



11511 US Highway 41, Pelkie, MI 49958

906.353.8584 •

GREENTIMBERFORESTRY.COM

RE: Buck Lake Timber Sale Bid Prospectus

September 10th, 2026

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

The Harvest Unit can be divided in up to three separate Payment Units.

TIMBER SALE LOCATION & ACCESS

Buck Lake Timber Sale

T. 42 N. – R. 33 W.

Section 10: SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 15: N $\frac{1}{2}$ NW $\frac{1}{4}$

Iron County, Michigan

- The access point to this timber sale is off County Road 424. (See Locator Map)
- The logging access is depicted on the Timber Sale Map included with this bid prospectus.
- The timber sale is labeled as **Buck Lake Timber Sale** with red paint and pink ribbons where the logging access road enters the timber sale.
- Access into this timber sale crosses an adjacent private property. Our client has easement across this property and the neighbor has been notified that the access route depicted will be used for logging purposes.

ROAD CONSTRUCTION AND LAYOUT

Very minor road improvements will be required to access this timber sale for logging purposes. These improvements consist of some minor leveling 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 always comply with state BMP's.

All existing roads used for logging purposes must be left in as good as or better than their pre-sale condition. Any damage caused to the roads because of the logging must be repaired at the Purchaser's expense. This includes the removal of brush that would impede access. The 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 \$4,000 and an advanced stumpage payment equal to 15% of the total bid must be provided by the successful bidder. Stumpage payments must be paid in full prior to commencing harvest operations in the corresponding Payment Unit. The Purchaser will be required to provide an additional \$6,000 advance stumpage payment by July 15th, 2028 and another \$6,000 stumpage payment by July 15th, 2029 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.

OPERATIONAL SCHEDULE

All logging must take place during times of acceptable soil conditions between the dates of July 15th and November 14th and December 1st and March 31st to avoid the potential spread of oak wilt and avoid conflicting with the firearm deer season. **Summer is the likely logging chance for this timber sale.** All operations related to this timber sale are to be completed by **November 1st, 2029.**

BUCK LAKE TIMBER SALE: HARVEST UNIT DETAILS

Harvest Unit #1: Individual Tree Selection: 109 acres

Cut all trees marked with orange paint and all merchantable aspen and ironwood.

Estimated Harvest Volumes:

Hard Maple Pulp/Bolts:	725 Cords	Hard Maple Saw/Veneer:	60.51 MBF
Basswood Pulp/Bolts:	236 Cords	Basswood Saw/Veneer:	64.77 MBF
Red Oak Pulp/Bolts:	48 Cords	Red Oak Saw/Veneer:	18.48 MBF
Ash Pulp/Bolts:	19 Cords	Ash Saw/Veneer:	3.08 MBF

TREE FARM CERTIFIED WOOD

**Total Volume: 1,028 Cords
146.84 MBF**

The volumes listed above are based on an inventory of 112 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 **LUMP SUM bid process**. **All bids must be received via mail, e-mail or fax by 10:00 AM (EASTERN TIME) on Thursday, September 24th, 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.

Send bids to: **Green Timber Consulting Foresters, Inc.**
11511 U.S. 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!!!!

BID MUST INCLUDE THE FOLLOWING INFORMATION:

Lump Sum Bid – Buck Lake Timber Sale

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

Total Estimated Volumes:

Hard Maple Pulp/Bolts:	725 Cords	X	\$ _____/Cord
Basswood Pulp/Bolts:	236 Cords	X	\$ _____/Cord
Red Oak Pulp/Bolts:	48 Cords	X	\$ _____/Cord
Ash Pulp/Bolts:	19 Cords	X	\$ _____/Cord
Hard Maple Saw/Veneer:	60.51 MBF	X	\$ _____/MBF
Basswood Saw/Veneer:	64.77 MBF	X	\$ _____/MBF
Red Oak Saw/Veneer:	18.48 MBF	X	\$ _____/MBF
Ash Saw/Veneer:	3.08 MBF	X	\$ _____/MBF

Specialty Products (Birds Eye and Curl): % to Landowner: _____

****Biomass harvesting on this timber sale is NOT preferred or required***

*****Acceptable bids can include either or both Lump Sum Options listed below***

Lump Sum Price: Option 1

TOTAL BUCK LAKE TIMBER SALE BID – Biomass NOT Harvested \$ _____

Lump Sum Price: Option 2

TOTAL BUCK LAKE TIMBER SALE BID - Biomass Harvested \$ _____

Availability

Estimated Start Date: _____

Estimated Completion Date: _____

Equipment Planning to Use When Logging: _____

AWARDING TIMBER SALE

The bidder delivering the most desirable bid package will be offered the contract for this 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, September 24th, 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 rex@greentimberforestry.com

Bidder Contact Info

Company Name:

Address:

Phone:

Email: