



11511 US Highway 41, Pelkie, MI 49958

906.353.8584 •

GREENTIMBERFORESTRY.COM

RE: **Hilltop 3 Sale Bid Sheet**

June 4th, 2026

The purpose of this bid sheet is to offer you the opportunity to bid on the **Hilltop 3 Timber Sale**. There are three Harvest Units within this timber sale which can be seen on the attached timber sale map.

TIMBER SALE LOCATION & ACCESS

Hilltop 3 Timber Sale
T. 49 N. – R. 45 W.
Section 18: S ½ NE ¼ & N ½ SE ¼
Section 17: S ½ NW ¼ & N ½ SW ¼
Gogebic County, Michigan

- The access point to this timber sale is off County Road 519 north of Wakefield (See Locator Map).
- The logging access is depicted on the Timber Sale Map included with this bid sheet.
- The timber sale is labeled as **Hilltop 3 Timber Sale** with red paint and pink ribbons where the logging access road enters the timber sale.

ROAD CONSTRUCTION AND LAYOUT

The main haul roads needed to access this timber sale are in place in and in good condition for summer or winter logging. These haul roads will not need any improvements to facilitate logging and trucking activities. There are numerous trails that branch off the haul roads and are shown on the attached timber sale map. They can be used to facilitate logging operations. 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 or trails used for logging purposes must be left in as good as or better than their presale condition. Any damage caused to the roads or 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.

Payment Schedule

Upon execution of the timber sale contract a security deposit/bond of \$5,000 and an advanced stumpage payment of 15% of the total estimated timber sale value must be provided by the purchaser. Purchaser will be required to provide an additional advance stumpage payment of \$15,000 by January 5th, 2027 regardless of whether logging activities have commenced.

GENERAL TIMBER SALE DETAILS

- The wood being sold from this timber sale is third party certified through the American Tree Farm System as part of the Green Timber Tree Farm Group. Certificate # USO15568
- 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.
- Yellow painted trees within the cutting unit boundaries represent “No Skid Zones” located in wet areas. Skidding within these areas must be limited to isolated crossings to minimize the potential for soil disturbance. If necessary, brush can be piled within the crossings to help mitigate soil disturbance. Once logging is complete any brush used to stabilize a crossing must be removed from the No Skid Zone.
- The landowner would like 10 cords of hardwood pulp, no basswood, decked roadside and left onsite for him to use as firewood.

OPERATIONAL SCHEDULE

All logging must take place during times of acceptable soil conditions. **Dry Summer or winter is the likely logging chance for this timber sale.** No logging will be allowed to be conducted between the dates of April 15th and July 15th to reduce the risk of spreading oak wilt disease. All operations related to this timber sale are to be completed by **March 31st, 2028.**

HILLTOP 3 TIMBER SALE: HARVEST UNIT DETAILS

Harvest Unit #1: Individual Tree Selection: 98.6 acres

Cut all trees marked with orange paint.

Harvest Unit #2: Patch Clearcuts: 6.9 acres

Cut all trees two inches in DBH and larger except for hemlock. Cut red painted line trees.

Harvest Unit #3: Ash Removal: N/A acres

Cut all ash trees marked with orange paint that are within reasonable proximity to the mapped trails.

Estimated Harvest Volumes:

Hard Maple Pulp/Bolts:	370 Cords	Hard Maple Saw/Veneer:	54.11 MBF
Ash Pulp/Bolts:	248 Cords	Ash Saw/Veneer:	79.38 MBF
Basswood Pulp/Bolts:	137 Cords	Basswood Saw/Veneer:	28.34 MBF
Red Oak Pulp/Bolts:	42 Cords	Red Oak Saw/Veneer:	33.43 MBF
Mixed Hardwood Pulp/Bolts:	102 Cords	Mixed Hardwood Saw/Veneer:	0.62 MBF

**Total Volume: 899 Cords
195.88 MBF**

The timber volumes listed above are based on an inventory of 58 cruise plots measured with 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.**

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)

THE FOLLOWING PURCHASING INFORMATION IS REQUIRED:

Mill Scale Bid – Hilltop 3 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

Ash: \$ _____/Cord \$ _____/Cord

Basswood: \$ _____/Cord \$ _____/Cord

Red Oak: \$ _____/Cord \$ _____/Cord

Mixed Hardwood: \$ _____/Cord \$ _____/Cord

Saw/Veneer

Grade 1

Grade 2

Grade 3

Veneer

All Grades

Hard Maple: \$ _____/MBF \$ _____/MBF \$ _____/MBF \$ _____/MBF

Ash: \$ _____/MBF \$ _____/MBF \$ _____/MBF \$ _____/MBF

Basswood: \$ _____/MBF \$ _____/MBF \$ _____/MBF \$ _____/MBF

Red Oak: \$ _____/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.

- 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 rex@greentimberforestry.com

Bidder Contact Info

Company Name:

Address:

Phone:

Email: