

TIMBER APPRAISAL REPORT



Permit Holder Tibbetts Trucking	Sale Type Regular Auction	RAN 253	Permit Number B016229
Permit Date 02/07/2025		Expiration Date 05/31/2028	

Minnesota DNR is Certified to the Sustainable Forestry Initiative® and/or the Forest Stewardship Council®.
For information on our certificates go to mndnr.gov/forestry/certification/certificates.html

Appraisal includes one (1) cutting block:

Block #	Legal Description	Sec-Twp-Rng	County
1	GL02,NENE,NESE,NESW,NWNE,NWSE,SENE,SENW,SESE,SWNE,SWNW,SWSE	9-57-8W	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	1,743.00	Cd	19.92	34,720.56	0	19.92	34,720.56
+		White Spruce	Pulp & Bolts	594.00	Cd	10.18	6,046.92	0	10.18	6,046.92
+		Balsam Fir	Pulp & Bolts	514.00	Cd	4.91	2,523.74	0	4.91	2,523.74
		Paper Birch	Pulpwood	238.00	Cd	6.50	1,547.00		6.50	1,547.00
+		Norway Pine	Woodsrun Sawtimber (Softwood only)	52.00	Cd	55.65	2,893.80	0	55.65	2,893.80

Sale Acres	181.3	Advance Payment	7,159.80	Total Appraised Value	47,732.02	Total Bid Value	47,732.02
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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
	Maple Species	Pulpwood	110.00	Cd	6.50	715.00
	Any Listed Species	Biomass	1,506.00	Tons	0.65	978.90

Total Appraised Cords per Acre: 17.9

Mixed Species Description:

Aspen Species Pulp & Bolts includes Balm of Gilead 1%; Trembling Aspen 99%.
Maple Species Pulpwood includes Sugar Maple 2%; Red Maple 98%.

Mixed Product Description:

Balsam Fir Pulp & Bolts includes Pulpwood 85%; Bolts 15%.
White Spruce Pulp & Bolts includes Pulpwood 63%; Bolts 37%.
Aspen Species Pulp & Bolts includes Bolts 27%; Pulpwood 73%.
Norway Pine Woodsrun Sawtimber (Softwood only) includes Sawtimber (Softwood Only) 65%; Pulpwood 35%.

HARVEST SPECIFICATIONS

Cutting and Felling:

- Harvest aspen, white spruce, balsam fir, paper birch, and norway pine. Maple is optional and can be harvested through the added timber process.

TIMBER APPRAISAL REPORT - HARVEST SPECIFICATIONS (continued)

Cutting and Felling (continued):

- Reserve Island is painted south of the Heffelfinger SFR. On the north side of Heffelfinger SFR, reserve an average 6 paper birch per acre.
- Reserve all non-hazardous snags.

Season of Operations:

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

Slash Disposal:

- Distribute slash across the site in piles no larger than 20' by 20'. Piling slash at the landing is approved.
- Keep Heffelfinger State Forest Road free of logging residue.
- Biomass harvest is allowed on this permit. An Added Timber Agreement is required.

Site, Soil, and Water Protection:

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

Landings, Roads, and Trails:

- The location and construction of all roads and landings must be pre-approved by the State.
- Post "Trucks Hauling" signs 200 feet beyond either end of road/trail section being used.
- Skidding prohibited on forest roads.

Sale Conditions:

- Access is across State land.

Marketing and Special Conditions:

- Aspen Species Pulp & Bolts: Average 10" DBH and 4 sticks
- Balsam Fir Pulp & Bolts: Average 9" DBH and 3 sticks
- Maple Species Pulpwood: Average 10" DBH and 2 sticks
- Norway Pine Woodsrun Sawtimber (Softwood only): Average 16" DBH and 6 sticks
- Paper Birch Pulpwood: Average 11" DBH and 3 sticks
- White Spruce Pulp & Bolts: Average 10" DBH and 4 sticks

Tree sizes are averages based on field estimates, actual sizes will vary larger or smaller.

This sale is located approximately 7 miles down the Heffelfinger SFR from Finland. Area is impacted by spruce budworm, sale is cruised to harvest live balsam and spruce trees based on field visit in June 2024.

Sale area has some drainages and low areas on the north side of Heffelfinger SFR, it would take improvements on skid trails to harvest during non-frozen soil conditions. Sale area on the south side of Heffelfinger SFR has potential for late summer non-frozen soil conditions harvesting.

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

Price Adjustments:

- Road Construction Costs: +5%
- Haul Distance to Nearest Mill: +5%
- Stand Density: -5%
- 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

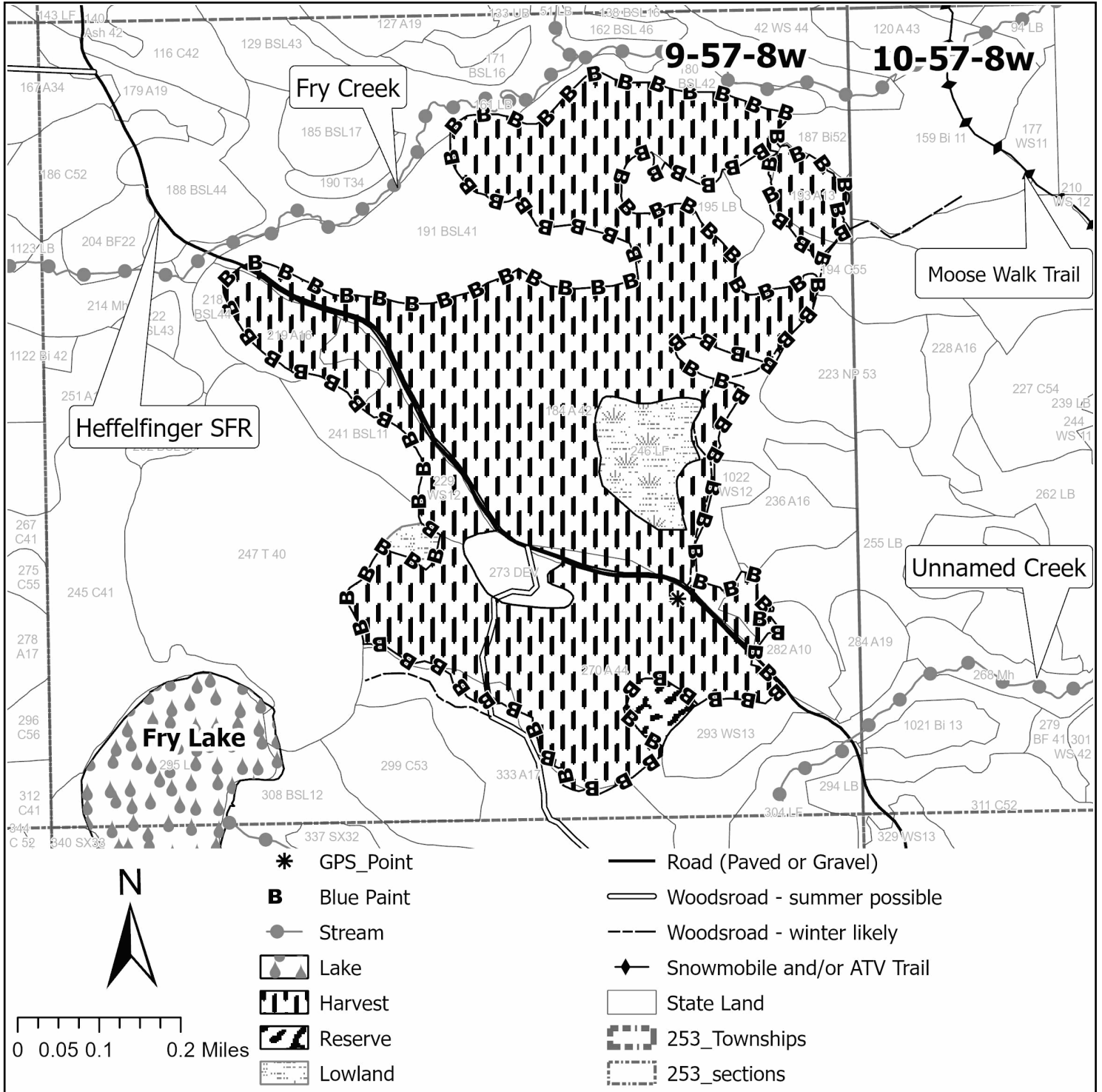
TIMBER APPRAISAL REPORT - HARVEST SPECIFICATIONS (continued)

Appraiser Signature	Appraiser (Printed name) Jason Bushmaker	Appraiser ID # 01118506	Signature Date 12/03/2024
Approved By Signature	Approved By (Printed name) Michael Young	Approver ID # 01161744	Approval Date 12/03/2024



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GPS Location: Latitude 47 26 25, Longitude -91 20 7



(Cutting Block 22792, Snapshot Sequence Number 0)

Cutting Block Map (may not print to scale)

SOAV Eligible: No

Stand Management Information - Appraisal only includes one (1) cutting block:

Site t05708wI090184		Harvest Prescription Regen Harvest-Even-Aged-Clearcut-w/Rsrv - Art Regen					
Stand	Cover Type	Plan Status	Planned	Examined	Appraised	Deferred	Altered
t05708wI090184	A	New	109.2	109.2	107.3	0.0	1.9
t05708wI090219	A	Adopted	8.0	8.0	8.0	0.0	0.0
t05708wI090229	WS	Adopted	8.1	8.1	8.1	0.0	0.0
t05708wI090270	A	Adopted	53.2	53.2	53.2	0.0	0.0
t05708wI090282	a	New	1.6	1.6	1.6	0.0	0.0

Site t05708wI090193		Harvest Prescription Regen Harvest-Even-Aged-Clearcut-w/Rsrv - Art Regen					
Stand	Cover Type	Plan Status	Planned	Examined	Appraised	Deferred	Altered
t05708wI090193	a	New	4.9	4.9	4.9	0.0	0.0
t05708wI090194	c	New	1.0	1.0	1.0	0.0	0.0

Totals	186.0	186.0	184.1	0.0	1.9
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Forty/Lot Information:

Twp - Range	Sec	Forty / Lot	Land Status	Acres	% Total Value
57-8W	9	GL02	09: School	3.3	2
		NENE	09: School	13.3	7
		NESE	09: School	8.4	5
		NESW	09: School	9.7	5
		NWNE	09: School	18.4	10
		NWSE	09: School	28.4	15
		SENE	09: School	19.8	11
		SENW	09: School	19.2	11
		SESE	09: School	8.5	5
		SWNE	09: School	27.5	15
		SWNW	09: School	0.9	1
		SWSE	09: School	23.9	13

Totals	181.3	100
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Specifications included in Notice Of Sale:

Season of Operations:

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

Sale Conditions:

- Access is across State land.