



**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:

Yellow Jacket Megalopolis (73-011-25) / T17N, R06W, SEC. 4 , NWNW.

T18N, R06W, SEC. 32, E1/2SE.

T18N, R06W, SEC. 33, W1/2SW.

Clare County, Advertised Price \$53,039.00, 47.0 Acres, Aspen, Hardwood.

SALE NOTE: Tree list is available upon request.

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

Yellow Jacket Megalopolis (73-011-25)

T17N, R06W, SEC. 4; T18N, R06W, SEC. 32; T18N, R06W, SEC. 33.

Clare County (Advertised Price \$53,039.00)

SALE NOTE: Tree list is available upon request.

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 &amp; SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
B. T. Aspen	41.6 MBF	\$ 71.00 / MBF
Black/Red (Hybrid) Oak	209.9 MBF	\$ 168.00 / MBF
Red Maple	36.7 MBF	\$ 56.00 / MBF
White Oak	28.4 MBF	\$ 97.00 / MBF
Pulpwood		
B. T. Aspen	39 Cords	\$ 24.45 / Cord
Black Cherry	28 Cords	\$ 18.45 / Cord
Black/Red (Hybrid) Oak	198 Cords	\$ 22.20 / Cord
Red Maple	148 Cords	\$ 18.45 / Cord
Sugar Maple	25 Cords	\$ 18.45 / Cord
White Oak	43 Cords	\$ 22.20 / Cord

\* The total volume is statistically estimated within plus (+) or minus (-) 21.40 percent. There are an estimated 1,228 cords on this timber sale, plus or minus 263 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 \$2,651.95 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	40.9%
02	59.1%
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
96,989	1,228	21.40%	965	1,491

**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
176	34,627	438	38.78%	268	608
184	62,363	789	25.93%	585	994
<b>TOTAL:</b>	<b>96,989</b>	<b>1,228</b>		<b>853</b>	<b>1,602</b>

**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
<b>TOTAL:</b>			

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

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
1	B. T. Aspen	Sawtimber	8.5	MBF	14.1	\$21,713.20			
	Black/Red (Hybrid		96.6	MBF					
	Red Maple		7.2	MBF					
	White Oak		17.3	MBF					
	B. T. Aspen	Pulpwood	12	Cords					
	Black Cherry		10	Cords					
	<i>Black Cherry</i>	<i>Sawtimber</i>	1.4	<i>MBF</i>					
	<i>Black Cherry</i>	<i>Pulpwood</i>	7	<i>Cords</i>					
	Black/Red (Hybrid		57	Cords					
	Red Maple		38	Cords					
	White Oak		16	Cords					
	2	B. T. Aspen	Sawtimber	33.1			MBF	32.9	\$31,325.80
		Black/Red (Hybrid		113.3			MBF		
Red Maple			29.5	MBF					
White Oak			11.1	MBF					
B. T. Aspen		Pulpwood	27	Cords					
Black Cherry			18	Cords					
<i>Black Cherry</i>		<i>Sawtimber</i>	3.9	<i>MBF</i>					
<i>Black Cherry</i>		<i>Pulpwood</i>	10	<i>Cords</i>					
Black/Red (Hybrid			141	Cords					
Red Maple			110	Cords					
Sugar Maple			25	Cords					
<i>Sugar Maple</i>		<i>Sawtimber</i>	7.6	<i>MBF</i>					
<i>Sugar Maple</i>		<i>Pulpwood</i>	10	<i>Cords</i>					
White Oak			27	Cords					
TOTAL:			316.6	MBF					
TOTAL:			481	Cords					

## Sale Specific Conditions & Requirements

Sale Name: Yellow Jacket Megalopolis

Sale Number: 73-011-25 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. 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 painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

### 2 - Timber Specifications

#### 2.1 - Included Timber

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

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

##### 2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) 2, cut all trees that are two (2) inches or more at DBH except conifer species and trees marked with green paint above and below stump height.

##### 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.

#### 2.2 - Utilization

##### 2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited within Payment Unit 2. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

### 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. 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

##### 4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads. Only skid trails will be allowed.

## 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

##### 5.2.3.4 - Oak Wilt Restriction, No Exceptions (1/18)

Within Payment Unit 2, 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. No exceptions will be granted. This is necessary to reduce the spread of oak wilt.

##### 5.2.3.5 - Oak Wilt Restriction (1/18)

Within Payment Unit 1, 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, 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.

#### 5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

#### 5.2.40 - Pathway Protection (10/10)

The Green Pine Pathway is a hiking trail and is shown on the Timber Sale Map. Do not cut trees or damage posts with blue pathway markers. Maintain a 20-foot-wide slash, debris, and rut free zone daily, using the pathway as the centerline. Do not run equipment down the pathway. Skidding across the trail may only occur in locations approved by the Sale Administrator.

## 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 Poplar & Twin Lakes Ave 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  
**73-011-25**

Date  
**09/30/2025**

Forest Management Unit  
Gladwin Mgt Unit

County  
Clare

Mapped By: Behrmann  
Cruised By: Behrmann

Scale  
1:7,920

Page  
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Of  
1

Township  
17N / 18N

Range  
06W

Section(s) and  
Subdivision(s) Sec. 32 E1/2SE; Sec. 33 W1/2SW; Sec. 4 NWNW;

#### Cover Type

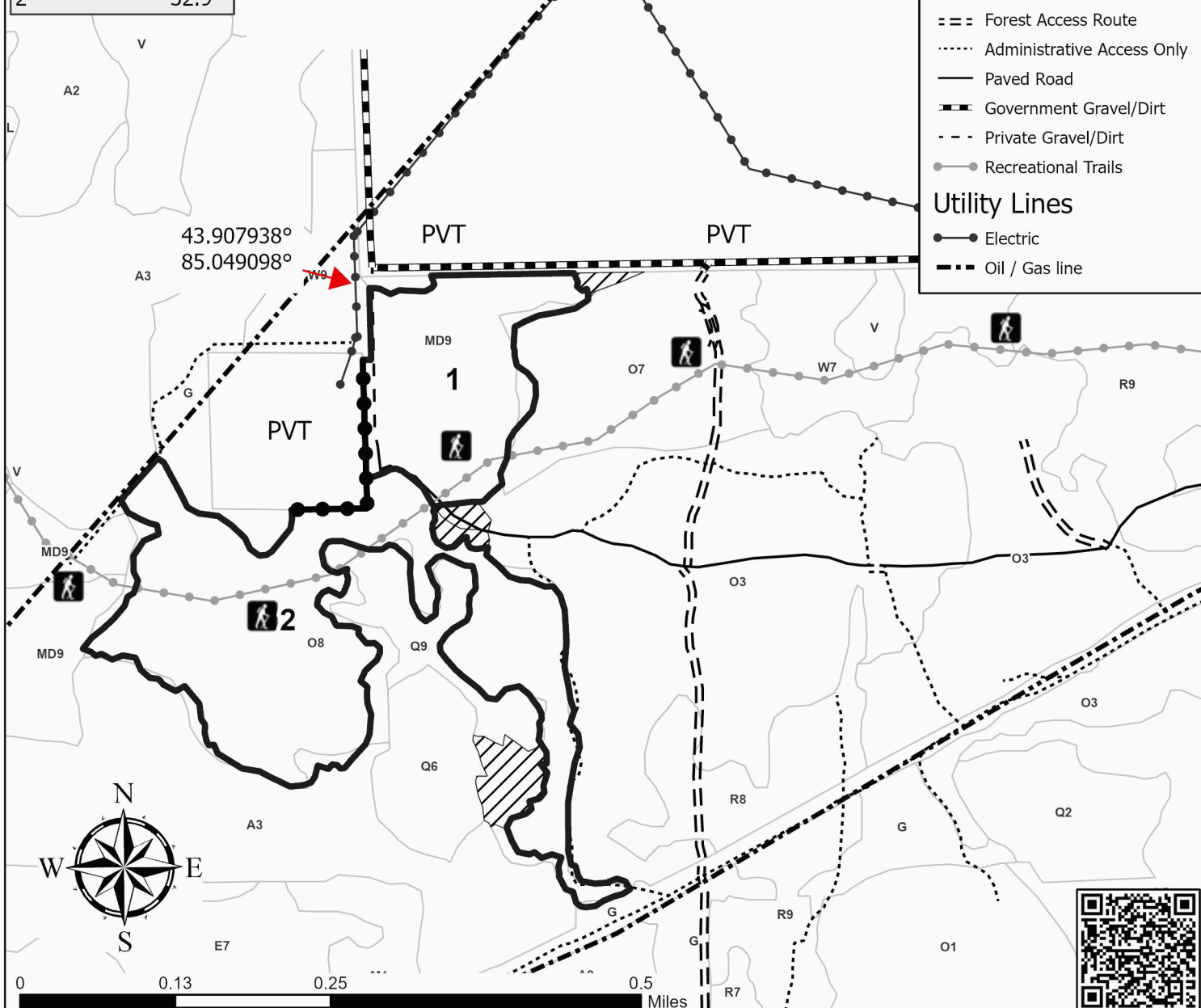
A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black 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	14.1
2	32.9

## Yellow Jacket Megalopolis 47.0 Acres



#### Legend

- Against State (Red)
- Private Line (Blue)
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Private Gravel/Dirt
- Recreational Trails

#### Utility Lines

- Electric
- Oil / Gas line