



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7834**

SCHEDULED SALE DATE AND TIME: **10:00 a.m. (local time) on June 17, 2026.**

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:

Grouse Buster Borough (73-010-25) / T18N, R06W, SEC. 35, NW,NE,N1/2SW.

Clare County, Advertised Price \$219,674.00, 141.8 Acres, Aspen, Hardwood.

SALE NOTE: This sale is within scope of an MDARD internal quarantine to reduce the spread of balsam woolly adelgid. 5.2.3.1 - Within Payment Unit(s) 1-5, cutting, skidding, and hauling of balsam fir are only permitted during the period of November 15 to March 15 unless all bark has been removed. This restriction is necessary due to an MDARD internal quarantine to reduce the spread of balsam woolly adelgid. A driveway will need to be installed on M-115 for access to PU's 1 & 2. The purchaser will be responsible for driveway permit and installation.

Tree list is available upon request.

TIMBER SALE INFORMATION

Grouse Buster Borough (73-010-25)

T18N, R06W, SEC. 35.

Clare County (Advertised Price \$219,674.00)

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Tree list is available upon request.

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	487.5 MBF	\$ 71.00 / MBF
Black Cherry	20.5 MBF	\$ 144.00 / MBF
Black/Red (Hybrid) Oak	495.9 MBF	\$ 168.00 / MBF
Red Maple	270.3 MBF	\$ 56.00 / MBF
White Oak	91.3 MBF	\$ 97.00 / MBF
Pulpwood		
Balsam Fir	14 Cords	\$ 23.90 / Cord
Mixed Aspen	1,131 Cords	\$ 24.45 / Cord
Mixed Hardwood	1,428 Cords	\$ 18.45 / Cord
Mixed Oak	846 Cords	\$ 22.20 / Cord
Paper Birch	26 Cords	\$ 40.05 / Cord
White Pine	25 Cords	\$ 25.95 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.57 percent. There are an estimated 6,674 cords on this timber sale, plus or minus 839 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 \$10,983.70 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	17.1%
02	48.4%
03	8.2%
04	14.9%
05	11.4%

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
527,215	6,674	12.57%	5,835	7,513

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
38	33,682	426	50.77%	210	643
41	36,449	461	43.14%	262	660
46	67,463	854	35.59%	550	1,158
50	45,605	577	43.52%	326	829
67	344,016	4,355	15.89%	3,663	5,047
TOTAL:	527,215	6,674		5,011	8,336

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	76.5	MBF	24.7	\$37,507.25
	Black Cherry		5.3	MBF		
	Black/Red (Hybrid		87.5	MBF		
	Red Maple		38.3	MBF		
	White Oak		11.2	MBF		
	Mixed Aspen	Pulpwood	212	Cords		
	<i>B. T. Aspen</i>		212	<i>Cords</i>		
	Mixed Hardwood		253	Cords		
	<i>Black Cherry</i>		34	<i>Cords</i>		
	<i>Red Maple</i>		219	<i>Cords</i>		
	Mixed Oak		152	Cords		
	<i>/Red (Hybrid) Oak</i>		135	<i>Cords</i>		
	<i>White Oak</i>		17	<i>Cords</i>		
	White Pine		6	Cords		
	<i>White Pine</i>	<i>Sawtimber</i>	<i>0.8</i>	<i>MBF</i>		
<i>White Pine</i>	<i>Pulpwood</i>	<i>4</i>	<i>Cords</i>			
2	B. T. Aspen	Sawtimber	216.9	MBF	70.0	\$106,330.50
	Black Cherry		15.2	MBF		
	Black/Red (Hybrid		247.9	MBF		
	Red Maple		108.5	MBF		
	White Oak		31.7	MBF		
	Mixed Aspen	Pulpwood	601	Cords		
	<i>B. T. Aspen</i>		601	<i>Cords</i>		
	Mixed Hardwood		715	Cords		
	<i>Black Cherry</i>		96	<i>Cords</i>		
	<i>Red Maple</i>		619	<i>Cords</i>		
	Mixed Oak		432	Cords		
	<i>/Red (Hybrid) Oak</i>		382	<i>Cords</i>		
	<i>White Oak</i>		50	<i>Cords</i>		
	White Pine		18	Cords		
	<i>White Pine</i>	<i>Sawtimber</i>	<i>2.4</i>	<i>MBF</i>		
<i>White Pine</i>	<i>Pulpwood</i>	<i>13</i>	<i>Cords</i>			
3	B. T. Aspen	Sawtimber	53.1	MBF	11.4	\$18,037.45
	Black/Red (Hybrid		32.0	MBF		
	Red Maple		24.9	MBF		
	White Oak		10.2	MBF		
	Balsam Fir	Pulpwood	5	Cords		
	Mixed Aspen		121	Cords		
	<i>Quaking Aspen</i>	<i>Sawtimber</i>	<i>7.1</i>	<i>MBF</i>		
	<i>B. T. Aspen</i>	<i>Pulpwood</i>	<i>84</i>	<i>Cords</i>		
	<i>Quaking Aspen</i>		23	<i>Cords</i>		
	Mixed Hardwood		80	Cords		
	<i>Red Maple</i>		80	<i>Cords</i>		
	Mixed Oak		88	Cords		
	<i>/Red (Hybrid) Oak</i>		79	<i>Cords</i>		
	<i>White Oak</i>		9	<i>Cords</i>		
	4	B. T. Aspen	Sawtimber	67.3		
Black/Red (Hybrid			91.1	MBF		
Red Maple			27.4	MBF		
White Oak			26.8	MBF		
Balsam Fir		Pulpwood	9	Cords		
Mixed Aspen			135	Cords		
<i>B. T. Aspen</i>			135	<i>Cords</i>		
Mixed Hardwood			111	Cords		
<i>Sugar Maple</i>	<i>Sawtimber</i>	<i>3.2</i>	<i>MBF</i>			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE	
4 con't	<i>Red Maple</i>	<i>Pulpwood</i>	99	<i>Cords</i>			
	<i>Sugar Maple</i>		6	<i>Cords</i>			
	Mixed Oak		128	<i>Cords</i>			
	<i>/Red (Hybrid) Oak</i>		110	<i>Cords</i>			
	<i>White Oak</i>		18	<i>Cords</i>			
	Paper Birch		5	<i>Cords</i>			
	<i>Paper Birch</i>		5	<i>Cords</i>			
5	B. T. Aspen	Sawtimber	73.7	MBF	17.3	\$25,002.00	
	Black/Red (Hybrid)	Pulpwood	37.4	MBF			
	Red Maple		71.2	MBF			
	White Oak		11.4	MBF			
	Mixed Aspen		62	<i>Cords</i>			
	<i>B. T. Aspen</i>		62	<i>Cords</i>			
	Mixed Hardwood		269	<i>Cords</i>			
	<i>Black Cherry</i>		12	<i>Cords</i>			
	<i>Red Maple</i>		257	<i>Cords</i>			
	Mixed Oak		46	<i>Cords</i>			
	<i>/Red (Hybrid) Oak</i>		40	<i>Cords</i>			
	<i>White Oak</i>		6	<i>Cords</i>			
	Paper Birch		21	<i>Cords</i>			
	<i>Paper Birch</i>		<i>Sawtimber</i>	2.1			<i>MBF</i>
	<i>Paper Birch</i>		<i>Pulpwood</i>	17			<i>Cords</i>
	White Pine			2			<i>Cords</i>
<i>White Pine</i>			2	<i>Cords</i>			
TOTAL:			1,365.5	MBF			
TOTAL:			3,471	<i>Cords</i>			

Sale Specific Conditions & Requirements

Sale Name: Grouse Buster Borough

Sale Number: 73-010-25 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 and red paint. Lake Station and M-115 are unpainted designated boundaries and shown on the Timber Sale Map. Exterior sale boundary lines against private property are marked with blue paint. Exterior sale boundary lines against state are marked with red paint. Retention patches are marked with red paint; no harvesting activities may occur within these areas. The red painted boundary line trees are Included Timber.

2 - Timber Specifications

2.1 - Included Timber

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

Within Payment Unit(s) 1-5, cut all trees that are two (2) inches or more at DBH.

Exception: Within Payment Unit 5, do not cut balsam fir or cedar.

2.1.15 - Hazard Trees Near Roads (12/24)

Cut and remove all standing dead trees within 100 feet of the cleared portion of designated county roads. These trees may be utilized or must be scattered back into the Sale Area.

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. No damage is acceptable to undesignated live merchantable trees. Within the Sale Area, if more than 20% 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. Contact the Sale Administrator for specific details of design and placement.

4.1.11 - Permits (2/12)

The MI DNR will secure any necessary highway permits that may be required. Purchaser will be responsible for installation of driveway along M-115.

4.4 - Access

4.4.2 - Alternate route on private property (2/04)

It is the Purchaser's responsibility to obtain access across private land for any routes other than the route shown on the Timber Sale Map.

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 3 days in advance to schedule the conference.

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.

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

5.2.3.1 - Operating Restrictions (9/11)

Within Payment Unit(s) 1-5, cutting, skidding, and hauling of balsam fir are only permitted during the period of November 15 to March 15 unless all bark has been removed. This restriction is necessary due to an MDARD internal quarantine to reduce the spread of balsam woolly adelgid.

5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit(s) 1-5, 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.

5.2.4 - 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) 1-5, leave one 12" or larger diameter whole tree on the ground for every three (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 Administrator's instructions. Stumps must be at least three (3) feet tall.

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.

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 M-115 & Lake Station Avenue 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.



TIMBER SALE MAP

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

Sale Number 73-010-25	Date 04/24/2026	
Scale 1:15,840	Page 1	Of 1

Forest Management Unit Gladwin Mgt Unit	County Clare	Mapped By: Behrmann
		Cruised By: Behrmann

Township 18N	Range 06W	Section(s) and Subdivision(s) Sec. 35 NW,NE,N1/2SW;
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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	24.7
2	70
3	11.4
4	18.4
5	17.3

Grouse Buster Borough

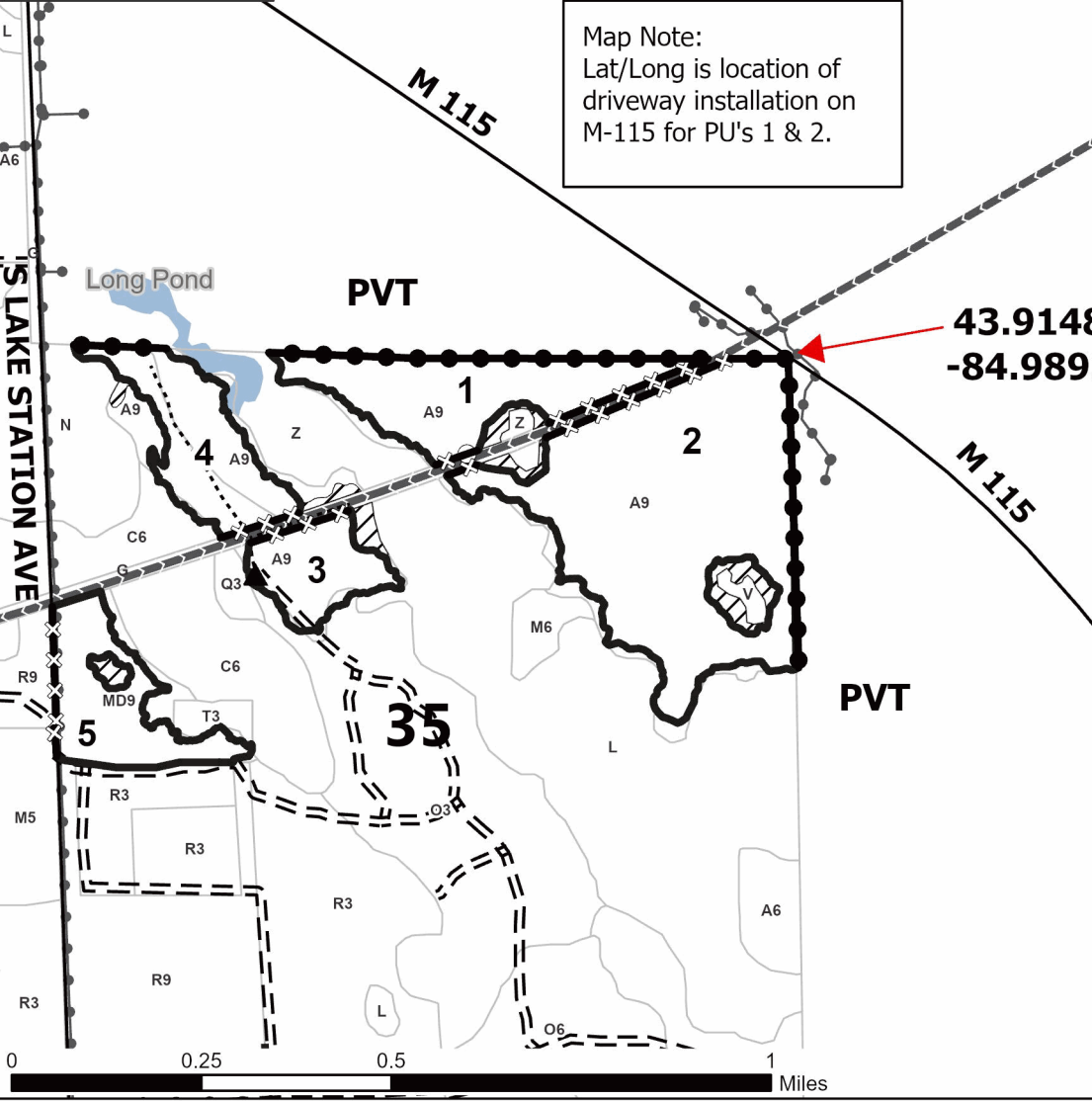
141.8 Acres

PVT

Map Note:
Lat/Long is location of driveway installation on M-115 for PU's 1 & 2.

Legend

- Payment Unit
- Lakes and Rivers
- Against State (Red)
- Against State (Unpainted)
- Against State (Cover Type Change)
- Private Line (Blue)
- Payment Unit (Unpainted)
- Streams
- Forest Access Route
- Administrative Access Only
- Paved Road
- Berm
- Electric
- Oil And/Or Gas Pipeline



Use QR Code to open Map in App

