



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

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

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**STATUS: COMPLETED**  
**REGULAR AUCTION - SALE #3**  
**ORAL BID**

Notice is hereby given that I offered for sale at public auction in Orr, MN at 9:00 AM on Wednesday, June 2, 2021, timber belonging to the State of Minnesota. All tracts were offered at the Orr Forestry Office in Orr, MN.

All of the timber offered was SFI and 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 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](http://mndnr.gov/forestry/certification/certificates.html)



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

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9:00 AM on June 2, 2021  
Orr Forestry Office in Orr, 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 June 2, 2022, at the following Area Headquarters: Tower Area.

TRACT B1

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 53.4

Permit Number: B015046  
Expiration Date: 05/31/2024

Purchased By:  
Address:

UNSOLD

NWNW of Section 27; GL03,NENE,NESW,NWSW,SWSW of Section 22 - Township 65, Range 20W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	490.00	Cd	14.40	7,056.00	14.40	7,056.00
+ ASH	PULPWOOD	410.00	Cd	5.10	2,091.00	5.10	2,091.00
+ NORWAY PINE	PULP & BOLTS	130.00	Cd	8.38	1,089.40	8.38	1,089.40
+ WHITE PINE	PULP & BOLTS	100.00	Cd	11.93	1,193.00	11.93	1,193.00
+ MIXED HARDWOODS	PULPWOOD	78.00	Cd	8.50	663.00	8.50	663.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$12,092.40	BID TOTAL = \$	12,092.40
				ADVANCE PAYMENT =	\$1,813.86		

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

ANY LISTED SPECIES    BIOMASS                                    630.00 Tons                                    0.65                                    409.50

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 2%; Trembling Aspen 98%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 94%; Red Maple 6%.

**Mixed Product Description:**

Norway Pine Pulp & Bolts includes: Bolts 13%; Pulpwood 87%.  
White Pine Pulp & Bolts includes: Bolts 44%; Pulpwood 56%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across state land.

**Marketing Conditions:**

Sale can be accessed off of Hwy 53 through the Slade Rd.  
  
Sale has about 13 acres that provide a good opportunity for summer harvest.  
  
Sale was appraised by Cassie DeMillo, Kayla Trout and Andrew Erickson

**Price Adjustments:**

Road Construction Costs: 0%  
Haul Distance to Nearest Mill: 0%  
Stand Density: 0%  
Operational Constraints: 0%  
Other Price Factor: -15% (reoffer)

**Appraiser:**

Andrew J. Erickson

**TRACT B2**

**COUNTY: ST. LOUIS**

**AREA: TOWER AREA**

**ACRES: 170.9**

Permit Number: B015047  
Expiration Date: 05/31/2024

**Purchased By:** Packaging Corporation of America  
**Address:** 400 Third Ave East, International Falls, MN 56649

NENE, NESE, NESW, NWSE, NWSW, SENE, SENW, SESE, SESW, SWNE, SWSE, SWSW of Section 36 - Township 66, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 80	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	5,270.00	Cd	21.75	114,622.50	39.15	206,320.50
ASH	PULPWOOD	575.00	Cd	6.90	3,967.50	6.90	3,967.50
MIXED HARDWOODS	PULPWOOD	370.00	Cd	11.50	4,255.00	11.50	4,255.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$122,845.00	BID TOTAL = \$	214,543.00
				ADVANCE PAYMENT =	\$18,426.75		

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

ANY LISTED SPECIES    BIOMASS                      3,080.00 Tons                      0.65                      2,002.00

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 3%; Largetooth Aspen 16%; Trembling Aspen 81%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 58%; Red Maple 42%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across county land.
- Permission to cross county land must be obtained by permittee.

**Marketing Conditions:**

Sale can be accessed off of Hwy 53, via Townline Forest Road and then through the Lost River Road.

Sale has existing access road and trails that intersect different portions of the sale. Given a dry year, summer access could be a possibility.

The sale is located on pretty level ground compared to the typical rugged ground that can be commonly found around the Orr Area.

On a dry year, approximately 50% of the sale acres could be harvested in the summer.

**Price Adjustments:**

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

**Appraiser:**

Andrew J. Erickson

**TRACT B3**

**COUNTY: ST. LOUIS**

**AREA: TOWER AREA**

**ACRES: 192.3**

Permit Number: B015048  
Expiration Date: 05/31/2024

**Purchased By:** Packaging Corporation of America  
**Address:** 400 Third Ave East, International Falls, MN 56649

NENE,NESE,NWNE,NWSE,SENE,SWNE of Section 16; NESE,NWSE of Section 8; NWSW of Section 10;  
NESE,NWSW,SESE,SWSE of Section 9 - Township 68, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	3,065.00	Cd	7.65	23,447.25	7.65	23,447.25
+ ASPEN SPECIES	PULPWOOD	2,850.00	Cd	16.00	45,600.00	16.00	45,600.00
TAMARACK	PULPWOOD	640.00	Cd	5.10	3,264.00	5.10	3,264.00
NORTHERN HARDWOODS	PULPWOOD	200.00	Cd	8.50	1,700.00	8.50	1,700.00
ASH	PULPWOOD	40.00	Cd	5.10	204.00	5.10	204.00

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$74,215.25  
ADVANCE PAYMENT = \$11,132.29  
BID TOTAL = \$ 74,215.25

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

BALSAM FIR	PULPWOOD	210.00	Cd	4.25	892.50
WHITE CEDAR	PULPWOOD	10.00	Cd	5.10	51.00
ANY LISTED SPECIES	BIOMASS	4,275.00	Tons	0.65	2,778.75

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 6%; Trembling Aspen 94%.  
Northern Hardwoods Pulpwood includes: Paper Birch 55%; Red Maple 45%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across industry (MOLPUS) land.  
- Permission to cross industry (MOLPUS) land must be obtained by permittee.

**Marketing Conditions:**

Access is off the Kohler pit road and off of highway 53 across Molpus land. The prices have been reduced due to the amount of white cedar you have to work around. If there is going to be damage to White Cedar to get a few trees reserve that area.

**Price Adjustments:**

Road Construction Costs: -15%  
Haul Distance to Nearest Mill: 0%  
Stand Density: +10%  
Operational Constraints: -10%  
Other Price Factor: 0%

**Appraiser:**

Terry R. Bergstrom

**TRACT B4** COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 134.2

Permit Number: B015049  
Expiration Date: 05/31/2024

**Purchased By:** Packaging Corporation of America  
**Address:** 400 Third Ave East, International Falls, MN 56649

NENE,NWNE,SENE of Section 19; NENW,SENW of Section 20; NESW,SESW,SWSW of Section 17;  
SESE,SWSE of Section 18 - Township 68, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	1,265.00	Cd	9.90	12,523.50	9.90	12,523.50
TAMARACK	PULPWOOD	950.00	Cd	6.60	6,270.00	6.60	6,270.00
+ ASPEN SPECIES	PULPWOOD	270.00	Cd	20.64	5,572.80	20.64	5,572.80
ASH	PULPWOOD	35.00	Cd	6.60	231.00	6.60	231.00
PAPER BIRCH	PULPWOOD	10.00	Cd	11.00	110.00	11.00	110.00

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$24,707.30  
ADVANCE PAYMENT = \$3,706.10  
BID TOTAL = \$ 24,707.30

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

BALSAM FIR	PULPWOOD	50.00	Cd	5.50	275.00
ANY LISTED SPECIES	BIOMASS	1,000.00	Tons	0.65	650.00

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 8%; Trembling Aspen 92%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across state & industry land.
- Permission to cross industry land must be obtained by permittee.

**Marketing Conditions:**

Access to sale is 3.5 to 3.75 miles from US Hwy 53 on the Kohler Pit Rd coming in from near the Gateway General Store.

Sale set up by Ed Schoon and Andrew Erickson.

**Price Adjustments:**

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

**Appraiser:**

Edward A. Schoon

**TRACT B5** COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 77.1

Permit Number: B015050  
Expiration Date: 05/31/2024

**Purchased By:** Packaging Corporation of America  
**Address:** 400 Third Ave East, International Falls, MN 56649

NENE of Section 19; NWNW of Section 20 - Township 69, Range 21W.  
NESW, SESW of Section 20 - Township 69, Range 21W.  
GL02, NENW, NESW, NWNW, SWNW of Section 20; NENE of Section 19 - Township 69, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,110.00	Cd	20.63	22,899.30	20.63	22,899.30
BALSAM FIR	PULPWOOD	500.00	Cd	5.50	2,750.00	5.50	2,750.00
+ NORWAY PINE	WOODSRUN MIXED PRODUCTS	300.00	Cd	38.72	11,616.00	38.72	11,616.00
NORTHERN HARDWOODS	PULPWOOD	140.00	Cd	11.00	1,540.00	11.00	1,540.00
WHITE SPRUCE	PULP & BOLTS	15.00	Cd	14.85	222.75	14.85	222.75
ASH	PULPWOOD	10.00	Cd	6.60	66.00	6.60	66.00

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$39,094.05  
ADVANCE PAYMENT = \$5,864.11  
BID TOTAL = \$ 39,094.05

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

ANY LISTED SPECIES BIOMASS 1,000.00 Tons 0.65 650.00

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 8%; Largetooth Aspen 2%; Trembling Aspen 90%.  
Northern Hardwoods Pulpwood includes: Paper Birch 83%; Red Maple 18%.

**Mixed Product Description:**

Norway Pine Woodsrunk Mixed Products includes: Bolts 43%; Pulpwood 23%; Sawtimber (Softwood Only) 35%.  
White Spruce Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.

**Season of Operations:**

- Conduct sale operations on dry/frozen soil conditions only, except with written permission from State (Cutting Block 3).
- Conduct sale operations on frozen soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).

**Sale Conditions:**

- Access is across private and state land (Cutting Blocks 1 and 2).
- Access is across state land (Cutting Block 3).
- Permission to cross private land must be obtained by permittee (Cutting Blocks 1 and 2).

**Marketing Conditions:**

From the intersection of Hwy 53, and Gamma rd., travel north on Gamma road approx. 2.3 miles. Turn left continuing on Gamma rd. for approx. 2 miles. You will come to private land entrance/snowmobile trail. Turn right onto snowmobile trail and continue for 1/4 mile to access north part of cutting block 1, and cutting block 2.

**Price Adjustments:**

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

**Appraiser:**

Steven W. Horndt

(Appraisal ID 16765-0; Cutting Block ID 19527-0, 19497-0, 19654-0)

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

TOWER AREA - ORR FIELD STATION

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: June 2, 2021



- SUMMARY SHEET -

06/02/2021 REGULAR AUCTION - SALE #3

COMPLETED - DATA AS OF 06/02/2021

TOWER AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	WHITE SPRUCE	15.00	Cd	14.85	222.75
WOODSRUN MIXED PRODUCTS	NORWAY PINE	300.00	Cd	38.72	11,616.00
PULPWOOD	ASH	660.00	Cd	6.77	4,468.50
	ASPEN SPECIES	9,500.00	Cd	29.52	280,392.60
	PAPER BIRCH	10.00	Cd	11.00	110.00
	NORTHERN HARDWOODS	340.00	Cd	9.53	3,240.00
	BALSAM FIR (optional)	260.00	Cd	-	0.00
	BALSAM FIR	500.00	Cd	5.50	2,750.00
	BLACK SPRUCE	4,330.00	Cd	8.31	35,970.75
	TAMARACK	1,590.00	Cd	6.00	9,534.00
	WHITE CEDAR (optional)	10.00	Cd	-	0.00
	MIXED HARDWOODS	370.00	Cd	11.50	4,255.00
BIOMASS	ANY LISTED SPECIES (optional)	9,355.00	Tons	-	0.00

**TOTAL SOLD TRACTS CONVERTED TO CORDS:** 17,885.00  
**TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:** \$ 260,861.60  
**TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:** \$ 352,559.60  
**TOTAL ACRES SOLD:** 574.5  
**SOLD TRACT NUMBERS:** 2, 3, 4, 5  
**TOTAL NUMBER OF TRACTS SOLD:** 4

SUMMARY FOR <u>UNSOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULP & BOLTS	WHITE PINE	100.00	Cd	11.93	1,193.00
	NORWAY PINE	130.00	Cd	8.38	1,089.40
PULPWOOD	ASH	410.00	Cd	5.10	2,091.00
	ASPEN SPECIES	490.00	Cd	14.40	7,056.00
	MIXED HARDWOODS	78.00	Cd	8.50	663.00
BIOMASS	ANY LISTED SPECIES (optional)	630.00	Tons	0.65	409.50

**TOTAL UNSOLD TRACTS CONVERTED TO CORDS:** 1,208.00  
**TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS:** \$ 12,092.40  
**TOTAL ACRES UNSOLD:** 53.4  
**UNSOLD TRACT NUMBER:** 1  
**TOTAL NUMBER OF TRACTS UNSOLD:** 1