



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

NOTICE OF SALE OF STUMPAGE ON STATE LANDS IN THE FOLLOWING AREA:
LITTLE FALLS AREA

STATUS: COMPLETED
REGULAR AUCTION - SALE #1
ORAL BID

Notice is hereby given that I offered for sale at public auction in Little Falls, MN at 10:00 AM on Thursday, September 5, 2019, timber belonging to the State of Minnesota. All tracts were offered at the Camp Ripley Range Control Building in Little Falls, MN.

None of the timber offered was SFI or FSC certified.

The following pages list the lands upon which the timber was located, the estimated quantities of timber offered, the appraised prices, and the bid prices.



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY
REGULAR AUCTION
ORAL BID TIMBER SALE
LITTLE FALLS AREA

10:00 AM on September 5, 2019
Camp Ripley Range Control Building in Little Falls, MN

TERMS OF SALE

- This auction sale will be held according to Minnesota Statutes Sections 90.101 and 90.14. Timber shall be offered and sold by the same unit of measure as it was appraised. Sale shall be made to the responsible bidder who bids the highest price for all timber species advertised for bidding on each tract. Bidding above the appraised price shall be by increments of one (1) percent or more. The percent bid up will be added to the appraised price of each species indicated as a bid species by a plus symbol (+) on the Notice of Sale. Any or all bids may be rejected and sales canceled for good and sufficient reasons.

REGISTRATION AND ELIGIBLE BIDDERS

- Interested persons must be registered at least four (4) business days prior to the auction by submitting an *Annual Timber Sales Purchaser Registration* form. No bid will be accepted from anyone having a delinquent timber sale or trespass account or a willful timber trespass with any public agency in Minnesota, or from anyone who does not qualify as a Responsible Bidder as defined in Minnesota Statutes § 90.01 (12), or from anyone who has been debarred for cause by any public agency [M.S. § 90.041 (11)].

DOWN PAYMENT

- Purchasers of timber must pay a down payment of fifteen (15) percent of the appraised value of the timber at the time the purchaser's bid is approved. The down payment will be kept on deposit by the State and applied against any billings for timber. The purchaser may elect to have the down payment refunded if they post security for one hundred (100) percent of the bid price of the timber (see Security Required). If the purchaser does not sign the permit document within 45 days of sale, the down payment will forfeit to the State. A permit signature extension of 10 business days may be granted, provided the purchaser pays a \$200 penalty.

BID GUARANTEE

- For any bid increase in excess of \$10,000 of the appraised price, a bid guarantee equal to fifteen (15) percent of the total bid price of the timber less the down payment amount is required at the time the permit is signed. If the bid guarantee is not submitted with the signed permit, the permit cancels, and the down payment forfeits to the State. If the permit holder fails to execute an effective permit, the bid guarantee payment forfeits to the State.

PURCHASER AND LOGGER QUALIFICATIONS AND OPERATIONS REQUIREMENTS

- The purchaser or the purchaser's agents, employees, subcontractors, and assigns conducting logging operations on a timber permit must comply with the general industry safety standards for logging (e.g., LogSafe) adopted by the Commissioner of Labor and Industry and provide proof of compliance with these standards. The purchaser or the purchaser's agents, employees, subcontractors, and assigns conducting logging operations on a timber permit must comply with the State of Minnesota mandatory insurance requirements before harvest operations begin. A *Certification of Compliance with the Minnesota Workers' Compensation Law* form must be submitted each year. Before the start of harvest operations, the purchaser must certify that a designated foreperson, who will be supervising active logging operations, has a current certificate of completion from a logger education program (e.g., MLEP or FISTA) approved by the Commissioner of Natural Resources.

SECURITY REQUIRED

- The purchaser must furnish security equal to the total bid value of the permit, LESS the amount paid as a down payment and bid guarantee. Security can be furnished in the following forms: Corporate surety bond, Letter of Credit, certified check, cashier's check, personal check, money order, or by signing a Cutting Block Payment Agreement for individual cutting blocks, at least one business day prior to the start of any permit operations. If the purchaser elects to receive a refund of the down payment and bid guarantee, they must furnish security in a form described above, for one hundred (100) percent of the total bid value of the timber purchased. If the deferred cash payment for cutting blocks is selected, the down payment and bid guarantee WILL NOT be refunded. If the purchaser elects to secure a permit by prepayment of cutting block(s), they must make a written request on a form provided by the state. No harvesting is permitted until proper security has been furnished to and approved by the Commissioner of Natural Resources or his agent.

PERMIT TERMS

- A permit to harvest and remove the timber from state lands will be issued to the purchaser. NO permit shall be issued to anyone other than the purchaser in whose name the bid was made. All timber purchased on the permit must be harvested prior to the permit expiration date. All permits provide for the continuous identification of timber from the time of cutting until delivery to the consumer. Failure to continuously identify the timber as specified in the permit shall constitute trespass. Also, please note all harvest specifications on each tract being sold. Only one Regular Extension is permitted for exceptional circumstances. An annual interest rate of 5 percent may be charged on a regular extension for the period of the extension.

UNSOLD TRACTS

- On the next regular business day (8:00 AM - 4:30 PM, Monday - Friday, except holidays) after the date of the auction sale, unsold tracts may be available for over-the-counter purchase at the appraised price for a period of no more than one year. Unless canceled for reoffer at an earlier date, unsold tracts will be available until September 5, 2020, at the following Area Headquarters: Little Falls Area.

TRACT B1

COUNTY: MORRISON

AREA: LITTLE FALLS AREA

ACRES: 52.2

Permit Number: B014356
Expiration Date: 05/31/2021

Purchased By:
Address:

UNSOLD

NESW,NWSE,SENE,SWNE of Section 1 - Township 130, Range 30W.
NESE,SESE of Section 36 - Township 131, Range 30W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ WHITE SPRUCE	PULPWOOD	175.00	Cd	7.20	1,260.00	7.20	1,260.00
+ TREMBLING ASPEN	PULPWOOD	90.00	Cd	9.00	810.00	9.00	810.00
+ NORWAY PINE	PULP & BOLTS	80.00	Cd	6.00	480.00	6.00	480.00
TAMARACK	PULP & BOLTS	40.00	Cd	4.32	172.80	4.32	172.80
PAPER BIRCH	PULPWOOD	15.00	Cd	5.40	81.00	5.40	81.00

+ BID SPECIES * SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$2,803.80 BID TOTAL = \$ 2,803.80
ADVANCE PAYMENT = \$420.57

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

ANY LISTED SPECIES BIOMASS 395.00 Tons 0.60 237.00

Mixed Product Description:

Norway Pine Pulp & Bolts includes: Bolts 15%; Pulpwood 85%.
Tamarack Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

Cutting and Felling:

- Harvest only orange marked trees (Cutting Blocks 1 and 2).
- Reserve all non painted trees (Cutting Blocks 1 and 2).
- Trees must be processed at the stump and cut products forwarded to the landing (Cutting Blocks 1 and 2).

Season of Operations:

- Conduct sale operations on frozen soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).
- No sale operations will occur during any special hunts in Camp Ripley, without written permission from the state (Cutting Blocks 1 and 2).

Sale Conditions:

- The sale will expire 5/31/2021 due to military training operations (Cutting Blocks 1 and 2).
- The harvested wood on this sale is not FSC or SFI certified (Cutting Blocks 1 and 2).

Marketing Conditions:

Access is through Camp Ripley. Cutting blocks are located 2.2 miles west of range control office. Sale is in training area 8 north and south of Argonne Rd. This is a first thinning in white spruce stands. Tamarack is planted in the upland.

Must follow commercial logging guideline for Camp Ripley.

The harvested wood on this sale is not FSC or SFI certified.

Price Adjustments:

- Road Construction Costs: +5%
- Haul Distance to Nearest Mill: 0%
- Stand Density: -10%
- Operational Constraints: -10%
- Other Price Factor: -25% (spruce/pine plantation first thinning)

Certification Note:

The timber on this tract is from non-certified land.

Appraiser:

Timothy Michael Stai

(Appraisal ID 14982-0; Cutting Block ID 17452-0, 17453-0)

TRACT B2

COUNTY: MORRISON

AREA: LITTLE FALLS AREA

ACRES: 121.3

Permit Number: B014357
Expiration Date: 05/31/2021

Purchased By:
Address:

UNSOLD

SESE,SWSE of Section 5; NENE,NWNE,SENE,SWNE of Section 8 - Township 131, Range 30W.
NESW,NWSE,SENE,SWNE of Section 8 - Township 131, Range 30W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ OAK SPECIES	PULP & BOLTS	480.00	Cd	16.75	8,040.00	16.75	8,040.00
+ NORTHERN HARDWOODS	PULP & BOLTS	172.00	Cd	8.36	1,437.92	8.36	1,437.92
+ ASPEN SPECIES	PULPWOOD	95.00	Cd	12.75	1,211.25	12.75	1,211.25
MIXED HARDWOODS	PULP & BOLTS	60.00	Cd	5.51	330.60	5.51	330.60

+ BID SPECIES * SOLD ON APPRAISED VOLUME

APPRAISED TOTAL =	\$11,019.77	BID TOTAL = \$	11,019.77
ADVANCE PAYMENT =	\$1,652.97		

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

ANY LISTED SPECIES	BIOMASS	560.00	Tons	0.85	476.00
--------------------	---------	--------	------	------	--------

Mixed Species Description:

Aspen Species Pulpwood includes: Largetooth Aspen 25%; Trembling Aspen 75%.
 Mixed Hardwoods Pulp & Bolts includes: Ash 71%; Basswood 30%.
 Northern Hardwoods Pulp & Bolts includes: Paper Birch 60%; Red Maple 19%; Sugar Maple 21%.
 Oak Species Pulp & Bolts includes: Bur Oak 7%; Red Oak 64%; White Oak 29%.

Mixed Product Description:

Mixed Hardwoods Pulp & Bolts includes: Bolts 26%; Pulpwood 74%.
 Northern Hardwoods Pulp & Bolts includes: Bolts 14%; Pulpwood 86%.
 Oak Species Pulp & Bolts includes: Bolts 37%; Pulpwood 63%.

Cutting and Felling:

- Harvest all orange marked trees (Cutting Blocks 1 and 2).

Season of Operations:

- Conduct sale operations on frozen soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).
 - No sale operations will occur during any special hunts in Camp Ripley, without written permission from the state (Cutting Block 1).

Sale Conditions:

- The sale will expire 5/31/2021 due to military training operations (Cutting Blocks 1 and 2).
 - The harvested wood on this sale is not FSC or SFI certified (Cutting Blocks 1 and 2).

Marketing Conditions:

Sale is located ~ 6 miles north of Randal.
 Access is through Camp Ripley 13 miles from main gate of camp.
 Sale is in training area 39 along Kodiak road approximately 1/4 mile off road
 Must follow commercial logging guidelines for Camp Ripley

Price Adjustments:

Road Construction Costs: +5%
 Haul Distance to Nearest Mill: 0%
 Stand Density: -10%
 Operational Constraints: -10%

Other Price Factor: 0%

Certification Note:

The timber on this tract is from non-certified land.

Appraiser:

Walker J. Wearne

(Appraisal ID 14998-0; Cutting Block ID 17459-0, 15343-0)

TRACT B3 COUNTY: MORRISON AREA: LITTLE FALLS AREA ACRES: 25.9

Permit Number: B014358
Expiration Date: 05/31/2021

Purchased By: Hennen Enterprises LLC
Address: 24031 - 133rd Street, Pierz, MN 56364

NENE,NWNE of Section 18 - Township 132, Range 29W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	530.00	Cd	16.50	8,745.00	16.50	8,745.00
+ JACK PINE	PULP & BOLTS	180.00	Cd	16.02	2,883.60	16.02	2,883.60
NORTHERN HARDWOODS	PULP & BOLTS	45.00	Cd	11.22	504.90	11.22	504.90
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$12,133.50	BID TOTAL = \$	12,133.50
				ADVANCE PAYMENT =	\$1,820.03		

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

OAK SPECIES	PULPWOOD	17.00	Cd	17.60	299.20
BASSWOOD	PULPWOOD	7.00	Cd	5.50	38.50
ANY LISTED SPECIES	BIOMASS	350.00	Tons	1.10	385.00

Mixed Species Description:

Aspen Species Pulp & Bolts includes: Largetooth Aspen 32%; Trembling Aspen 68%.
Northern Hardwoods Pulp & Bolts includes: Paper Birch 84%; Red Maple 16%.
Oak Species Pulpwood includes: Northern Pin Oak 35%; Red Oak 65%.

Mixed Product Description:

Aspen Species Pulp & Bolts includes: Bolts 10%; Pulpwood 90%.
Jack Pine Pulp & Bolts includes: Bolts 54%; Pulpwood 46%.
Northern Hardwoods Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

Cutting and Felling:

- Harvest aspen, birch, basswood, maple, jack pine. Also red and pin oak less than 14" DBH.

Season of Operations:

- Oak wilt is within 20 miles and poses a threat. No sale operations allowed from April 15-July 15 due to oak wilt concerns, unless with written permission from State.
- No sale operations allowed between April 1 - September 15, without written permission from State.
- Conduct sale operations on dry / frozen soil conditions only, except with written permission from State.
- No sale operations will occur during any special hunts in Camp Ripley, without written permission from the state.

Sale Conditions:

- The sale will expire 5/31/2021 due to military training operations.
- The harvested wood on this sale is not FSC or SFI certified.

Marketing Conditions:

Site has lots of White pine in various age stages. May be difficult to operate with larger equipment without damaging residual trees.
Access is through Camp Ripley. 14 miles from main gate of camp. Sale is in training area 59. Site is along Cassino Rd. Near East Boundary Rd.
Must follow commercial logging guidelines for Camp Ripley.
The harvested wood on this sale is not FSC or SFI certified.

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: 0%
Stand Density: +5%
Operational Constraints: -5%
Other Price Factor: 0%

Certification Note:

The timber on this tract is from non-certified land.

Appraiser:

Walker J. Wearne

(Appraisal ID 15016-0; Cutting Block ID 17476-0)

TRACT B4 COUNTY: MORRISON AREA: LITTLE FALLS AREA ACRES: 14.6

Permit Number: B014359
Expiration Date: 05/31/2021

Purchased By: Minnesota Timber, LLC
Address: PO Box 315, Brainerd, MN 56401

GL01,NENW of Section 8; GL04,SWSE of Section 5 - Township 132, Range 29W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	113.00	Cd	15.00	1,695.00	15.00	1,695.00
+ JACK PINE	PULP & BOLTS	86.00	Cd	13.30	1,143.80	13.30	1,143.80
	BASSWOOD	52.00	Cd	6.00	312.00	6.00	312.00
	OAK SPECIES	29.00	Cd	16.00	464.00	16.00	464.00
	NORTHERN HARDWOODS	26.00	Cd	9.00	234.00	9.00	234.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$3,848.80	BID TOTAL = \$	3,848.80
				ADVANCE PAYMENT =	\$577.32		

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

ANY LISTED SPECIES BIOMASS 145.00 Tons 1.00 145.00

Mixed Species Description:

Aspen Species Pulpwood includes: Largetooth Aspen 69%; Trembling Aspen 31%.
Northern Hardwoods Pulpwood includes: Paper Birch 50%; Red Maple 50%.
Oak Species Pulpwood includes: Northern Pin Oak 69%; Red Oak 31%.

Mixed Product Description:

Basswood Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.
Jack Pine Pulp & Bolts includes: Bolts 45%; Pulpwood 55%.

Cutting and Felling:

- Harvest aspen, birch, basswood, maple, jack pine. Also red and pin oak less than 14" DBH.

Season of Operations:

- Oak wilt is within 20 miles and poses a threat. No sale operations allowed from April 15-July 15 due to oak wilt concerns, unless with written permission from State.
- No sale operations allowed between May 1 - October 31, without written permission from State.
- Conduct sale operations on dry / frozen soil conditions only, except with written permission from State.
- No sale operations will occur during any special hunts in Camp Ripley, without written permission from the state.

Sale Conditions:

- The sale will expire 5/31/2021 due to military training operations.
- The harvested wood on this sale is not FSC or SFI certified.

Marketing Conditions:

Access is through Camp Ripley. 15 miles from main gate of camp. Sale is in training area 61. Site is along East Boundary Rd.
Must follow commercial logging guidelines for Camp Ripley.
The harvested wood on this sale is not FSC or SFI certified.

Price Adjustments:

Road Construction Costs: +10%
Haul Distance to Nearest Mill: 0%
Stand Density: 0%
Operational Constraints: -10%

Other Price Factor: 0%

Certification Note:

The timber on this tract is from non-certified land.

Appraiser:

Walker J. Wearne

(Appraisal ID 15014-0; Cutting Block ID 17475-0)

TRACT B5 COUNTY: MORRISON AREA: LITTLE FALLS AREA ACRES: 52.3

Permit Number: B014360
Expiration Date: 05/31/2021

Purchased By: Potlatch Deltic Land & Lumber, LLC
Address: 50518 Co Rd 45, Bemidji, MN 56601

NESW,NWSW,SENW,SWNW of Section 22 - Township 133, Range 30W.
NESW,NWSW,SENW,SWNW of Section 28 - Township 133, Range 30W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	PULP & BOLTS	944.00	Cd	13.20	12,460.80	13.20	12,460.80
+ BID SPECIES	* SOLD ON APPRAISED VOLUME						
					APPRAISED TOTAL =	\$12,460.80	BID TOTAL = \$ 12,460.80
					ADVANCE PAYMENT =	\$1,869.12	

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

ANY LISTED SPECIES BIOMASS 580.00 Tons 1.00 580.00

Mixed Product Description:

Norway Pine Pulp & Bolts includes: Bolts 31%; Pulpwood 69%.

Cutting and Felling:

- Harvest all Norway pine marked with orange paint (Cutting Block 1).
- Harvest approximately 1/3 of Norway pine. Reduce basal area to approximately 90 sq.ft/acre in both stands by selectively harvesting pine with even spacing to promote the larger crop trees by removing poor quality trees, forked top trees, or smaller trees. Average reserve diameter in each stand should be 8-12"DBH (Cutting Block 2).

Season of Operations:

- Conduct sale operations on dry/frozen soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).
- No sale operations will occur during any special hunts in Camp Ripley, without written permission from the state (Cutting Block 1).
- No sale operations will occur during any special hunts in Camp Ripley, without written permission from the state. Sale operations are only allowed from November 1 - April 30 to avoid take of Blanding's Turtle (Cutting Block 2).

Sale Conditions:

- Access is across Camp Ripley land (Cutting Blocks 1 and 2).
- The sale will expire 5/31/21 due to military training operations (Cutting Blocks 1 and 2).
- The harvested wood on this scale is not FSC or FSI certified (Cutting Blocks 1 and 2).

Marketing Conditions:

Cutting Block 1: Avg DBH 13 Avg Sticks 6

Cutting Block 2: Avg DBH 8 Avg Sticks 5

Tree sizes are averages based on field estimates, actual sizes will vary larger or smaller. Access is through Camp Ripley. 23 miles from main gate of camp. Sale is in training area 71 & 79. Must follow commercial logging guideline for Camp Ripley.

Price Adjustments:

- Road Construction Costs: +10%
- Haul Distance to Nearest Mill: 0%
- Stand Density: -5%
- Operational Constraints: -5%
- Other Price Factor: 0%

Certification Note:

The timber on this tract is from non-certified land.

Appraiser:

Andrew John Butler

(Appraisal ID 15001-0; Cutting Block ID 17469-0, 17470-0)

Harvest specifications and additional information about each tract may be obtained upon request from the following DNR Area Forestry Office:

LITTLE FALLS AREA

The right is reserved to reject any and all bids.

For the Commissioner
MINNESOTA DEPARTMENT OF NATURAL RESOURCES

By: _____
Authorized Signature
Division Of Forestry
Dated: September 5, 2019

- SUMMARY SHEET -

09/05/2019 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 09/05/2019

LITTLE FALLS AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASPEN SPECIES	530.00	Cd	16.50	8,745.00
	NORTHERN HARDWOODS	45.00	Cd	11.22	504.90
	BASSWOOD	52.00	Cd	6.00	312.00
	NORWAY PINE	944.00	Cd	13.20	12,460.80
	JACK PINE	266.00	Cd	15.14	4,027.40
PULPWOOD	ASPEN SPECIES	113.00	Cd	15.00	1,695.00
	NORTHERN HARDWOODS	26.00	Cd	9.00	234.00
	BASSWOOD (optional)	7.00	Cd	-	0.00
	OAK SPECIES	29.00	Cd	16.00	464.00
	OAK SPECIES (optional)	17.00	Cd	-	0.00
BIOMASS	ANY LISTED SPECIES (optional)	1,075.00	Tons	-	0.00

TOTAL SOLD TRACTS CONVERTED TO CORDS: 2,005.00
TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 28,443.10
TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 28,443.10
TOTAL ACRES SOLD: 92.8
SOLD TRACT NUMBERS: 3, 4, 5
TOTAL NUMBER OF TRACTS SOLD: 3

SUMMARY FOR <u>UNSOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULP & BOLTS	NORTHERN HARDWOODS	172.00	Cd	8.36	1,437.92
	OAK SPECIES	480.00	Cd	16.75	8,040.00
	NORWAY PINE	80.00	Cd	6.00	480.00
	TAMARACK	40.00	Cd	4.32	172.80
	MIXED HARDWOODS	60.00	Cd	5.51	330.60
PULPWOOD	ASPEN SPECIES	95.00	Cd	12.75	1,211.25
	TREMBLING ASPEN	90.00	Cd	9.00	810.00
	PAPER BIRCH	15.00	Cd	5.40	81.00
	WHITE SPRUCE	175.00	Cd	7.20	1,260.00
BIOMASS	ANY LISTED SPECIES (optional)	955.00	Tons	0.75	713.00

TOTAL UNSOLD TRACTS CONVERTED TO CORDS: 1,207.00
TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS: \$ 13,823.57
TOTAL ACRES UNSOLD: 173.5
UNSOLD TRACT NUMBERS: 1, 2
TOTAL NUMBER OF TRACTS UNSOLD: 2