



11511 US Highway 41, Pelkie, MI 49958

906.353.8584 •

GREENTIMBERFORESTRY.COM

**RE: Pike Lake Hardwood Timber Sale Bid Prospectus**

September 10<sup>th</sup>, 2026

The purpose of this prospectus is to offer you the opportunity to bid on the **Pike Lake Hardwood 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**

**Pike Lake Hardwood Timber Sale**  
T. 51 N. – R. 36 W.  
Section 23; W ½ NW ¼ & S ¼ SW ¼  
Houghton County, Michigan

- The access point to this timber sale is off Pike Lake Road in Houghton County. (See Locator Map)
- Logging access is depicted on the Timber Sale Maps included with this bid prospectus.
- The timber sale is labeled as **Pike Lake Hardwood Timber Sale** with red paint and pink ribbons where the logging access road enters the timber sale.

#### **ROAD CONSTRUCTION AND LAYOUT**

The roads needed to access this timber sale are currently in good condition and will require only minor improvements. These improvements consist of some minor leveling and brush removal. The crossing on Lake Fifteen Creek needs some fill and gravel to level and stabilize the road surface. That work will be conducted by an adjacent landowner (Penegor) this fall to provide them with access to their property to the south for a logging operation they plan to conduct during the winter of 2026/2027.

All roads, turnarounds, and landings 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 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.** 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 equal to 15% of the total bid must be provided by the successful bidder. The Purchaser will be required to provide an additional advance stumpage payment equal to 35% of the total bid by July 15<sup>th</sup>, 2027, and 100% payment will be required by July 15<sup>th</sup>, 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 treetops 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 also 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.

## OPERATIONAL SCHEDULE

All logging must take place during times of acceptable soil conditions between the dates of July 1<sup>st</sup> and March 31<sup>st</sup>. **Summer/fall is the likely logging chance for this timber sale.** All operations related to this timber sale are to be completed by **October 15<sup>th</sup>, 2028.**

## PIKE LAKE HARDWOOD TIMBER SALE: HARVEST UNIT DETAILS

|                                                    |           |                            |            |
|----------------------------------------------------|-----------|----------------------------|------------|
| <b>Harvest Unit #1: Individual Tree Selection:</b> |           | <b>119 acres</b>           |            |
| Cut all trees marked with orange paint.            |           |                            |            |
| <b>Estimated Harvest Volumes:</b>                  |           |                            |            |
| Hard Maple Pulp/Bolts:                             | 516 Cords | Hard Maple Saw/Veneer:     | 227.99 MBF |
| Soft Maple Pulp/Bolts:                             | 199 Cords | Soft Maple Saw/Veneer:     | 32.43 MBF  |
| Basswood Pulp/Bolts:                               | 40 Cords  | Basswood Saw/Veneer:       | 18.32 MBF  |
| Mixed Hardwood Pulp/Bolts:                         | 62 Cords  | Mixed Hardwood Saw/Veneer: | 5.48 MBF   |
| <b>Total Volume:</b>                               |           | <b>817 Cords</b>           |            |
|                                                    |           | <b>284.22 MBF</b>          |            |

The timber volumes listed above are based on an inventory of 119 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, September 24<sup>th</sup>, 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](mailto: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 – Pike Lake Hardwood Timber Sale

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

| <b>Pulp/Bolts</b>      | <b>Pulp</b>   | <b>Bolts</b>  |
|------------------------|---------------|---------------|
| <b>Hard Maple:</b>     | \$ _____/Cord | \$ _____/Cord |
| <b>Soft Maple:</b>     | \$ _____/Cord | \$ _____/Cord |
| <b>Basswood:</b>       | \$ _____/Cord | \$ _____/Cord |
| <b>Mixed Hardwood:</b> | \$ _____/Cord | \$ _____/Cord |

| <b>Saw/Veneer</b>      | <b>Grade 1</b> | <b>Grade 2</b> | <b>Grade 3</b> | <b>Veneer<br/>All Grades</b> |
|------------------------|----------------|----------------|----------------|------------------------------|
| <b>Hard Maple:</b>     | \$ _____/MBF   | \$ _____/MBF   | \$ _____/MBF   | \$ _____/MBF                 |
| <b>Soft Maple:</b>     | \$ _____/MBF   | \$ _____/MBF   | \$ _____/MBF   | \$ _____/MBF                 |
| <b>Basswood:</b>       | \$ _____/MBF   | \$ _____/MBF   | \$ _____/MBF   | \$ _____/MBF                 |
| <b>Mixed Hardwood:</b> | \$ _____/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, September 24<sup>th</sup>, 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](mailto:rex@greentimberforestry.com)

**Bidder Contact Info**

Company Name:

Address:

Phone:

Email: