



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7774**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on December 8, 2025.

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:

Ice Ventura: When Nature Falls (72-027-25) / T28N, R02E, SEC. 21, NESW,S1/2SW,N1/2SE.
Oscoda County, Advertised Price \$11,716.70, 52.1 Acres, Aspen, Hardwood.

SALE NOTE: This is a salvage sale that is a direct result of the 2025 spring ice storm. This sale has a short contract term (2 years) with no extensions allowed. There is oil and gas infrastructure within the sale area and the associated oil and gas company must be contacted prior to operations beginning.

TIMBER SALE INFORMATION

Ice Ventura: When Nature Falls (72-027-25)

T28N, R02E, SEC. 21.

Oscoda County (Advertised Price \$11,716.70)

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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:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Pulpwood		
Black/Red (Hybrid) Oak	28 Cords	\$ 13.90 / Cord
Jack Pine	31 Cords	\$ 8.20 / Cord
Mixed Hardwood	158 Cords	\$ 17.30 / Cord
Quaking Aspen	452 Cords	\$ 13.90 / Cord
Red Pine	24 Cords	\$ 27.70 / Cord
White Pine	126 Cords	\$ 11.05 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 32.91 percent. There are an estimated 820 cords on this timber sale, plus or minus 270 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 \$1,000.00 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	8.5%
02	39.0%
03	52.5%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 12/31/2027.

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.

<u>VOLUME</u>			<u>STATISTICAL RANGE IN CORDS</u>	
<u>TOTAL CUBIC FEET</u>	<u>TOTAL CORDS</u>	<u>PERCENT ERROR</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
64,748	820	32.91%	550	1,089

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
46	23,516	298	62.58%	111	484
48	3,527	45	74.64%	11	78
150	4,815	61	138.21%	0	145
246	32,890	416	46.44%	223	610
TOTAL:	64,748	820		346	1,317

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
TOTAL:			

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
1	Mixed Hardwood	Pulpwood	43	Cords	8.8	\$994.10
	Black Cherry		43	Cords		
	Quaking Aspen		18	Cords		
2	Black/Red (Hybrid	Pulpwood	13	Cords	20.6	\$4,568.65
	Jack Pine		6	Cords		
	Mixed Hardwood		54	Cords		
	Black Cherry		28	Cords		
	Red Maple		26	Cords		
	Quaking Aspen		182	Cords		
	Red Pine		24	Cords		
	White Pine		19	Cords		
3	Black/Red (Hybrid	Sawtimber Pulpwood	15	Cords	22.7	\$6,153.95
	Jack Pine		25	Cords		
	Mixed Hardwood		61	Cords		
	Red Maple		2.0	MBF		
	Black Cherry		37	Cords		
	Paper Birch		3	Cords		
	Red Maple		17	Cords		
	Quaking Aspen		252	Cords		
	White Pine		107	Cords		
TOTAL:			819	Cords		

Sale Specific Conditions & Requirements

Sale Name: Ice Ventura: When Nature Falls

Sale Number: 72-027-25 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 and red paint, as well as utilize unmarked roads. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint and utilize Pennsylvania Crossing Road as a designated, unmarked boundary. Interior Payment Unit boundaries are unmarked and utilize Pennsylvania Crossing Road where applicable. 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 unless agreed upon by the Sale Administrator.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) 1-3, cut all trees that are two (2) inches or more at DBH, except do not cut any trees that are designated with green paint above and below breast height.

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. 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.

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.

4.1.6 - 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. These roads must be rendered impassable to cars and trucks. Temporary berms may be required if no sale activity occurs for 30 or more consecutive days. 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.

5 - Operations

5.1 - Notification

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the gas or pipeline company prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact The Muzyl Oil Corporation at 989-732-8100.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the openings containing well sites, which is indicated on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

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

5.2.4.4 - Dead and Down Creation, Grouse (6/18)

To encourage grouse and other wildlife, in Payment Unit(s) 1-3, leave one, 12" diameter or larger log-length (8 foot minimum) piece 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 will be evenly scattered throughout the Payment Unit. 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. This can be an unmerchantable piece or a full tree.

5.2.29 - Shrub Protection (1/20)

Reasonable care must be taken to not damage Hawthorn or Juneberry (Serviceberry) within the sale area. These woody-shrub plants are highly beneficial to various wildlife species.

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.

5.8 - 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 Pennsylvania Crossing 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. This is a salvage sale as a result of the 2025 Ice Storm with damaged timber that is at risk of further deteriorating.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the 2025 Ice Storm. 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
72-027-25

Date
09/19/2025

Forest Management Unit
Grayling Mgt Unit

County
Oscoda

Mapped By: Halabut, McClarren, Steinhauer
Cruised By: Halabut, McClarren

Scale
1:10,000

Page
1

Of
1

Township
28N

Range
02E

Section(s) and
Subdivision(s) Sec. 21 NESW,S1/2SW,N1/2SE;

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

Ice Ventura: When Nature Falls

52.1 Acres

Payment Unit Acres

Payment Unit Number	Acres
1	8.8
2	20.6
3	22.7

Legend

- Against State (Red)
- Against State (Unpainted)
- Private Line (Blue)
- Retention Areas
- Stands
- DNR Oil And Gas Lines
- Primary Forest Road
- Secondary Forest Road
- Forest Access Route
- Administrative Access Only
- Non-DNR Road
- Field Grade Corner

Denotes a Well Site

