

RE: **Pug House Timber Sale Bid Prospectus**

June 22nd, 2026

The purpose of this prospectus is to offer you the opportunity to bid on the **Pug House 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

Pug House Timber Sale

T. 52 N. – R. 31 W.

SW ¼ Section 20

Baraga County, Michigan

- The access point to this timber sale is off Point Abbaye Road northeast of L'Anse (See Locator Map). A well-developed and maintained woods road travels south from Point Abbaye Road into the timber sale area.
- The logging access is depicted on the Timber Sale Map included with this bid prospectus.
- A gate is located on the access road just south of a private residence not far from Point Abbaye Road. This gate is usually shut but never locked. Prospective bidders can open the gate, close it behind them, and then drive into the timber sale area for viewing purposes. The gate must be closed by the prospective bidders when they leave the property.
- The timber sale is labeled as **Pug House Timber Sale** with red paint and pink ribbons where the logging access road enters the timber sale.

ROAD CONSTRUCTION AND LAYOUT

The primary access road into the timber sale area is well ditched, graveled, and in very good condition for logging and trucking. It will require virtually no improvements to facilitate logging activities. Branching from the main access road are numerous trails which are shown on the Timber Sale Map. These trails will provide opportunities to turn log trucks around but will not be used beyond that for trucking purposes. They can be used as skid trails during the logging operation. However, they will be expected to be left brush free and level following the completion of the harvest.

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 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 equal to 15% of the calculated timber value must be provided by the successful bidder. Purchaser will be required to provide an additional advance stumpage payment of \$5,000 by January 5th, 2028 and another \$5,000 advanced stumpage payment by January 5th, 2029 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.

OPERATIONAL SCHEDULE

All logging must take place during times of acceptable soil conditions between the dates of December 1st and March 31st. All operations related to this timber sale are to be completed by **March 31st, 2029**.

PUG HOUSE TIMBER SALE: HARVEST UNIT DETAILS

Harvest Unit #1: Modified Clearcut: 59.8 acres

Cut all hardwood trees 2 inches in DBH and greater and all softwood trees 5 inches in DBH and greater except for cedar, hemlock, elm, oak, red pine, white pine, and yellow birch.

Estimated Harvest Volumes:

Maple Pulp/Bolts:	958 Cords	Hard Maple Saw/Veneer:	1.35 MBF
Mixed Hardwood Pulp/Bolts:	33 Cords	Soft Maple Saw/Veneer:	26.56 MBF
Aspen Pulp/Bolts:	366 Cords		
Mixed Softwood Pulp/Bolts:	188 Cords		

**Total Volume: 1,545 Cords
27.91 MBF**

The timber volumes listed above are based on an inventory of 31 randomly placed plots cruised 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**. **All bids must be received via mail, e-mail or fax by 10:00 AM (EASTERN TIME) on Thursday, July 16th, 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 – Pug House Timber Sale

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

Pulp/Bolts

Pulp

Bolts

Maple: \$ _____/Cord \$ _____/Cord

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

Aspen: \$ _____/Cord \$ _____/Cord

Mixed Softwood: \$ _____/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, July 16th, 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: