



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

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

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**STATUS: COMPLETED**  
**REGULAR AUCTION - SALE #1**  
**ORAL BID**

Notice is hereby given that I offered for sale at public auction in Silver Bay, MN at 9:30 AM on Tuesday, June 4, 2024, timber belonging to the State of Minnesota. All tracts were offered at the Tettegouche State Park Visitor Center in Silver Bay, 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](https://mndnr.gov/forestry/certification/certificates.html)



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

9:30 AM on June 4, 2024

Tettegouche State Park Visitor Center in Silver Bay, 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 4, 2025, at the following Area Headquarters: Two Harbors Area.

**TRACT B1** COUNTY: LAKE AREA: TWO HARBORS AREA ACRES: 82.5

Permit Number: B016016  
Expiration Date: 05/31/2027

Purchased By: Tibbetts Trucking  
Address: 6389 Lax Lake Rd, Finland, MN 55603

GL01, GL02, GL06, GL07, NESE, NESW, NWSE, SENE, SENW, SESW, SWSE of Section 6; NWSW, SWNW of Section 5; NENW, NWNE of Section 7 - Township 57, Range 8W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	PULP & BOLTS	740.00	Cd	17.68	13,083.20	17.68	13,083.20
+ MIXED SPRUCE	PULP & BOLTS	255.00	Cd	13.50	3,442.50	13.50	3,442.50
+ BALSAM FIR	PULP & BOLTS	140.00	Cd	8.21	1,149.40	8.21	1,149.40
PAPER BIRCH	PULPWOOD	30.00	Cd	7.50	225.00	7.50	225.00
ASPEN SPECIES	PULP & BOLTS	25.00	Cd	14.23	355.75	14.23	355.75

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$18,255.85      BID TOTAL = \$ 18,255.85  
 ADVANCE PAYMENT = \$2,738.38

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

ANY LISTED SPECIES BIOMASS 515.00 Tons 0.49 252.35

**Mixed Species Description:**

Aspen Species Pulp & Bolts includes: Balm of Gilead 1%; Largetooth Aspen 1%; Trembling Aspen 98%.  
Mixed Spruce Pulp & Bolts includes: Black Spruce 20%; White Spruce 80%.

**Mixed Product Description:**

Aspen Species Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.  
Balsam Fir Pulp & Bolts includes: Bolts 35%; Pulpwood 65%.  
Mixed Spruce Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.  
Norway Pine Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.

**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.
- Access crosses Public Waters. A Permit is not required if using a snow / ice bridge.
- Provisions of access and /or water crossing permits will become part of sale terms and conditions for this sale.

**Marketing Conditions:**

Sale is located 9.8 miles down the Heffelfinger state forest road from Finland, MN. Sale area is mostly upland and could offer a dry summer chance harvest.  
Access requires 1 mile of reconstruction (light brush removal). Furthest South stand has a washout in the road, a culvert can be supplied or permittee could utilize frozen conditions or bridge. 2 stands on the West would require frozen ground access or 160' of mats to cross low area.  
Pine thinnings have terrain and low areas that may need to be navigated around.

**Price Adjustments:**

Road Construction Costs: -15%  
Haul Distance to Nearest Mill: 0%  
Stand Density: -10%  
Operational Constraints: 0%  
Other Price Factor: -25% (first entry pine thinning)

**Appraiser:**

Brian Patrick Schiller



**TRACT B2** COUNTY: LAKE AREA: TWO HARBORS AREA ACRES: 365.6

Permit Number: B016017  
 Expiration Date: 05/31/2027

Purchased By: Tibbetts Trucking  
 Address: 6389 Lax Lake Rd, Finland, MN 55603

NESE,SESE,SWSE of Section 30; NENE,NWNE of Section 31 - Township 57, Range 8W.  
 NESW of Section 31 - Township 57, Range 8W.  
 SWNW of Section 32; NENE,NESE,NWNE,SENE,SWNE of Section 31 - Township 57, Range 8W.  
 NENW,NWNE,NWNW of Section 32; NESE,SESE of Section 30;  
 NENE,NENW,NWNE,NWSW,SENE,SENW,SESW,SWNE,SWNW,SWSE,SWSW of Section 29; NWNW of  
 Section 28 - Township 57, Range 8W.  
 GL03,GL04,NESW,NWSE,SENW,SESW,SWNE of Section 30 - Township 57, Range 8W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	5,068.00	Cd	17.97	91,071.96	17.97	91,071.96
+ MAPLE SPECIES	PULP & BOLTS	754.00	Cd	9.79	7,381.66	9.79	7,381.66
+ BALSAM FIR	PULP & BOLTS	654.00	Cd	6.37	4,165.98	6.37	4,165.98
+ MIXED SPRUCE	PULP & BOLTS	302.00	Cd	18.64	5,629.28	18.64	5,629.28
ASH	PULPWOOD	167.00	Cd	5.70	951.90	5.70	951.90
PAPER BIRCH	PULP & BOLTS	156.00	Cd	11.88	1,853.28	11.88	1,853.28

+ BID SPECIES \* SOLD ON APPRAISED VOLUME  
 APPRAISED TOTAL = \$111,054.06 BID TOTAL = \$ 111,054.06  
 ADVANCE PAYMENT = \$16,658.11

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

ANY LISTED SPECIES BIOMASS 3,087.00 Tons 0.62 1,913.94

**Mixed Species Description:**

Aspen Species Pulp & Bolts includes: Balm of Gilead 3%; Trembling Aspen 97%.  
 Maple Species Pulp & Bolts includes: Red Maple 39%; Sugar Maple 61%.  
 Mixed Spruce Pulp & Bolts includes: Black Spruce 2%; White Spruce 98%.

**Mixed Product Description:**

Aspen Species Pulp & Bolts includes: Bolts 35%; Pulpwood 65%.  
 Balsam Fir Pulp & Bolts includes: Bolts 10%; Pulpwood 90%.  
 Maple Species Pulp & Bolts includes: Bolts 3%; Pulpwood 97%.  
 Mixed Spruce Pulp & Bolts includes: Bolts 59%; Pulpwood 41%.  
 Paper Birch Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.

**Season of Operations:**

- Conduct sale operations on frozen soil conditions only, except with written permission from State (Cutting Blocks 1, 2, 3, 4, and 5).

**Sale Conditions:**

- Access is across state land (Cutting Blocks 1, 2, 3, 4, and 5).

**Marketing Conditions:**

Sale is located 4.5 miles down the Beaver River Rd from the junction of Forest Hwy 11. Sale has heavier soil types with wet drainages throughout that require frozen ground conditions, to harvest during the summer it would take a extreme drought year.

A GNA permit will be offered direct adjacent to cutting block 3, in section 25 of 57-9w.

**Price Adjustments:**

Road Construction Costs: +10%

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

**Appraiser:**

Jason A. Bushmaker

(Appraisal ID 19252-0; Cutting Block ID 22323-0, 22473-0, 22322-0, 22321-0, 22279-0)

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TRACT B3

COUNTY: LAKE

AREA: TWO HARBORS AREA

ACRES: 37.0

Permit Number: B016018  
Expiration Date: 05/31/2027

Purchased By:  
Address:

# UNSOLD

GL11, GL12 of Section 16; NENE of Section 20 - Township 61, Range 7W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ TREMBLING ASPEN	PULP & BOLTS	334.00	Cd	15.20	5,076.80	15.20	5,076.80
+ JACK PINE	PULP & BOLTS	193.00	Cd	14.72	2,840.96	14.72	2,840.96
+ MIXED SPRUCE	PULP & BOLTS	163.00	Cd	6.48	1,056.24	6.48	1,056.24
BALSAM FIR	PULPWOOD	20.00	Cd	2.00	40.00	2.00	40.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$9,014.00	BID TOTAL = \$	9,014.00
				ADVANCE PAYMENT =	\$1,352.10		

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

TAMARACK	PULP & BOLTS	32.00	Cd	5.04	161.28
PAPER BIRCH	PULP & BOLTS	12.00	Cd	8.40	100.80
ANY LISTED SPECIES	BIOMASS	324.00	Tons	0.52	168.48

**Mixed Species Description:**

Mixed Spruce Pulp & Bolts includes: Black Spruce 91%; White Spruce 9%.

**Mixed Product Description:**

- Jack Pine Pulp & Bolts includes: Bolts 62%; Pulpwood 38%.
- Mixed Spruce Pulp & Bolts includes: Bolts 40%; Pulpwood 60%.
- Paper Birch Pulp & Bolts includes: Bolts 5%; Pulpwood 95%.
- Tamarack Pulp & Bolts includes: Bolts 5%; Pulpwood 95%.
- Trembling Aspen 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.

**Sale Conditions:**

- Access is across state land.
- Best access is across approximately 14 miles US Forest Service roads. If using USFS system roads, the permit holder shall obtain a road use permit from the USFS District Office before beginning sale operations. Provisions of this permit will become part of the terms and conditions for this sale.

**Marketing Conditions:**

Prices have been reduced for road reconstruction, low upland stand density and spruce budworm damage.

Sale is located 2 miles north of the Section 29 lake road, southside of Comfort lake/ Island river.

**Price Adjustments:**

- Road Construction Costs: -15%
- Haul Distance to Nearest Mill: 0%
- Stand Density: -5%
- Operational Constraints: 0%
- Other Price Factor: -50% (SBD to fir and spruce, summer chance.)

**Appraiser:**

Simon Cain

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

TWO HARBORS 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: June 4, 2024



- SUMMARY SHEET -

06/04/2024 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 06/11/2024

TWO HARBORS AREA

**SUMMARY FOR SOLD TRACTS**

PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASPEN SPECIES	5,093.00	Cd	17.95	91,427.71
	PAPER BIRCH	156.00	Cd	11.88	1,853.28
	MAPLE SPECIES	754.00	Cd	9.79	7,381.66
	NORWAY PINE	740.00	Cd	17.68	13,083.20
	BALSAM FIR	794.00	Cd	6.69	5,315.38
	MIXED SPRUCE	557.00	Cd	16.29	9,071.78
PULPWOOD	ASH	167.00	Cd	5.70	951.90
	PAPER BIRCH	30.00	Cd	7.50	225.00
BIOMASS	ANY LISTED SPECIES (optional)	3,602.00	Tons	-	0.00

**TOTAL SOLD TRACTS CONVERTED TO CORDS:** 8,291.00  
**TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:** \$ 129,309.91  
**TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:** \$ 129,309.91  
**TOTAL ACRES SOLD:** 448.1  
**SOLD TRACT NUMBERS:** 1, 2  
**TOTAL NUMBER OF TRACTS SOLD:** 2

**SUMMARY FOR UNSOLD TRACTS**

PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULP & BOLTS	TREMBLING ASPEN	334.00	Cd	15.20	5,076.80
	PAPER BIRCH (optional)	12.00	Cd	8.40	100.80
	JACK PINE	193.00	Cd	14.72	2,840.96
	TAMARACK (optional)	32.00	Cd	5.04	161.28
	MIXED SPRUCE	163.00	Cd	6.48	1,056.24
PULPWOOD	BALSAM FIR	20.00	Cd	2.00	40.00
BIOMASS	ANY LISTED SPECIES (optional)	324.00	Tons	0.52	168.48

**TOTAL UNSOLD TRACTS CONVERTED TO CORDS:** 754.00  
**TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS:** \$ 9,014.00  
**TOTAL ACRES UNSOLD:** 37.0  
**UNSOLD TRACT NUMBER:** 3  
**TOTAL NUMBER OF TRACTS UNSOLD:** 1