



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7757**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on April 8, 2026.

LOCATION: ROSCOMMON MGMT UNIT, 8717B N ROSCOMMON RD., ROSCOMMON, MI 48653.

CONTACT NAME: Jason Lewicki

PHONE NUMBER: (989) 745-5870

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

Grass Lake Pond Mix (71-006-25) / T21N, R03W, SEC. 15, SESE.

T21N, R03W, SEC. 22, NW,NE,SW,W1/2SE.

T21N, R03W, SEC. 23, NWNW,NWSW,S1/2SW.

T21N, R03W, SEC. 27, N1/2NW,NWNE.

Roscommon County, Advertised Price \$158,606.35, 214.3 Acres, Aspen, Hardwood.

SALE NOTE: 214 combined acres of aspen, red pine, jack pine and oak located along Grass Lake Rd and Pond Rd just West of M-18. A roundwood operation is required for Payment Units 3 and 4, see spec 2.2.6 for details.

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

Grass Lake Pond Mix (71-006-25)

T21N, R03W, SEC. 15; T21N, R03W, SEC. 22; T21N, R03W, SEC. 23; T21N, R03W, SEC. 27.

Roscommon County (Advertised Price \$158,606.35)

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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>
Sawtimber		
B. T. Aspen	477.4 MBF	\$ 79.00 / MBF
Black Cherry	1.6 MBF	\$ 143.00 / MBF
Black/Red (Hybrid) Oak	62.0 MBF	\$ 139.00 / MBF
Red Maple	62.6 MBF	\$ 65.00 / MBF
Red Pine	35.6 MBF	\$ 100.00 / MBF
White Oak	7.1 MBF	\$ 66.00 / MBF
White Pine	189.7 MBF	\$ 80.00 / MBF
Pulpwood		
B. T. Aspen	1,596 Cords	\$ 32.35 / Cord
Balsam Fir	61 Cords	\$ 24.95 / Cord
Jack Pine	314 Cords	\$ 9.80 / Cord
Mixed Hardwood	660 Cords	\$ 20.10 / Cord
Mixed Oak	301 Cords	\$ 17.85 / Cord
N. White Cedar	3 Cords	\$ 3.05 / Cord
Red Pine	14 Cords	\$ 37.90 / Cord
White Pine	415 Cords	\$ 32.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 10.75 percent. There are an estimated 5,322 cords on this timber sale, plus or minus 572 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 \$7,930.32 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	9.0%
02	13.0%
03	3.4%
04	2.0%
05	27.4%
06	14.2%
07	17.0%
08	14.0%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2028.

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
420,467	5,322	10.75%	4,750	5,895

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.

VDU	VOLUME		PERCENT ERROR	RANGE IN CORDS	
	TOTAL CUBIC FEET	TOTAL CORDS		MINIMUM	MAXIMUM
63	41,855	530	39.14%	322	737
64	40,688	515	38.62%	316	714
73	127,685	1,616	19.87%	1,295	1,937
75	18,174	230	77.03%	53	407
76	7,818	99	94.12%	6	192
91	48,715	617	32.53%	416	817
111	56,578	716	30.52%	498	935
138	58,584	742	20.42%	590	893
142	13,701	173	44.32%	97	250
153	6,669	84	73.72%	22	147
TOTAL:	420,467	5,322		3,615	7,030

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	B. T. Aspen Black Cherry Black/Red (Hybrid Red Pine White Pine B. T. Aspen Balsam Fir Jack Pine Mixed Hardwood <i>Black Cherry</i> Mixed Oak <i>/Red (Hybrid) Oak</i> <i>White Oak</i> Red Pine White Pine	Sawtimber	12.4	MBF	29.8	\$14,347.95
			1.6	MBF		
			2.8	MBF		
			29.6	MBF		
			18.0	MBF		
		Pulpwood	113	Cords		
			2	Cords		
			283	Cords		
			22	Cords		
			22	Cords		
			6	Cords		
			4	Cords		
			2	Cords		
			6	Cords		
			34	Cords		
			2	B. T. Aspen Black/Red (Hybrid Red Maple White Pine B. T. Aspen Mixed Hardwood <i>Black Cherry</i> <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> White Pine		
12.2	MBF					
5.2	MBF					
6.8	MBF					
Pulpwood	175	Cords				
	141	Cords				
	4	Cords				
	137	Cords				
	128	Cords				
	128	Cords				
	11	Cords				
	3	B. T. Aspen Black/Red (Hybrid Red Maple White Pine B. T. Aspen Balsam Fir Jack Pine Mixed Hardwood <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> Red Pine White Pine			Sawtimber	2.8
9.1			MBF			
2.2			MBF			
21.1			MBF			
Pulpwood			1	Cords		
			9	Cords		
			25	Cords		
			15	Cords		
			15	Cords		
			5	Cords		
			5	Cords		
			5	Cords		
			31	Cords		
4	Black/Red (Hybrid Balsam Fir Mixed Hardwood <i>Red Maple</i> Mixed Oak <i>/Red (Hybrid) Oak</i> White Pine	Sawtimber	14.8	MBF	4.4	\$3,173.85
		Pulpwood	3	Cords		
			20	Cords		
			20	Cords		
			16	Cords		
			16	Cords		
			11	Cords		
			5	B. T. Aspen Black/Red (Hybrid Red Maple White Pine B. T. Aspen Balsam Fir Jack Pine Mixed Hardwood <i>Black Cherry</i>		
13.8	MBF					
6.5	MBF					
78.2	MBF					
Pulpwood	595	Cords				
	31	Cords				
	6	Cords				
	104	Cords				
	6	Cords				

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE
5 con't	<i>Red Maple</i>	<i>Pulpwood</i>	98	<i>Cords</i>		
	Mixed Oak		60	Cords		
	<i>/Red (Hybrid) Oak</i>		60	<i>Cords</i>		
	White Pine		133	Cords		
6	B. T. Aspen	Sawtimber	113.0	MBF	32.9	\$22,581.50
	Black/Red (Hybrid)		1.6	MBF		
	Red Maple		2.2	MBF		
	White Pine		8.8	MBF		
	B. T. Aspen	Pulpwood	267	Cords		
	Balsam Fir		7	Cords		
	Mixed Hardwood		94	Cords		
	<i>Black Cherry</i>		12	<i>Cords</i>		
	<i>Paper Birch</i>		2	<i>Cords</i>		
	<i>Red Maple</i>		80	<i>Cords</i>		
	Mixed Oak		35	Cords		
	<i>/Red (Hybrid) Oak</i>		35	<i>Cords</i>		
	N. White Cedar		1	Cords		
	White Pine		39	Cords		
7	B. T. Aspen	Sawtimber	134.2	MBF	39.1	\$26,887.50
	Black/Red (Hybrid)		1.8	MBF		
	Red Maple		2.6	MBF		
	White Pine		10.4	MBF		
	B. T. Aspen	Pulpwood	318	Cords		
	Balsam Fir		9	Cords		
	Mixed Hardwood		113	Cords		
	<i>Black Cherry</i>		14	<i>Cords</i>		
	<i>Paper Birch</i>		3	<i>Cords</i>		
	<i>Red Maple</i>		96	<i>Cords</i>		
	Mixed Oak		41	Cords		
	<i>/Red (Hybrid) Oak</i>		41	<i>Cords</i>		
	N. White Cedar		2	Cords		
	White Pine		47	Cords		
8	B. T. Aspen	Sawtimber	36.5	MBF	18.5	\$22,283.25
	Black/Red (Hybrid)		5.9	MBF		
	Red Maple		43.9	MBF		
	Red Pine		6.0	MBF		
	White Oak		7.1	MBF		
	White Pine		46.4	MBF		
	B. T. Aspen	Pulpwood	127	Cords		
	Mixed Hardwood		151	Cords		
	<i>Paper Birch</i>		6	<i>Cords</i>		
	<i>Red Maple</i>		145	<i>Cords</i>		
	Mixed Oak		10	Cords		
	<i>/Red (Hybrid) Oak</i>		7	<i>Cords</i>		
	<i>White Oak</i>		3	<i>Cords</i>		
	Red Pine		3	Cords		
White Pine		109	Cords			
TOTAL:			836.0	MBF		
TOTAL:			3,364	Cords		

Sale Specific Conditions & Requirements

Sale Name: Grass Lake Pond Mix

Sale Number: 71-006-25 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 red and yellow paint. Exterior sale boundary lines against state are marked with red paint. Interior Payment Unit boundaries are marked with yellow paint. 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 marked with orange paint. 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, 5, 6, 7 and 8, cut all trees that are two (2) inches or more at DBH, except do not cut trees marked with green paint.

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) 3, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability. In addition, cut ALL jack pine on the sale regardless of merchantability.

Within Payment Unit 4, all trees are designated for cutting when marked with orange paint above and below stump height. In addition, cut all black oak and red maple. Do not cut any white oak.

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 at DBH and four (4) inches for trees smaller than 10 inches at DBH.

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit(s) 3 and 4. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length. Trees must be harvested with in-woods processor in order to retain existing understory.

2.2.10 - No Chipping Tops and Limbs (8/16)

Within Payment Unit(s) 1, chipping of limbs or tops is not permitted. Limbs and the remaining top must be left on site and scattered. This is to facilitate natural regeneration.

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

Within Payment Units 3 and 4, if more than 33% 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

4.1.6 - 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. 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.

4.1.11 - Permits (2/12)

The Purchaser will secure any necessary permits that may be required.

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

5.1 - 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 5 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

5.2.1 - Slash

5.2.1.8 - Slash Height (12/08)

No slash or tree tops may exceed 24 inches in height.

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

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) 3 and 4, cutting and skidding are not permitted during the period of April 15 to July 15. This restriction is because of bark slippage.

5.2.3.11 - Coppice Regeneration Protection (4/10)

Timber harvesting in any Payment Unit must be completed before significant aspen 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. If more than 33% of the newly sprouted saplings are damaged a charge of \$500 per acre will be charged.

5.2.4 - Dead and Down Creation

5.2.4.2 - Dead and Down Creation, Hare and Grouse (1/25)

To improve habitat for snowshoe hare, grouse, and other species, the Purchaser is to leave two (2) 10-inch diameter or larger log size pieces on the ground for every two (2) acres within Payment Units 2, 5, 6, 7 and 8. They should be scattered throughout the Unit or positioned per the Sale Administrator's instructions. The logs should be placed so they overlap. These pieces should have a minimum length of ten (10) feet. They can be of any tree species and can be an un-merchantable piece of wood or a full tree.

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.

5.2.39 - ORV Trail/Route Protection (4/18)

A portion of Grass Lake Road is an ORV and snowmobile trail and is shown on the Timber Sale Map. In addition, a segment of this trail goes off road and through Payment Unit 6. Do not cut trees or damage posts with yellow ORV markers. All stumps within five (5) feet of the trail must be cut flush with the ground. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the ORV trail or route as the centerline. Do not run equipment down the ORV trail or route.

5.2.41 - Snowmobile Trail Protection (9/11)

A portion of Grass Lake Road is an ORV and snowmobile trail and is shown on the Timber Sale Map. In addition, a segment of this trail goes off road and through Payment Unit 6. Do not cut or damage posts with orange trail markers or traffic control signs. If the trail is used, it must be maintained and restored to a condition equal to or better than before the sale. The road maintenance/restoration must be done prior to December 1. If the trail is used for hauling, it must be graded to the satisfaction of the Unit Manager or his/her representative prior to December 1. The snowmobile trail may not be used for any timber sale operations from December 1 to March 31. The snowmobile trail may only be crossed at right angles. Maintain a 20-foot-wide slash, debris, and rut free zone daily using the snowmobile trail as the centerline. No decking of forest products will be permitted along the snowmobile trail. All stumps within 20 feet of the snowmobile trail must be cut at ground level.

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 are 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 adjacent roads 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.

6.2.2 - Snowmobile Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on snowmobile trails prior to beginning operations during the snowmobile season (approximately December 1 to March 31). The trail 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.

6.2.3 - Recreational Trail Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on ORV/ATV trails prior to beginning operations. The trail must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic at both ends of the trail. 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.

Sale Number
71-006-25

Date
10/22/2025

Forest Management Unit	County	Mapped By: Jesse Bramer
Roscommon Mgt Unit	Roscommon	Cruised By: Bonnette and Bramer

Scale	Page	Of
1:15,840	1	1

Township	Range	Section(s) and Subdivision(s)
21N	03W	Sec. 15 SESE; Sec. 22 NW,NE,SW,W1/2SE; Sec. 23 NWNW,NWSW,S1/2SW; Sec. 27 N1/2NW,NWNE;

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

Payment Unit Number	Acres	Payment Unit Number	Acres
1	29.8	5	41.3
2	29.4	6	32.9
3	18.9	7	39.1
4	4.4	8	18.5

Grass Lake Pond Mix

214.3 Acres

Legend

- Against State (Red)
- Payment Unit (Yellow)
- Recreational Trails
- Field Grade Corner
- Primary Forest Road
- Forest Access Route
- Government Gravel/Dirt
- Retention

