



**DEPARTMENT OF NATURAL RESOURCES  
STATE OF MICHIGAN  
TIMBER SALE PROSPECTUS #7244**

**SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on April 17, 2023.**

**LOCATION: GRAYLING MGMT UNIT, 1955 HARTWICK PINES ROAD, GRAYLING, MI 49738.**

**CONTACT NAME: Thomas Barnes**

**PHONE NUMBER: (989) 348-6371**

**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:

West 167 Oak (72-027-22) / T27N, R04W, SEC. 26, SWNW,NWSW.

T27N, R04W, SEC. 27, NENE,S1/2NE,SE.

T27N, R04W, SEC. 34, N1/2NE.

Crawford County, Advertised Price \$111,205.70, 100.7 Acres, Hardwood, Red Oak.

SALE NOTE: The oak was heavily defoliated in spring of 2022. Dormant harvest was specified in order to give the stressed, aging oak its best shot at sprouting vigorously. The most direct access will require keying through the Sand Hill Road gate off Pollack Bridge Road. Alternate access could be established to the southwest by re-opening a berm on the Williams Tract fenceline.

## TIMBER SALE INFORMATION

West 167 Oak (72-027-22)

T27N, R04W, SEC. 26; T27N, R04W, SEC. 27; T27N, R04W, SEC. 34.

Crawford County (Advertised Price \$111,205.70)

**SALE NOTE:** The oak was heavily defoliated in spring of 2022. Dormant harvest was specified in order to give the stressed, aging oak its best shot at sprouting vigorously. The most direct access will require keying through the Sand Hill Road gate off Pollack Bridge Road. Alternate access could be established to the southwest by re-opening a berm on the Williams Tract fenceline.

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		
Red Maple	3.4 MBF	\$ 93.00 / MBF
Red Oak	412.1 MBF	\$ 134.00 / MBF
White Oak	64.7 MBF	\$ 85.00 / MBF
Pulpwood		
B. T. Aspen	120 Cords	\$ 26.05 / Cord
Jack Pine	9 Cords	\$ 19.80 / Cord
Misc. Species 1	204 Cords	\$ 6.50 / Cord
Mixed Oak	1,307 Cords	\$ 27.05 / Cord
Red Maple	353 Cords	\$ 28.85 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 9.04 percent. There are an estimated 3,177 cords on this timber sale, plus or minus 287 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 \$5,560.29 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	25.7%
02	25.8%
03	25.7%
04	22.8%
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		PERCENT ERROR	STATISTICAL RANGE IN CORDS	
TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
251,001	3,177	9.04%	2,890	3,465

**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
1	133,232	1,686	13.01%	1,467	1,906
10	117,769	1,491	13.33%	1,292	1,689
TOTAL:	251,001	3,177		2,759	3,595

**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
1	54.3	1	27.1
		2	27.2
10	46.4	3	24.6
		4	21.8
TOTAL:	100.7		100.7

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Red Maple	Sawtimber	0.7	MBF	27.1	\$28,568.75
	Red Oak		104.0	MBF		
	White Oak		16.5	MBF		
	B. T. Aspen	Pulpwood	26	Cords		
	Jack Pine		4	Cords		
	Misc. Species 1		63	Cords		
	Mixed Oak		370	Cords		
	<i>Northern Pin Oak</i>		3	<i>Cords</i>		
	<i>Red Oak</i>		243	<i>Cords</i>		
	<i>White Oak</i>		124	<i>Cords</i>		
	Red Maple		69	Cords		
2	Red Maple	Sawtimber	0.8	MBF	27.2	\$28,722.35
	Red Oak		104.4	MBF		
	White Oak		16.6	MBF		
	B. T. Aspen	Pulpwood	26	Cords		
	Jack Pine		5	Cords		
	Misc. Species 1		64	Cords		
	Mixed Oak		371	Cords		
	<i>Northern Pin Oak</i>		3	<i>Cords</i>		
	<i>Red Oak</i>		244	<i>Cords</i>		
	<i>White Oak</i>		124	<i>Cords</i>		
	Red Maple		70	Cords		
3	Red Maple	Sawtimber	1.0	MBF	24.6	\$28,572.35
	Red Oak		108.0	MBF		
	White Oak		16.8	MBF		
	B. T. Aspen	Pulpwood	36	Cords		
	Misc. Species 1		41	Cords		
	Mixed Oak		300	Cords		
	<i>Red Oak</i>		171	<i>Cords</i>		
	<i>White Oak</i>		129	<i>Cords</i>		
	Red Maple		113	Cords		
4	Red Maple	Sawtimber	0.9	MBF	21.8	\$25,342.25
	Red Oak		95.7	MBF		
	White Oak		14.8	MBF		
	B. T. Aspen	Pulpwood	32	Cords		
	Misc. Species 1		36	Cords		
	Mixed Oak		266	Cords		
	<i>Red Oak</i>		151	<i>Cords</i>		
	<i>White Oak</i>		115	<i>Cords</i>		
	Red Maple		101	Cords		
TOTAL:			480.2	MBF		
TOTAL:			1,993	Cords		

## **Sale Specific Conditions & Requirements**

**Sale Name: West 167 Oak**

**Sale Number: 72-027-22 Seq#: 2**

### **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 boundaries are marked with yellow paint. 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. Disregard the faded red paint remnants from past adjacent harvests.

### **2 - Timber Specifications**

#### **2.1 - Included Timber**

##### **2.1.1 - Clearcut unit(s) with unmerchantable trees (6/14)**

Within Payment Unit(s) 1-4, cut all trees that are two (2) inches or more at DBH except oak saplings and all red pine and white pine. In addition, cut all dead standing oak that is retaining at least 25% of its bark or is in a clump with live oak stems. Disregard the faded green paint remnants from past harvests.

##### **2.1.11 - Description of timber note (2/04)**

Note that miscellaneous species 1 is dead standing oak as described in 2.1.1. Note also that all aspen & jack pine were cruised as pulp.

#### **2.2 - Utilization**

##### **2.2.3 - Stump heights (4/07)**

Stump heights within the Sale Area shall not exceed 12 inches for all trees. Taller stumps may be allowed by the sale administrator on the steeper hills.

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

Within the sale area, if more than 20% of the oak and pine 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. Operational paths that are cleanly cut through regen will not be considered damaged areas.

### **4 - Transportation**

#### **4.1 - Construction**

##### **4.1.6 - Road construction (1/09)**

Construction of new roads and 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 chipped, utilized or scattered back into the sale area, 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 dirt. Stumps and brush may also need to be placed along part of the road behind the berm. 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.

### 4.4 - Access

#### 4.4.3 - Access gate (12/08)

The Sand Hill Road access gate must be locked at all times unless otherwise approved by the Unit Manager or his/her representative. This is to prevent someone other than the Purchaser from going through the gate and being locked in.

## 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 5 days in advance to schedule the conference. Bring a padlock to the pre-sale conference in order to daisy-chain it onto the access gate's DNR padlock.

#### 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

#### 5.2.3 - Operating Restrictions

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

Within Payment Units 1-4, 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.

##### 5.2.3.11 - Coppice regeneration protection (4/10)

To promote oak regeneration, harvesting is limited to October 15th through May 15th. Timber harvesting in any Payment Unit must be completed before significant sprouting occurs in that Payment Unit so as to minimize damage to the new regeneration. Any post harvest operations, such as chipping, must be completed before sprouting of regeneration occurs. If it is anticipated that chipping will be delayed, then tops shall be carried to one central location or left unchipped. The Unit Manager or his/her representative may cease such operations if sprouting occurs before the operation is complete.

#### 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

#### 5.4.1 - 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.

#### 5.4.2 - 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.

### 5.5 - Protection of Improvements

#### 5.5.3 - Protection of improvements detail (10/13)

Note that there is no obligation to protect the old fence that runs along the south edge of Payment Units 3 & 4 and within the west edge of Payment Unit 3. That fencing was installed when the land was privately-owned. Embedded wire may be encountered along the fence lines. High stumps can be left on trees with ingrown wire.

## 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 Sand Hill 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

### 7.5 - Loss

#### 7.5.1 - Deteriorating timber (7/09)

The sale area has received damage from spongy moth defoliation in spring of 2022 that removed nearly 100% of the oak canopy. The oak was only partially re-leafed by late summer. 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.



## TIMBER SALE MAP

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

Sale Number  
72 - 027Year  
22

Forest Management Unit Grayling		County Crawford	Mapped By Charlebois	Date 09/25/2022	Page 1	of 1
Township 27N	Range 4W	Section(s) and Subdivision(s) Sec 26: SWNW, NWSW Sec 27: E1/2		Scale 1:15,840		

## Cover Type

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

## 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

PU	Acres
1	27.1
2	27.2
3	24.6
4	21.8

**West 167 Oak**  
**Compartment 167**  
**100.7 Acres**

## Legend

- Sale Boundary - Red
- Sale Boundary - Blue
- PU Boundary - Yellow
- PU #
- County Road - Paved
- County Road - Seasonal
- - Forest Road
- ... Temporary Access Road
- - Private Road
- Powerline
- ... Nearby Timber Sale
- River
- ◆ Survey Corner

27

26

34

35

PRIVATE

PRIVATE

old fence  
is 50 feet  
within blue  
paint lineold fence along  
south edgeSection  
Corner44.7031  
-84.7647Section  
Cornerscan for  
Geo-PDF  
map0 0.25 0.5  
Miles