



**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:

Bear Scratch Peninsula (71-001-26) / T21N, R04W, SEC. 28, N1/2SW,SWSW.

T21N, R04W, SEC. 29, SESE.

T21N, R04W, SEC. 31, NESW,W1/2SE.

T21N, R04W, SEC. 32, NE.

T21N, R04W, SEC. 33, NWNW.

Roscommon County, Advertised Price \$62,821.95, 68.7 Acres, Aspen, Hardwood.

SALE NOTE: 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

Bear Scratch Peninsula (71-001-26)

T21N, R04W, SEC. 28; T21N, R04W, SEC. 29; T21N, R04W, SEC. 31; T21N, R04W, SEC. 32; T21N, R04W, SEC. 33.

Roscommon County (Advertised Price \$62,821.95)

SALE NOTE: 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 & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	101.5 MBF	\$ 79.00 / MBF
Black/Red (Hybrid) Oak	43.4 MBF	\$ 139.00 / MBF
Red Maple	93.5 MBF	\$ 65.00 / MBF
White Oak	26.9 MBF	\$ 66.00 / MBF
White Pine	71.5 MBF	\$ 80.00 / MBF
Pulpwood		
Balsam Fir	4 Cords	\$ 24.95 / Cord
Jack Pine	9 Cords	\$ 9.80 / Cord
Mixed Aspen	583 Cords	\$ 32.35 / Cord
Mixed Hardwood	395 Cords	\$ 20.10 / Cord
Mixed Oak	112 Cords	\$ 17.85 / Cord
Red Pine	22 Cords	\$ 37.90 / Cord
White Pine	167 Cords	\$ 32.20 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 18.69 percent. There are an estimated 2,082 cords on this timber sale, plus or minus 389 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 \$3,141.10 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	41.0%
02	38.6%
03	20.4%
4. If no cutting takes place, the 10% down payment will not be refunded.
5. Operations on the contract issued will terminate on 06/30/2029.

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
164,495	2,082	18.69%	1,693	2,472

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
125	135,647	1,717	21.88%	1,341	2,093
169	28,849	365	29.55%	257	473
TOTAL:	164,495	2,082		1,599	2,566

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	Sawtimber	44.1	MBF	29.2	\$25,782.25
	Black/Red (Hybrid)		6.5	MBF		
	Red Maple		46.1	MBF		
	White Oak		10.5	MBF		
	White Pine		23.6	MBF		
	Balsam Fir	Pulpwood	2	Cords		
	Mixed Aspen		284	Cords		
	<i>B. T. Aspen</i>		260	Cords		
	<i>Quaking Aspen</i>		24	Cords		
	Mixed Hardwood		187	Cords		
	<i>Paper Birch</i>	Sawtimber	1.4	MBF		
	<i>Black Cherry</i>	Pulpwood	3	Cords		
	<i>Paper Birch</i>		1	Cords		
	<i>Pin Cherry</i>		2	Cords		
	<i>Red Maple</i>		178	Cords		
	Mixed Oak		39	Cords		
	<i>/Red (Hybrid) Oak</i>		27	Cords		
	<i>White Oak</i>		12	Cords		
	White Pine		66	Cords		
	2	B. T. Aspen	Sawtimber	41.5		
Black/Red (Hybrid)			6.1	MBF		
Red Maple			43.5	MBF		
White Oak			9.9	MBF		
White Pine			22.3	MBF		
Balsam Fir		Pulpwood	2	Cords		
Mixed Aspen			267	Cords		
<i>B. T. Aspen</i>			244	Cords		
<i>Quaking Aspen</i>			23	Cords		
Mixed Hardwood			175	Cords		
<i>Paper Birch</i>		Sawtimber	1.3	MBF		
<i>Black Cherry</i>		Pulpwood	2	Cords		
<i>Paper Birch</i>			1	Cords		
<i>Pin Cherry</i>			2	Cords		
<i>Red Maple</i>			167	Cords		
Mixed Oak			37	Cords		
<i>/Red (Hybrid) Oak</i>			25	Cords		
<i>White Oak</i>			12	Cords		
White Pine			62	Cords		
3		B. T. Aspen	Sawtimber	15.9	MBF	12.0
	Black/Red (Hybrid)		30.8	MBF		
	Red Maple		3.9	MBF		
	White Oak		6.5	MBF		
	White Pine		25.6	MBF		
	Jack Pine	Pulpwood	9	Cords		
	<i>Jack Pine</i>	Sawtimber	2.9	MBF		
	<i>Jack Pine</i>	Pulpwood	3	Cords		
	Mixed Aspen		32	Cords		
	<i>B. T. Aspen</i>		32	Cords		
	Mixed Hardwood		34	Cords		
	<i>Red Maple</i>		34	Cords		
	Mixed Oak		36	Cords		
	<i>/Red (Hybrid) Oak</i>		25	Cords		
	<i>White Oak</i>		11	Cords		
	Red Pine		22	Cords		
	White Pine		39	Cords		

TOTAL:	336.8	MBF
TOTAL:	1,293	Cords

Sale Specific Conditions & Requirements

Sale Name: Bear Scratch Peninsula

Sale Number: 71-001-26 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. 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.

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 green painted trees or trees 26 inches or more at DBH in any Payment Unit. Do not cut red pine within Payment Unit(s) 1-2. Protect white pine regeneration in Payment Unit 3 (see spec 3.4.1).

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. In addition, extreme care should be taken to avoid damage to white pine seedlings and saplings in Payment Unit 3.

Within Payment Unit 3, if more than 33% of white 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 \$500 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. These roads must be rendered impassable to cars and trucks. Contact the Sale Administrator for specific details of design and placement.

4.2 - Maintenance

4.2.3 - Road maintenance (8/13)

The following road maintenance may be needed: Within 60 days of completion of hauling, or if no hauling occurs for 60 days, the road must be maintained and graded. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. Damages will be assessed if grading/repair does not occur.

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 (10/16)

A pre-sale conference on site between the Purchaser and Sale Administrator is required prior to beginning any operations. The Unit Manager or his/her representative must be contacted at least 2 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 36 inches in height.

5.2.3 - Operating Restrictions

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-3, 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 15 and clearing a tree-length buffer along uncut oak cover before April 15. 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)

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. If more than 33% of newly sprouted seedlings are damaged, then damages 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 in Payment Units 1 and 2. They should be scattered throughout the sale 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.

5.8 - Protection of Endangered Species

5.8.8 - Protected Species, Other (2/12)

Within Payment Unit(s) 1-3, cutting and skidding are not permitted during the period of May 1 to October 1. This restriction is to protect habitat for the threatened Eastern Massasauga rattlesnake.

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 haul routes 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 the snowmobile trail which goes along the northern boundary of Payment Unit 3 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 the ORV trail, which crosses the haul route north of Payment Units 1 and 2, 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	Date	
71-001-26	10/15/2025	
Scale	Page	Of
1:19,000	1	1

Forest Management Unit	County	Mapped By: Martell, Ewald, Tyran, Sanborn
Roscommon Mgt Unit	Roscommon	Cruised By: Martell, Ewald, Tyran, Sanborn

Township	Range	Section(s) and Subdivision(s)
21N	04W	Sec. 28 N1/2SW,SWSW; Sec. 29 SESE; Sec. 31 NESW,W1/2SE; Sec. 32 NE; Sec. 33 NWNW;

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
1	29.2
2	27.5
3	12

Bear Scratch Peninsula
68.7 Acres

