



11511 US Highway 41, Pelkie, MI 49958

906.353.8584 •

GREENTIMBERFORESTRY.COM

RE: Loukinen Road Timber Sale Bid Prospectus

The purpose of this prospectus is to offer you the opportunity to bid on the **Loukinen Road Timber Sale**. There are two Harvest Units within this timber sale which can be seen on the attached timber sale map.

TIMBER SALE LOCATION & ACCESS

Loukinen Road Timber Sale
T. 53 N. – R. 36 W.
SW ¼ NW ¼, NE ¼ SW ¼ and portions of NW ¼ SE ¼
Section 9
Houghton County, Michigan

- The access point to this timber sale is off Loukinen Road roughly 5.5 miles west of Toivola (See Locator Map).
- The logging access is depicted on the Timber Sale Map included with this bid prospectus.
- The timber sale is labeled as **Loukinen Road Timber Sale** with red paint and pink ribbons where the logging access road enters the timber sale.

ROAD CONSTRUCTION AND LAYOUT

The logging roads needed to access this timber sale will have to be improved/constructed to facilitate winter trucking access. These improvements consist of some minor leveling and brush removal to the installation of new roads and turnarounds. The new road installation will need to be suitable for winter logging. The Purchaser will have to build new logging roads into the northwestern “40” and to the southern portion of the timber sale off Loukinen Road as shown on the timber sale map. We have permission from the adjacent landowner to cross the northeast corner of their property located at the NW ¼ SW ¼ as shown on the timber sale map. Decking areas and turn arounds need to be installed in timber sale units or on the landowner’s property. 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 used for logging purposes must be left in as good as or better than their presale condition. Any damage caused to the roads 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 \$3,000 and an advanced stumpage payment of \$3,000 must be provided by the successful bidder. The Purchaser will be required to provide an additional \$2,500 advance stumpage payment if no logging has occurred within 1 year of contract signing and an additional \$2,500 advanced stumpage payment if no logging has occurred within 2 years of contract signing. All advanced payments will be deducted from the first stumpage payments made once logging commences.

GENERAL TIMBER SALE DETAILS

- Blue and red colored paint represents the Harvest Unit boundaries.
- Blue and Red boundaries are not to be crossed with equipment or tree tops. Some red boundaries may need to 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.
- 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.

OPERATIONAL SCHEDULE

All logging must take place during times of acceptable soil conditions between the dates of December 1st and March 31st. **Winter is the likely logging chance for this timber sale.** The timber sale contract expiration date will be at the end of the third winter logging season following the signing of the timber sale contract.

LOUKINEN ROAD TIMBER SALE: HARVEST UNIT DETAILS

Harvest Unit #1: Logger Select Cut: 28.9 acres

Harvest trees shall be selected and cut by the **Purchaser**. The target residual basal area is 70 to 90 square feet per acre. The goal is to focus on the on the removal of defective pulpwood and defective log trees. **All merchantable aspen, ash, balsam fir, spruce, and ironwood are to be harvested. No red oak trees shall be cut.** Other Conifers will only be harvested in situations where it is completely necessary for operability.

Harvest Unit #2: Species Removal: 30.0 acres

Harvest all trees 5 inches DBH and larger EXCEPT for: cedar, elm, hemlock, oak, white pine, red pine, and yellow birch.

Estimated Harvest Volumes:

Red Maple Pulp/Bolts:	603 Cords	Red Maple Saw/Veneer:	15.58 MBF
Sugar Maple Pulp/Bolts:	72 Cords		
Yellow Birch Pulp/Bolts:	25 Cords	Yellow Birch Saw/Veneer:	1.9 MBF
Aspen Pulp/Bolts:	76 Cords		
Mixed Hardwood Pulp/Bolts:	62 Cords	Mixed Hardwood Saw/Veneer:	0.58 MBF
Mixed Softwood Pulp/Bolts:	96 Cords		

**Total Volume: 934 Cords
18.06 MBF**

The volumes listed above are based on an inventory of 30 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 – Loukinen Road Timber Sale

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

Pulp/Bolts	Pulp	Bolts
Red Maple:	\$ _____/Cord	\$ _____/Cord
Sugar Maple:	\$ _____/Cord	\$ _____/Cord
Yellow Birch:	\$ _____/Cord	\$ _____/Cord
Aspen:	\$ _____/Cord	\$ _____/Cord
Mixed Hardwood:	\$ _____/Cord	\$ _____/Cord
Mixed Softwood:	\$ _____/Cord	\$ _____/Cord

Saw/Veneer	Grade 1	Grade 2	Grade 3	Veneer All Grades
Red Maple:	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF	\$ _____/MBF
Yellow Birch:	\$ _____/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 rexx@greentimberforestry.com

Bidder Contact Info

Company Name:

Address:

Phone:

Email: