

TIMBER APPRAISAL REPORT



Permit Holder	Sale Type	RAN	Permit Number
	Regular Auction	253	B016228
	Permit Date	Expiration Date	
	02/07/2025	05/31/2028	

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 For information on our certificates go to mndnr.gov/forestry/certification/certificates.html

Appraisal includes two (2) cutting blocks:

Block #	Legal Description	Sec-Twp-Rng	County
1	SENE,SWNW	36-55-11W	38: Lake
2	NESE,NWSE	36-55-11W	38: Lake

Species/Products/Price (all quantities are estimates):

Bid	SOAV	Species	Product	Quantity	UOM	Appraised Price	Appraised Value	Bid %	Bid Price	Bid Value
+		Aspen Species	Pulp & Bolts	820.00	Cd	20.87	17,113.40		20.87	17,113.40
		Northern Hardwoods	Pulpwood	80.00	Cd	5.85	468.00		5.85	468.00
		Balsam Fir	Pulpwood	26.00	Cd	3.25	84.50		3.25	84.50
		White Spruce	Pulp & Bolts	15.00	Cd	11.22	168.30		11.22	168.30

Sale Acres	72.3	Advance Payment	2,675.13	Total Appraised Value	17,834.20	Total Bid Value	0.00
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Top Diameter Utilization: Unless otherwise specified, each species product must be utilized down to a minimum merchantable top diameter inside bark (dib) as follows: woodsrun cordwood and pulpwood to 4 inches, except spruce to 3 inches; bolts to 6 inches; sawtimber to 10 inches; and veneer to 14 inches.

Optional Timber (may be purchased with an Added Timber Agreement):

SOAV	Species	Product	Quantity	UOM	Appraised Price	Appraised Value
	Any Listed Species	Biomass	560.00	Tons	0.65	364.00

Total Appraised Cords per Acre: 13.0

Mixed Species Description:

Aspen Species Pulp & Bolts includes Trembling Aspen 99%; Balm of Gilead 1%.
 Northern Hardwoods Pulpwood includes Ash 25%; Red Maple 29%; Sugar Maple 41%; Paper Birch 6%.

Mixed Product Description:

White Spruce Pulp & Bolts includes Bolts 63%; Pulpwood 37%.
 Aspen Species Pulp & Bolts includes Pulpwood 63%; Bolts 37%.

HARVEST SPECIFICATIONS

(Refer to the two individual Cutting Block reports for additional specifications)

Cutting and Felling:

- Harvest aspen, maples, paper birch, balsam fir and spruce larger than one stick (Cutting Blocks 1 and 2).
- Reserve 6 trees/acre of healthy sugar maple, basswood or aspen >12" dbh, scattered across the stand (Cutting Block 1).
- Reserve all non-hazardous snags (Cutting Blocks 1 and 2).
- Do not fell timber into reserves or adjoining timber (Cutting Block 2).
- Broadcast skid to kill/damage brush. Full tree skidding recommended (Cutting Blocks 1 and 2).

Season of Operations:

TIMBER APPRAISAL REPORT - HARVEST SPECIFICATIONS (continued)

Season of Operations (continued):

- Conduct sale operations on frozen or dry soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).

Slash Disposal:

- If biomass is purchased with an Added Timber Agreement, 20% of the tops and limbs must be left on the site or hauled back from the landing and redistributed in the general harvest area. This percentage may be adjusted up or down to meet the 1/3 retention goal if incidental breakage is more or less than 10-15% (Cutting Blocks 1 and 2).
- Distribute slash in small piles, not to exceed 2 grapples, across the site, except as needed to protect skid trails (Cutting Blocks 1 and 2).

Site, Soil, and Water Protection:

- If site damage becomes apparent, alter or cease operations and contact State (Cutting Blocks 1 and 2).
- No operations within reserve areas (Cutting Block 2).

Landings, Roads, and Trails:

- The location and construction of all access roads and landings must be pre-approved by the State (Cutting Blocks 1 and 2).
- Use only snow / ice in water crossing (Cutting Block 2).

Sale Conditions:

- Access is across state land (Cutting Block 2).
- Access is across state and private land (Cutting Block 1).
- Permission to cross private land must be obtained by permittee (Cutting Block 1).

Marketing and Special Conditions:

If only one highway access point is desired, operator will need private landowner permission and frozen conditions to cross the corner at the section 36 centerpoint.

Price Adjustments apply to aspen. All other species have -35% Lake County discount applied.

Price Adjustments:

- Road Construction Costs: +10%
- Haul Distance to Nearest Mill: +10%
- Stand Density: -10%
- Operational Constraints: 0%
- Other Price Factor: -35% (Lake County Discount)

Permits Required:

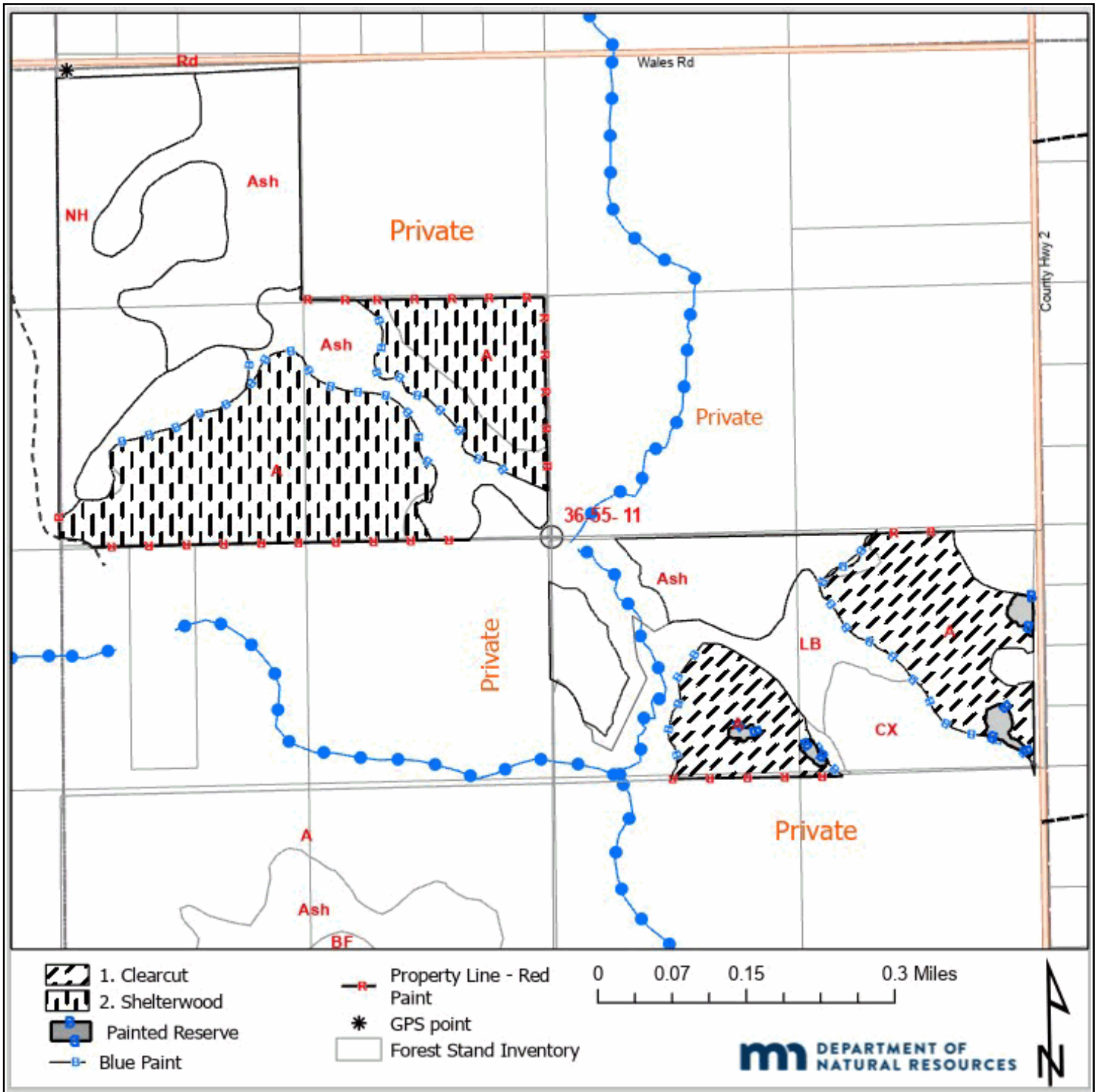
(None)

Forestry Area Office:

Two Harbors Area Forestry Office
1568 Highway 2
Two Harbors, MN 55616
Telephone: 218-834-1420

Appraiser Signature	Appraiser (Printed name) Karen Updegraff	Appraiser ID # 01162844	Signature Date 01/03/2025
Approved By Signature	Approved By (Printed name) Jason Bushmaker	Approver ID # 01118506	Approval Date 01/03/2025

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	Regular Auction	253	B016228
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	02/07/2025	05/31/2028	



Appraisal Map (may not print to scale)
 Refer to the individual Cutting Block maps for additional details and legal descriptions

Forty/Lot Information - Appraisal includes two (2) cutting blocks:

Twp - Range	Sec	Forty / Lot	Land Status	% Total Value
55-11W	36	NESE	09: School	36
		NWSE	09: School	17
		SESW	09: School	27
		SWNW	09: School	20

Total	100
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Specifications included in Notice Of Sale:

Season of Operations:

- Conduct sale operations on frozen or dry soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).

Sale Conditions:

- Access is across state land (Cutting Block 2).
- Access is across state and private land (Cutting Block 1).
- Permission to cross private land must be obtained by permittee (Cutting Block 1).

CUTTING BLOCK REPORT



Permit Holder	Sale Type Auction Commercial Permit	RAN 253	Permit Number B016228
Legal Description SENW,SWNW	Sec-Twp-Rng 36-55-11W	County 38: Lake	Permit Date 02/07/2025

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Cutting Block 1 in Appraisal 19901

Species/Products/Price (all quantities are estimates):

Bid	SOAV	Species	Product	Quantity	UOM	Appraised Price	Appraised Value	Bid %	Bid Price	Bid Value
+		Aspen Species	Pulp & Bolts	370.00	Cd	\$ 20.87	\$ 7,721.90	-	\$ -	\$ -
		Northern Hardwoods	Pulpwood	60.00	Cd	\$ 5.85	\$ 351.00		\$ -	\$ -
		Balsam Fir	Pulpwood	25.00	Cd	\$ 3.25	\$ 81.25		\$ -	\$ -
		White Spruce	Pulp & Bolts	10.00	Cd	\$ 11.22	\$ 112.20		\$ -	\$ -
		Any Listed Species	Biomass	280.00	Tons	\$ 0.65	\$ -		\$ -	\$ -

Cutting Block Acres	45.9	Total Appraised Value	\$ 8,266.35	Total Bid Value	\$ -
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Top Diameter Utilization: Unless otherwise specified, each species product must be utilized down to a minimum merchantable top diameter inside bark (dib) as follows: woodsrun cordwood and pulpwood to 4 inches, except spruce to 3 inches; bolts to 6 inches; sawtimber to 10 inches; and veneer to 14 inches.

Mixed Species Description:

Aspen Species Pulp & Bolts includes Trembling Aspen 98%; Balm of Gilead 2%.
Northern Hardwoods Pulpwood includes Paper Birch 2%; Sugar Maple 54%; Ash 12%; Red Maple 32%.

Mixed Product Description:

White Spruce Pulp & Bolts includes Pulpwood 40%; Bolts 60%.
Aspen Species Pulp & Bolts includes Pulpwood 60%; Bolts 40%.

HARVEST SPECIFICATIONS

Cutting and Felling:

- Harvest aspen, maples, paper birch, balsam fir and spruce larger than one stick.
- Reserve 6 trees/acre of healthy sugar maple, basswood or aspen >12" dbh, scattered across the stand.
- Reserve all non-hazardous snags.
- Broadcast skid to kill/damage brush. Full tree skidding recommended.

Season of Operations:

- Conduct sale operations on frozen or dry soil conditions only, except with written permission from State.

Slash Disposal:

- If biomass is purchased with an Added Timber Agreement, 20% of the tops and limbs must be left on the site or hauled back from the landing and redistributed in the general harvest area. This percentage may be adjusted up or down to meet the 1/3 retention goal if incidental breakage is more or less than 10-15%.
- Distribute slash in small piles, not to exceed 2 grapples, across the site, except as needed to protect skid trails.

Site, Soil, and Water Protection:

- If site damage becomes apparent, alter or cease operations and contact State.

Landings, Roads, and Trails:

CUTTING BLOCK REPORT - HARVEST SPECIFICATIONS (continued)

Landings, Roads, and Trails (continued):

- The location and construction of all access roads and landings must be pre-approved by the State.

Sale Conditions:

- Access is across state and private land.
- Permission to cross private land must be obtained by permittee.

Marketing and Special Conditions:

Northern Hardwoods Pulpwood: Average 11" DBH and 2 sticks

Aspen Species Pulp & Bolts: Average 9" DBH and 3 sticks

Balsam Fir Pulpwood: Average 8" DBH and 2 sticks

White Spruce Pulp & Bolts: Average 13" DBH and 4 sticks

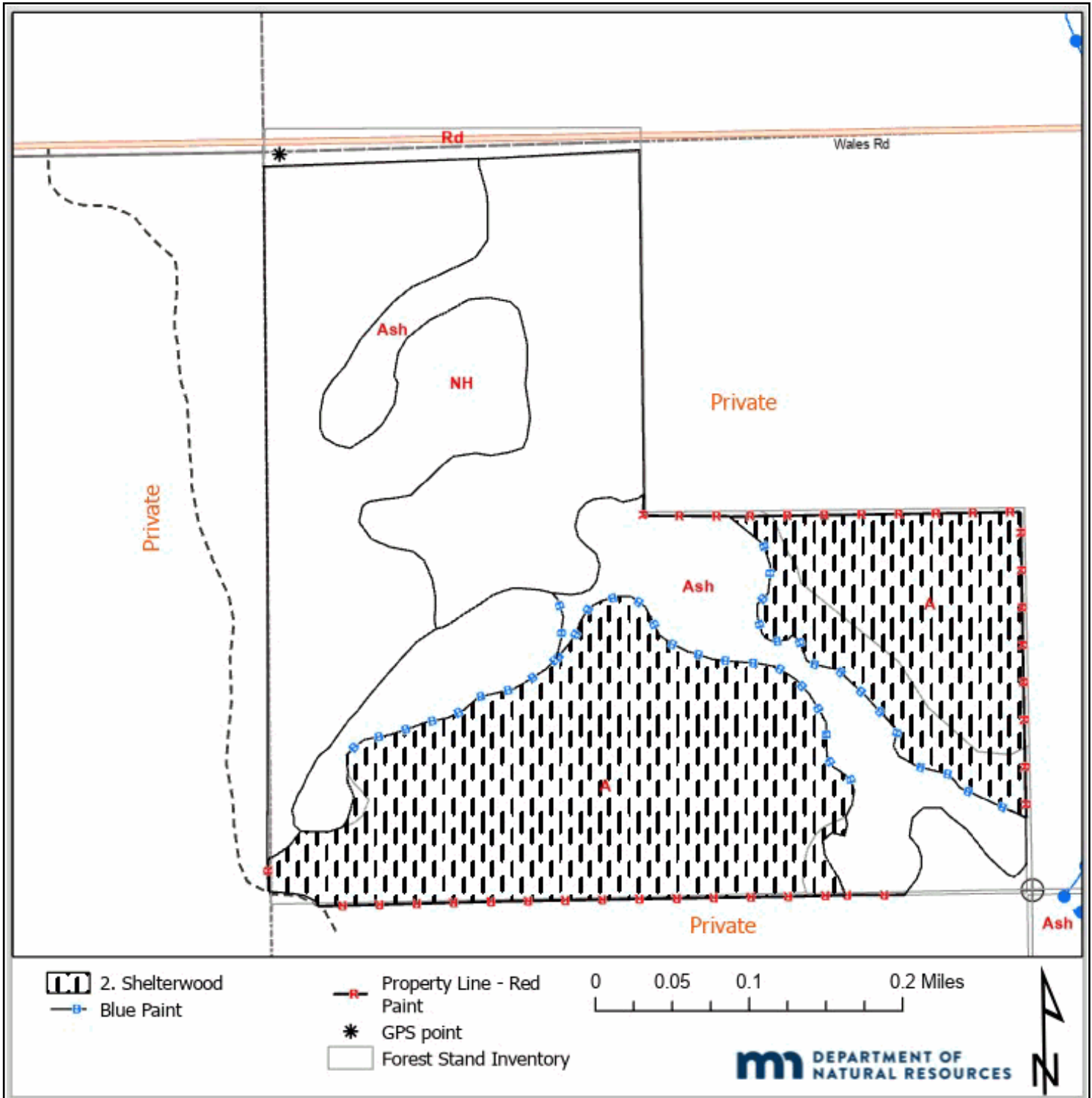
If only one highway access point is desired, operator will need private landowner permission and frozen conditions to cross the corner at the section 36 centerpoint. Price Adjustments apply to aspen. All other species have -35% Lake County discount applied.

Cruised By	ID #	Cruise Date
Karen Updegraff	01162844	12/08/2023



Permit Holder	Sale Type Auction Commercial Permit	RAN 253	Permit Number B016228
Legal Description SENW,SWNW	Sec-Twp-Rng 36-55-11W	County 38: Lake	Permit Date 02/07/2025

GPS Location: Latitude 47 12 48, Longitude -91 41 8



(Map may not print to scale)

SOAV Eligible: No

Stand Management Information:

Site t05511w1360000	Harvest Prescription Regen Harvest-Even-Aged-Shelterwood						
Stand	Cover Type	Plan Status	Planned	Examined	Appraised	Deferred	Altered
t05511w1360059	A	Adopted	11.2	15.0	15.0	0.0	0.0
t05511w1360060	A	Adopted	30.0	30.9	30.9	0.0	0.0
Totals			41.2	45.9	45.9	0.0	0.0

Forty/Lot Information:

Twp - Range	Sec	Forty / Lot	Land Status	Acres
55-11W	36	SENW	09: School	26.4
		SWNW	09: School	19.5
Total				45.9

CUTTING BLOCK REPORT



Permit Holder	Sale Type Auction Commercial Permit		RAN 253	Permit Number B016228
Legal Description NESE,NWSE	Sec-Twp-Rng 36-55-11W	County 38: Lake		Permit Date 02/07/2025

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Cutting Block 2 in Appraisal 19901

Species/Products/Price (all quantities are estimates):

Bid	SOAV	Species	Product	Quantity	UOM	Appraised Price	Appraised Value	Bid %	Bid Price	Bid Value
+		Aspen Species	Pulp & Bolts	450.00	Cd	\$ 20.87	\$ 9,391.50	-	\$ -	\$ -
		Northern Hardwoods	Pulpwood	20.00	Cd	\$ 5.85	\$ 117.00		\$ -	\$ -
		White Spruce	Pulp & Bolts	5.00	Cd	\$ 11.22	\$ 56.10		\$ -	\$ -
		Balsam Fir	Pulpwood	1.00	Cd	\$ 3.25	\$ 3.25		\$ -	\$ -
		Any Listed Species	Biomass	280.00	Tons	\$ 0.65	\$ -		\$ -	\$ -

Cutting Block Acres	26.4	Total Appraised Value	\$ 9,567.85	Total Bid Value	\$ -
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Top Diameter Utilization: Unless otherwise specified, each species product must be utilized down to a minimum merchantable top diameter inside bark (dib) as follows: woodsrun cordwood and pulpwood to 4 inches, except spruce to 3 inches; bolts to 6 inches; sawtimber to 10 inches; and veneer to 14 inches.

Mixed Species Description:

Aspen Species Pulp & Bolts includes Trembling Aspen 100%.
Northern Hardwoods Pulpwood includes Ash 63%; Red Maple 20%; Paper Birch 17%.

Mixed Product Description:

White Spruce Pulp & Bolts includes Bolts 70%; Pulpwood 30%.
Aspen Species Pulp & Bolts includes Pulpwood 65%; Bolts 35%.

HARVEST SPECIFICATIONS

Cutting and Felling:

- Harvest aspen, maples, paper birch, balsam fir and spruce larger than one stick.
- Reserve all non-hazardous snags.
- Do not fell timber into reserves or adjoining timber.
- Broadcast skid to kill/damage brush. Full tree skidding recommended.

Season of Operations:

- Conduct sale operations on frozen or dry soil conditions only, except with written permission from State.

Slash Disposal:

- If biomass is purchased with an Added Timber Agreement, 20% of the tops and limbs must be left on the site or hauled back from the landing and redistributed in the general harvest area. This percentage may be adjusted up or down to meet the 1/3 retention goal if incidental breakage is more or less than 10-15%.
- Distribute slash in small piles, not to exceed 2 grapples, across the site, except as needed to protect skid trails.

Site, Soil, and Water Protection:

- If site damage becomes apparent, alter or cease operations and contact State.
- No operations within reserve areas.

CUTTING BLOCK REPORT - HARVEST SPECIFICATIONS (continued)

Landings, Roads, and Trails:

- The location and construction of all access roads and landings must be pre-approved by the State.
- Use only snow / ice in water crossing.

Sale Conditions:

- Access is across state land.

Marketing and Special Conditions:

Balsam Fir Pulpwood: Average 5" DBH and 2 sticks
White Spruce Pulp & Bolts: Average 14" DBH and 4 sticks
Aspen Species Pulp & Bolts: Average 10" DBH and 4 sticks
Northern Hardwoods Pulpwood: Average 9" DBH and 2 sticks

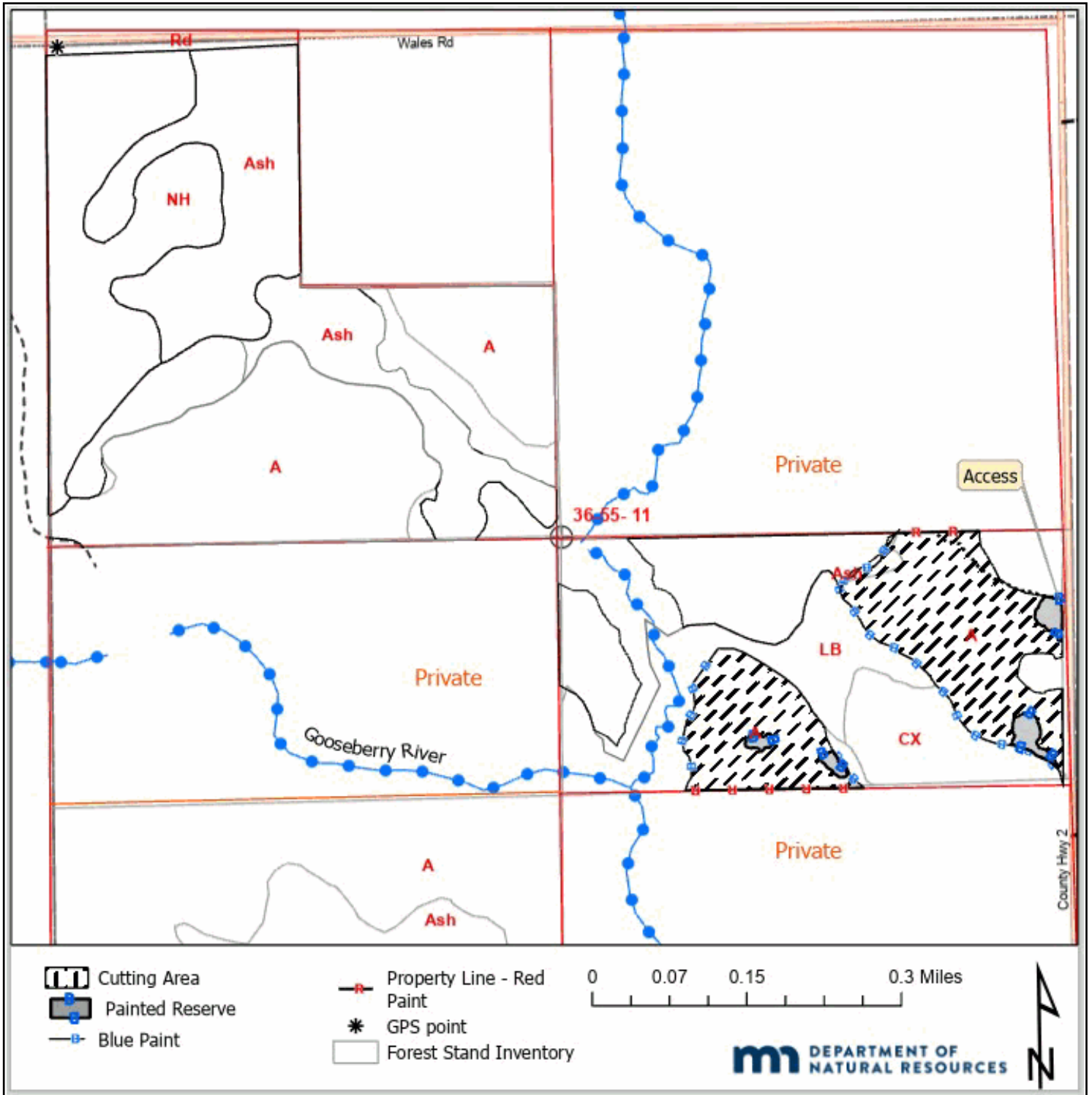
If only one highway access point is desired, operator will need private landowner permission and frozen conditions to cross the corner at the section 36 centerpoint. Price Adjustments apply to aspen. All other species have -35% Lake County discount applied.

Cruised By	ID #	Cruise Date
Karen Updegraff	01162844	10/31/2023



Permit Holder	Sale Type Auction Commercial Permit	RAN 253	Permit Number B016228
Legal Description NESE,NWSE	Sec-Twp-Rng 36-55-11W	County 38: Lake	Permit Date 02/07/2025

GPS Location: Latitude 47 12 48, Longitude -91 41 8



(Map may not print to scale)

SOAV Eligible: No

Stand Management Information:

Site	Harvest Prescription						
t05511w1360000	Regen Harvest-Even-Aged-Clearcut-w/Rsrv						
Stand	Cover Type	Plan Status	Planned	Examined	Appraised	Deferred	Altered
t05511w1360061	A	Adopted	21.0	21.0	17.5	0.0	3.5
t05511w1360065	A	Adopted	10.5	10.5	10.1	0.0	0.4
Totals			31.5	31.5	27.6	0.0	3.9

Forty/Lot Information:

Twp - Range	Sec	Forty / Lot	Land Status	Acres
55-11W	36	NESE	09: School	17.8
		NWSE	09: School	8.6
Total				26.4