



11511 US Highway 41, Pelkie, MI 49958

906.353.8584 •

GREENTIMBERFORESTRY.COM

RE: Celotex Hardwoods Timber Sale Bid Prospectus

May 12th, 2026

The purpose of this prospectus is to offer you the opportunity to bid on the **Celotex Hardwoods Timber Sale**. There is one Harvest Unit within this timber sale which can be seen on the attached timber sale map.

TIMBER SALE LOCATION & ACCESS

Celotex Hardwoods Timber Sale

T. 49 N. – R. 32 W.

W ½ SW 1/4 Section 10

Baraga County, Michigan

- The access point to this timber sale is off Celotex Road roughly 3 miles east of Herman (See Locator Map).
- The logging access is depicted on the Timber Sale Map included with this bid prospectus.
- The fire number is 18959 located on the camp driveway.

ROAD CONSTRUCTION AND LAYOUT

Some minor improvements will be required to access this timber sale for logging purposes. These improvements consist of some minor leveling, berm removal, and brush removal. All roads needed to access this timber sale are currently in place. The Purchaser **will not** be required to build any new roads or trails for the landowner as part of this timber sale. During timber sale operations regular road maintenance (i.e. dragging, landing repair) is required to maintain roads in operable condition and minimize long term damage to the road system. Roads used to access the timber sale must comply with state BMPs at all times.

All existing roads/trails used for logging purposes must be left in as good as or better than their presale condition. Any damage caused to the roads/trails as a result of the logging must be repaired at the Purchaser's expense. This includes the removal of brush that would impede access. Purchaser shall be responsible for all road improvement and maintenance required to complete this timber sale and their associated expenses. Following the timber sale the berm will need to be reestablished.

Small portions of the access roads cross property owned by the DNR, TRG, and the Ford River Land Company. Permission to use these access routes has been secured.

Payment Schedule

Upon execution of the timber sale contract a security deposit/bond of \$3,000 and an advanced stumpage payment of \$3,000 must be provided by the successful bidder. Purchaser will be required to provide an additional advance stumpage payment of \$2,500 by July 15th, 2027 and another \$2,500 advanced stumpage payment by July 15th, 2028 regardless of whether logging activities have commenced.

GENERAL TIMBER SALE DETAILS

- Blue and red colored paint represents the Harvest Unit boundaries.
- Blue boundaries are not to be crossed with equipment or tree tops while red boundaries may be crossed to enable operational requirements as needed if first pre-approved by a Green Timber Forester.
- Red painted trees may be cut if they are a designated species or marked with orange paint.
- All trails and roads are GPS'd and on the Timber Sale Map.
- This timber sale encompasses portions of two separate ownerships. The two owners are long-time friends and partners and have agreed to split the total proceeds from the entire timber sale equally. Therefore, the purchaser will not be required to keep the wood harvested for each ownership separate for our accounting purposes.

OPERATIONAL SCHEDULE

All logging must take place during times of acceptable soil conditions. **Summer/fall is the likely logging chance for this timber sale.** All operations related to this timber sale are to be completed by **December 31st, 2028.**

CELOTEX HARDWOOD TIMBER SALE: HARVEST UNIT DETAILS

Harvest Unit #1: Individual Tree Selection: 59.3 acres

Cut all trees marked with orange paint.

Estimated Harvest Volumes:

Hard Maple Pulp/Bolts:	309 Cords	Hard Maple Saw/Veneer:	21.7 MBF
Soft Maple Pulp/Bolts:	136 Cords	Soft Maple Saw/Veneer:	6.1 MB
Mixed Hardwood Pulp/Bolts:	129 Cords	Mixed Hardwood Saw/Veneer	5.3 MBF

**Total Volume: 574 Cords
33.1 MBF**

The volumes listed above are based on an inventory of 30 randomly placed points using a 10 BAF prism. **The timber sale is variable and it is recommended that you inspect the sale prior to bidding. The volumes listed in this prospectus are not guaranteed.**

BIDDING DETAILS

This timber sale is being sold following a **Scaled Sale bid process. All bids must be received via mail, e-mail or fax by 10:00 AM (EASTERN TIME) on Thursday, May 28th, 2026.** All bids will be opened at the address listed below immediately following the bid due date/time. Any bidder may attend bid opening if desired. If emailed, a confirmation response email will be sent within two days of receiving the email.

Please submit your purchase price to:

Green Timber Consulting Foresters, Inc.
11511 US Highway 41
Pelkie, Michigan 49958
Email: rexx@greentimberforestry.com
Fax: (906) 353-8584 (call before faxing)

Confirm with us that we receive your bid prior to bid opening!!!!

THE FOLLOWING PURCHASING INFORMATION IS REQUIRED:

Mill Scale Bid – Celotex Hardwoods Timber Sale

- Total \$\$ bid per product to cut and remove all timber included in this timber sale.

Pulp/Bolts	Pulp	Bolts
Hard Maple:	\$ _____/Cord	\$ _____/Cord
Soft Maple:	\$ _____/Cord	\$ _____/Cord
Mixed Hardwood:	\$ _____/Cord	\$ _____/Cord

Saw/Veneer	Grade 1	Grade 2	Grade 3	Veneer All Grades
Hard Maple:	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF
Soft Maple:	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF
Mixed Hardwood:	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF
Specialty Products (Birds Eye and Curl): % to Landowner:				_____ %

Availability

Estimated Start Date: _____

Estimated Completion Date: _____

Equipment Planning to Use When Logging: _____

AWARDING TIMBER SALE

A contract will be made between the successful bidding company (Purchaser) and the Landowner (Seller) with Green Timber Consulting Foresters, Inc. as the Landowner’s Agent. The Purchaser and Seller will be required to sign the timber sale contract within three weeks of delivery by Agent. Additionally, the Purchaser will be required to provide the Performance Bond and Advanced Stumpage payment within the same three week period. Failure by either party to sign the contract or provide the required payments within the specified three week period could result in dismissal of the bid at the other parties’ option. Specifications for the logging operation will be detailed in the contract and must be followed by all parties.

-All bids must be received via mail, e-mail or fax by 10:00 AM (EASTERN TIME) on Thursday, May 28th, 2026.

- The landowner, together with Green Timber Consulting Foresters, Inc. reserves the right to reject any and all bids. Don’t hesitate to direct any questions to:

Rexx Janowiak - Green Timber Consulting Foresters, Inc.
Office# (906) 353-8584
Mobile# (906) 281-6458
Email rexx@greentimberforestry.com

Bidder Contact Info

Company Name:

Address:

Phone:

Email: