, NENE,S1/2NE,SE.**

**T19N, R01E, SEC. 36, SWSW.**

**Gladwin County, Advertised Price \$183,598.65, 177.7 Acres, Aspen, Hardwood.**

**SALE NOTE:** Some units are seasonally wet and should only be harvested during dry or frozen conditions. Access to units 9, 10, and 11 will require a temporary culvert to cross a broad drainage. Access to the northeastern portion of unit 8 will require a culvert to cross a drainage ditch along Three Rivers Road and permission from road commission. Crossing from the western portion of unit 8 to the eastern portion of unit 8 is possible but would require a stream crossing permit. The creek is a man made drain that flows in the spring through early summer.

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

## Black 3 Rivers (73-005-22)

T18N, R01E, SEC. 2; T19N, R01E, SEC. 35; T19N, R01E, SEC. 36.

Gladwin County (Advertised Price \$183,598.65)

**SALE NOTE:** Some units are seasonally wet and should only be harvested during dry or frozen conditions. Access to units 9, 10, and 11 will require a temporary culvert to cross a broad drainage. Access to the northeastern portion of unit 8 will require a culvert to cross a drainage ditch along Three Rivers Road and permission from road commission. Crossing from the western portion of unit 8 to the eastern portion of unit 8 is possible but would require a stream crossing permit. The creek is a man made drain that flows in the spring through early summer.

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:

<u>PRODUCTS &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Black/Red (Hybrid) Oak	250.5 MBF	\$ 84.00 / MBF
Mixed Aspen	278.9 MBF	\$ 94.00 / MBF
Paper Birch	4.1 MBF	\$ 60.00 / MBF
Red Maple	78.7 MBF	\$ 63.00 / MBF
Red Pine	135.8 MBF	\$ 116.00 / MBF
White Pine	20.8 MBF	\$ 82.00 / MBF
Pulpwood		
Black Cherry	43 Cords	\$ 21.80 / Cord
Black/Red (Hybrid) Oak	506 Cords	\$ 17.35 / Cord
Mixed Aspen	1,378 Cords	\$ 34.55 / Cord
Paper Birch	25 Cords	\$ 27.05 / Cord
Red Maple	510 Cords	\$ 21.80 / Cord
Red Pine	834 Cords	\$ 51.25 / Cord
White Pine	56 Cords	\$ 32.40 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 12.27 percent. There are an estimated 5,037 cords on this timber sale, plus or minus 618 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 \$9,179.93 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:

<u>PAYMENT UNIT NUMBER</u>	<u>PERCENT OF TOTAL SALE VALUE</u>
01	4.4%
02	3.5%
03	3.2%
04	13.9%
05	17.7%
06	13.5%
07	12.7%
08	6.1%
09	3.4%
10	6.4%
11	15.2%

4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2025.

### **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
397,907	5,037	12.27%	4,418	5,655

## 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
314	23,331	295	22.70%	228	362
316	35,499	449	20.32%	358	541
319	78,512	994	20.38%	791	1,196
320	32,143	407	36.35%	259	555
321	123,383	1,562	18.72%	1,270	1,854
340	18,015	228	46.22%	123	333
342	54,919	695	26.04%	514	876
358	32,104	406	20.65%	322	490
<b>TOTAL:</b>	<b>397,907</b>	<b>5,037</b>		<b>3,865</b>	<b>6,208</b>

## 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
314	8.5	1	8.5
316	24.1	2	12.6
		3	11.5
319	20.9	6	10.8
		7	10.1
320	36.3	8	36.3
321	33.0	4	14.6
		5	18.4
340	10.2	9	10.2
342	14.0	11	14.0
358	30.7	10	30.7
<b>TOTAL:</b>	<b>177.7</b>		<b>177.7</b>

**DESCRIPTION OF TIMBER BY PU (PU)**

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE				
1	Black/Red (Hybrid	Sawtimber	3.3	MBF	8.5	\$8,096.55				
	Mixed Aspen		22.3	MBF						
	<i>B. T. Aspen</i>		22.3	<i>MBF</i>						
	Red Maple	Pulpwood	29.0	MBF						
	Black/Red (Hybrid		2	Cords						
	Mixed Aspen		31	Cords						
	<i>B. T. Aspen</i>		31	<i>Cords</i>						
	Red Maple		128	Cords						
2	Black/Red (Hybrid	Sawtimber	15.7	MBF	12.6	\$6,428.80				
	Mixed Aspen		7.5	MBF						
	<i>B. T. Aspen</i>		7.5	<i>MBF</i>						
	Paper Birch	Pulpwood	1.8	MBF						
	Red Maple		3.2	MBF						
	White Pine		0.4	MBF						
	Black Cherry		13	Cords						
	<i>Black Cherry</i>		<i>Sawtimber</i>	0.4			<i>MBF</i>			
	<i>Black Cherry</i>		<i>Pulpwood</i>	12			<i>Cords</i>			
	Black/Red (Hybrid		38	Cords						
	Mixed Aspen		44	Cords						
	<i>B. T. Aspen</i>		6	<i>Cords</i>						
	<i>Quaking Aspen</i>		38	<i>Cords</i>						
	Paper Birch		10	Cords						
	Red Maple		58	Cords						
	White Pine		2	Cords						
	3		Black/Red (Hybrid	Sawtimber			14.4	MBF	11.5	\$5,843.15
			Mixed Aspen				6.9	MBF		
<i>B. T. Aspen</i>		6.9	<i>MBF</i>							
Paper Birch		Pulpwood	1.6	MBF						
Red Maple			3.0	MBF						
White Pine			0.3	MBF						
Black Cherry			12	Cords						
<i>Black Cherry</i>			<i>Sawtimber</i>	0.4	<i>MBF</i>					
<i>Black Cherry</i>			<i>Pulpwood</i>	11	<i>Cords</i>					
Black/Red (Hybrid			34	Cords						
Mixed Aspen			40	Cords						
<i>B. T. Aspen</i>			5	<i>Cords</i>						
<i>Quaking Aspen</i>			35	<i>Cords</i>						
Paper Birch			9	Cords						
Red Maple			52	Cords						
White Pine			2	Cords						
4	Black/Red (Hybrid	Sawtimber	4.9	MBF	14.6	\$25,591.25				
	Mixed Aspen		80.6	MBF						
	<i>B. T. Aspen</i>		80.6	<i>MBF</i>						
	Red Maple	Pulpwood	2.9	MBF						
	White Pine		3.8	MBF						
	Black Cherry		6	Cords						
	<i>Black Cherry</i>		6	<i>Cords</i>						
	Black/Red (Hybrid		31	Cords						
	Mixed Aspen		446	Cords						
	<i>B. T. Aspen</i>		293	<i>Cords</i>						
	<i>Quaking Aspen</i>		153	<i>Cords</i>						
	Red Maple		25	Cords						
	White Pine		15	Cords						
5	Black/Red (Hybrid	Sawtimber	6.2	MBF	18.4	\$32,246.45				
	Mixed Aspen		101.5	MBF						

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>B. T. Aspen</i>	<i>Sawtimber</i>	101.5	<i>MBF</i>		
	Red Maple		3.7	MBF		
	White Pine		4.7	MBF		
	Black Cherry	Pulpwood	8	Cords		
	<i>Black Cherry</i>		8	<i>Cords</i>		
	Black/Red (Hybrid		38	Cords		
	Mixed Aspen		563	Cords		
	<i>B. T. Aspen</i>		370	<i>Cords</i>		
	<i>Quaking Aspen</i>		193	<i>Cords</i>		
	Red Maple		32	Cords		
	White Pine		18	Cords		
6	Black/Red (Hybrid	Sawtimber	8.7	MBF	10.8	\$24,867.50
	Red Maple		2.8	MBF		
	Red Pine		51.2	MBF		
	White Pine		4.1	MBF		
	Black/Red (Hybrid	Pulpwood	27	Cords		
	Mixed Aspen		35	Cords		
	<i>B. T. Aspen</i>		35	<i>Cords</i>		
	Red Maple		28	Cords		
	Red Pine		296	Cords		
	White Pine		7	Cords		
7	Black/Red (Hybrid	Sawtimber	8.1	MBF	10.1	\$23,261.95
	Red Maple		2.6	MBF		
	Red Pine		47.8	MBF		
	White Pine		3.9	MBF		
	Black/Red (Hybrid	Pulpwood	25	Cords		
	Mixed Aspen		33	Cords		
	<i>B. T. Aspen</i>		33	<i>Cords</i>		
	Red Maple		27	Cords		
	Red Pine		277	Cords		
	White Pine		6	Cords		
8	Black/Red (Hybrid	Sawtimber	13.2	MBF	36.3	\$11,291.00
	Mixed Aspen		32.1	MBF		
	<i>B. T. Aspen</i>		32.1	<i>MBF</i>		
	Paper Birch		0.7	MBF		
	Red Maple		31.5	MBF		
	White Pine		3.6	MBF		
	Black Cherry	Pulpwood	4	Cords		
	<i>Black Cherry</i>		4	<i>Cords</i>		
	Black/Red (Hybrid		19	Cords		
	Mixed Aspen		25	Cords		
	<i>B. T. Aspen</i>		25	<i>Cords</i>		
	Paper Birch		6	Cords		
	Red Maple		153	Cords		
	White Pine		2	Cords		
9	Black/Red (Hybrid	Sawtimber	28.7	MBF	10.2	\$6,329.65
	Mixed Aspen		4.5	MBF		
	<i>B. T. Aspen</i>		4.5	<i>MBF</i>		
	Black/Red (Hybrid	Pulpwood	73	Cords		
	Mixed Aspen		62	Cords		
	<i>B. T. Aspen</i>		21	<i>Cords</i>		
	<i>Quaking Aspen</i>		41	<i>Cords</i>		
	Red Maple		4	Cords		
10	Black/Red (Hybrid	Sawtimber	107.1	MBF	30.7	\$11,729.10
	Black/Red (Hybrid	Pulpwood	150	Cords		

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
10 con't	Red Maple	Pulpwood	3	Cords		
	White Pine		2	Cords		
11	Black/Red (Hybrid	Sawtimber	40.2	MBF	14.0	\$27,913.25
	Mixed Aspen		23.5	MBF		
	<i>B. T. Aspen</i>		23.5	<i>MBF</i>		
	Red Pine		36.8	MBF		
	Black/Red (Hybrid	Pulpwood	69	Cords		
	Mixed Aspen		99	Cords		
	<i>B. T. Aspen</i>		99	<i>Cords</i>		
	Red Pine		261	Cords		
	White Pine		2	Cords		
	TOTAL:		768.8	MBF		
TOTAL:		3,352	Cords			

## **Sale Specific Conditions & Requirements**

**Sale Name: Black 3 Rivers**

**Sale Number: 73-005-22 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 blue, red and yellow paint. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit or cut boundaries are marked with yellow paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. 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, 2, 3, 4, 5, 6, 7, 9, 10, and 11, cut all trees that are two (2) inches or more at DBH except do not cut any trees marked with green paint above and below stump height.

##### **2.1.3 - Cut tree marked unit(s) (12/08)**

Within Payment Unit(s) 8, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, all trees that are two (2) inches or more at DBH are designated to be harvested between the yellow line and Three Rivers Road regardless of merchantability.

### **3 - Payments**

#### **3.3 - Pre-measured Sales**

##### **3.3.4 - Dividing payment units (7/14)**

Payment Unit(s) 4, 5, 6, 7, and 11 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 (7/16)**

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 tree seedlings and saplings.

Within unit 8, if more than 25% 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.

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**

##### **4.1.5 - Culverts (5/14)**

Roads 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. Culverts will be a minimum of 12 inches in diameter and 24 feet in length. If

culverts are removed, fill shall be removed from wetland soils as specified. Soils shall be maintained and left in a non-erodible condition, with water bars, seed, fertilizer, mulch, and slash installed as directed by the sale administrator and as specified in the BMP manual.

#### 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. 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.

### 4.2 - 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

### 5.2 - 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. Except in units 6, 7, and 11 which are to be replanted to red pine.

#### 5.2.3 - Operating Restrictions

##### 5.2.3.5 - Oak wilt restriction (1/18)

Within Payment Unit(s) 8 and 10 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 15th and clearing a tree-length buffer along uncut oak cover before April 15th. 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) 1, 2, 3, 4, 5, and 9 leave one 12" or larger diameter whole tree on the ground for every 3 acres. Trees should be scattered throughout the sale and at least two chains from any roads, two-tracks, or trails open to vehicles, or positioned per the sale administrators instructions. Stumps must be at least 3 feet tall.

#### 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, 2, 3, and 8, cutting, skidding, and hauling occur during dry summer or frozen winter conditions. The reason for the recommendation is because units are seasonally wet and prone to rutting.

#### 5.2.40 - Pathway protection (10/10)

The Midland to Mackinac is a hiking trail goes through unit 1, 2, and 4 and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot wide slash, debris, and rut free zone daily, using the pathway 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 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.

## **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 Three Rivers Road prior to beginning operations. The road must be posted at locations designated on the map 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.

## TIMBER SALE MAP

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

Forest Management Unit		County	Mapped By	Steven Nyhoff	Date	Page	of
Gladwin Management Unit		Gladwin	Cruised By	Steven Nyhoff	09/21/2022	1	1
Township	Range	Section(s) and Subdivision(s)			Scale		
18 & 19N	1E	Various			1:15,840		

Cover Type				Density	
A = Aspen	H = Hemlock	N = Marsh	U = Upland Brush	0 = Non Stocked	5 = Pole Timber Medium
B = Paper Birch	J = Jack Pine	O = Oak	UM = Upland Mixed	1 = Seedling Sapling Poor	6 = Pole Timber Well
C = Cedar	L = Lowland Brush	P = Lowland Poplar	V = Bog or Marsh	2 = Seedling Sapling Medium	7 = Saw Timber Poor
D = Treed Bog	LM = Lowland Mixed	Q = Mixed Swamp Conifer	W = White Pine	3 = Seedling Sapling Well	8 = Saw Timber Medium
E = Swamp Hdwoods	M = Mpl, Bch, Brch	R = Red Pine	X = Non Stocked	4 = Pole Timber Poor	9 = Saw Timber Well
F = Spruce Fir	MC = Mixed Conifer	S = Black Spruce	Z = Water		
G = Grass	MD = Mixed Deciduous	T = Tamarack			

PU	Acres	PU	Acres	PU	Acres
1	8.5	5	18.4	9	10.2
2	12.6	6	10.8	10	30.7
3	11.5	7	10.1	11	14.0
4	14.6	8	36.3		

## Black 3 Rivers

## Compartment 36

**177.7 Acres**

