



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

STATUS: COMPLETED
REGULAR AUCTION - SALE #1
ORAL BID

Notice is hereby given that I offered for sale at public auction in Orr, MN at 9:00 AM on Thursday, June 6, 2024, timber belonging to the State of Minnesota. All tracts were offered at the Orr Community Center (old legion) 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



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

9:00 AM on June 6, 2024
Orr Community Center (old legion) 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 6, 2025, at the following Area Headquarters: Tower Area.

TRACT B1 COUNTY: LAKE AREA: TOWER AREA ACRES: 35.5

Permit Number: B016019
Expiration Date: 05/31/2027

Purchased By: Hedstrom Lumber Company Inc.
Address: 1504 Gunflint Trail, Grand Marais, MN 55604

NESE,SESE of Section 16; SESE of Section 15 - Township 60, Range 10W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 42	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	615.00	Cd	47.70	29,335.50	67.73	41,653.95
+ TREMBLING ASPEN	PULPWOOD	600.00	Cd	10.45	6,270.00	14.84	8,904.00
PAPER BIRCH	PULPWOOD	30.00	Cd	5.50	165.00	5.50	165.00
BALSAM FIR	PULPWOOD	15.00	Cd	2.75	41.25	2.75	41.25
MIXED SPRUCE	PULPWOOD	5.00	Cd	4.95	24.75	4.95	24.75
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$35,836.50	BID TOTAL = \$	50,788.95
				ADVANCE PAYMENT =	\$5,375.48		

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

ANY LISTED SPECIES BIOMASS 555.00 Tons 0.65 360.75

Mixed Species Description:

Mixed Spruce Pulpwood includes: Black Spruce 40%; White Spruce 60%.

Mixed Product Description:

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 25%; Pulpwood 5%; Sawtimber (Softwood Only) 70%.

Season of Operations:

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

Sale Conditions:

- Access is across USFS and state land.
- Best access is across approximately 1.3 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.
- Best access requires new access across USFS lands. A Special Use permit for the identified route has been applied for by the DNR. Provisions of this permit will become part of the terms and conditions for this sale.

Marketing Conditions:

This sale is located approximately 4.5 miles in on Deep Lake Rd, approximately 30 miles southeast on highway 1 from Ely, MN or 16 miles northwest from Isabella, MN.

The 1.3 miles of Forest Service road will need moderate amount of brushing and some road repair.

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)

Appraiser:

Keith Flood

TRACT B2

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 70.5

Permit Number: B016020
Expiration Date: 05/31/2027

Purchased By:
Address:

UNSOLD

NWSE of Section 32; NESE,NWSE of Section 28; GL02,NESW,SESW of Section 30 - Township 64, Range 16W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID:	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	865.00	Cd	26.50	22,922.50	26.50	22,922.50
+ WHITE PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	535.00	Cd	21.25	11,368.75	21.25	11,368.75
+ ASPEN SPECIES	PULPWOOD	240.00	Cd	9.50	2,280.00	9.50	2,280.00
MIXED HARDWOODS	PULPWOOD	110.00	Cd	5.00	550.00	5.00	550.00
ASH	PULPWOOD	6.00	Cd	3.00	18.00	3.00	18.00
JACK PINE	PULP & BOLTS	5.00	Cd	10.50	52.50	10.50	52.50
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$37,191.75	BID TOTAL = \$	37,191.75
				ADVANCE PAYMENT =	\$5,578.76		

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

ANY LISTED SPECIES	BIOMASS	760.00 Tons	0.65	494.00
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Mixed Species Description:

Aspen Species Pulpwood includes: Largetooth Aspen 8%; Trembling Aspen 92%.
Mixed Hardwoods Pulpwood includes: Paper Birch 77%; Red Maple 23%.

Mixed Product Description:

Jack Pine Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.
Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 27%; Pulpwood 17%; Sawtimber (Softwood Only) 56%.
White Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 27%; Pulpwood 33%; Sawtimber (Softwood Only) 40%.

Season of Operations:

- Conduct sale operations on dry/frozen soil conditions only, except with written permission from State.
- Permit is all season except, per FWS concurrence, All tree clearing activities from temporary road construction and timber harvest should take place during bat inactive season October 1-March 31.

Sale Conditions:

- Access is across USFS and county land.
- Permission to cross USFS and county land must be obtained by permittee.
- Best access is across approximately 16.3 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.
- Best access requires new access across USFS lands. A Special Use permit for the identified route has been applied for by the DNR. Provisions of this permit will become part of the terms and conditions for this sale.

Marketing Conditions:

Sale is located down the Echo Trail (County Rd. 116) and then down the USFS Rd. 200.

East unit is winter accessible only, due to seasonal restriction.

Price Adjustments:

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

Operational Constraints: -10%
Other Price Factor: -30% (second reoffer)

Appraiser:

Andrew J. Erickson

(Appraisal ID 16161-0; Cutting Block ID 18802-0)

TRACT B3

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 34.9

Permit Number: B016021
Expiration Date: 05/31/2028

Purchased By:
Address:

UNSOLD

NENE of Section 36 - Township 65, Range 18W.
NESE,SESE of Section 30 - Township 65, Range 17W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULP & BOLTS	365.00	Cd	8.94	3,263.10	8.94	3,263.10
+ TREMBLING ASPEN	PULPWOOD	307.00	Cd	15.20	4,666.40	15.20	4,666.40
+ TAMARACK	PULP & BOLTS	118.00	Cd	7.60	896.80	7.60	896.80
JACK PINE	PULP & BOLTS	23.00	Cd	11.48	264.04	11.48	264.04
NORWAY PINE	PULP & BOLTS	9.00	Cd	10.80	97.20	10.80	97.20

+ BID SPECIES * SOLD ON APPRAISED VOLUME

APPRAISED TOTAL =	\$9,187.54	BID TOTAL = \$	9,187.54
ADVANCE PAYMENT =	\$1,378.13		

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

ANY LISTED SPECIES	BIOMASS	443.88 Tons	0.65	288.52
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Mixed Product Description:

Black Spruce Pulp & Bolts includes: Bolts 12%; Pulpwood 88%.
 Jack Pine Pulp & Bolts includes: Bolts 42%; Pulpwood 58%.
 Norway Pine Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.
 Tamarack Pulp & Bolts includes: Bolts 58%; Pulpwood 42%.

Season of Operations:

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

Sale Conditions:

- Access is across state land (Cutting Blocks 1 and 2).

Marketing Conditions:

Two harvest blocks are included within this sale. Harvest sites are 1 1/4 and 2 1/4 miles down the Shuster Road, 1 mile after turning on the Elbow Lake Road. Cutting block 2 is closer and next to the road while cutting block 1 can be viewed from the road across a recent state clear cut. Access is good.

Price Adjustments:

Road Construction Costs: +5%
 Haul Distance to Nearest Mill: -10%
 Stand Density: 0%
 Operational Constraints: 0%
 Other Price Factor: -15% (re-offer)

Appraiser:

Peter Anderson

TRACT B4 COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 158.9

Permit Number: B016022
 Expiration Date: 05/31/2027

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

NESE of Section 6 - Township 65, Range 20W.
 NESE, NESW, NWSE, NWSW, SESE, SESW, SWNE, SWSE, SWSW of Section 1; SESE of Section 2; NWNW of Section 12 - Township 65, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	4,230.00	Cd	21.78	92,129.40	21.78	92,129.40
BALSAM FIR	PULPWOOD	345.00	Cd	5.75	1,983.75	5.75	1,983.75
MIXED SPRUCE	PULP & BOLTS	315.00	Cd	16.56	5,216.40	16.56	5,216.40
JACK PINE	PULP & BOLTS	305.00	Cd	15.64	4,770.20	15.64	4,770.20
NORWAY PINE	WOODSRUN MIXED PRODUCTS	240.00	Cd	23.40	5,616.00	23.40	5,616.00
MIXED HARDWOODS	PULPWOOD	210.00	Cd	11.50	2,415.00	11.50	2,415.00
WHITE PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	66.00	Cd	48.87	3,225.42	48.87	3,225.42
ASH	PULP & BOLTS	60.00	Cd	9.28	556.80	9.28	556.80
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$115,912.97	BID TOTAL =	\$115,912.97
				ADVANCE PAYMENT =	\$17,386.95		

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

ANY LISTED SPECIES BIOMASS 2,650.00 Tons 0.65 1,722.50

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 2%; Largetooth Aspen 3%; Trembling Aspen 95%.
 Mixed Hardwoods Pulpwood includes: Paper Birch 58%; Red Maple 41%; Sugar Maple 1%.
 Mixed Spruce Pulp & Bolts includes: Black Spruce 42%; White Spruce 58%.

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 23%; Pulpwood 77%.
 Jack Pine Pulp & Bolts includes: Bolts 38%; Pulpwood 62%.
 Mixed Spruce Pulp & Bolts includes: Bolts 30%; Pulpwood 70%.
 Norway Pine Woodsrunk Mixed Products includes: Bolts 40%; Pulpwood 55%; Sawtimber (Softwood Only) 5%.
 White Pine Woodsrunk Sawtimber (Softwood only) includes: Bolts 22%; Pulpwood 34%; Sawtimber (Softwood Only) 44%.

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 Townline Forest Rd and then through the Bulldog Hansen Forest Rd. Sale has existing old roads that run through portions of the sale which will need to be opened up.

On a dry year, all of the sale 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

(Appraisal ID 19008-0; Cutting Block ID 22016-0)

TRACT B5 COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 262.7

Permit Number: B016023
 Expiration Date: 05/31/2028

Purchased By: DeLack Logging Inc.
 Address: PO Box 354, Littlefork, MN 56653

SESE,SWSE of Section 11; NESE,NESW,NWSE,NWSW,SENE,SESW,SWSE,SWSW of Section 12 -
 Township 66, Range 20W.
 GL03,GL04 of Section 7 - Township 66, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	3,970.00	Cd	20.87	82,853.90	20.87	82,853.90
MIXED HARDWOODS	PULPWOOD	440.00	Cd	11.00	4,840.00	11.00	4,840.00
BALSAM FIR	PULPWOOD	375.00	Cd	5.50	2,062.50	5.50	2,062.50
JACK PINE	PULP & BOLTS	245.00	Cd	19.80	4,851.00	19.80	4,851.00
MIXED SPRUCE	PULP & BOLTS	225.00	Cd	20.20	4,545.00	20.20	4,545.00
ASH	PULPWOOD	185.00	Cd	6.60	1,221.00	6.60	1,221.00
WHITE PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	23.00	Cd	46.75	1,075.25	46.75	1,075.25
NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	10.00	Cd	58.30	583.00	58.30	583.00
TAMARACK	PULPWOOD	1.00	Cd	6.60	6.60	6.60	6.60

+ BID SPECIES * SOLD ON APPRAISED VOLUME
 APPRAISED TOTAL = \$102,038.25 BID TOTAL = \$ 102,038.25
 ADVANCE PAYMENT = \$15,305.74

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

ANY LISTED SPECIES BIOMASS 2,680.00 Tons 0.65 1,742.00

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 1%; Largetooth Aspen 15%; Trembling Aspen 84%.
 Mixed Hardwoods Pulpwood includes: Paper Birch 44%; Red Maple 56%.
 Mixed Spruce Pulp & Bolts includes: Black Spruce 21%; White Spruce 79%.

Mixed Product Description:

Jack Pine Pulp & Bolts includes: Bolts 60%; Pulpwood 40%.
 Mixed Spruce Pulp & Bolts includes: Bolts 52%; Pulpwood 48%.
 Norway Pine Woodsrunk Sawtimber (Softwood only) includes: Bolts 28%; Pulpwood 34%; Sawtimber (Softwood Only) 38%.
 White Pine Woodsrunk Sawtimber (Softwood only) includes: Bolts 31%; Pulpwood 38%; Sawtimber (Softwood Only) 31%.

Season of Operations:

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

Sale Conditions:

- Access is across USFS, County, Private and State land.
 - Permission to cross USFS, County and Private land must be obtained by permittee.
 - Best access is across approximately .6 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:

Sale can be accessed off of US Hwy 53 about 12 miles north of Orr and then going east through the Lambert Rd.
 Sale is primarily located on high ground making it favorable for all of it to be harvested on a dry year.

Price Adjustments:

Road Construction Costs: +5%

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

Appraiser:

Andrew J. Erickson

(Appraisal ID 19639-0; Cutting Block ID 22726-0)

TRACT B6 COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 87.5

Permit Number: B016024
Expiration Date: 05/31/2027

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

NENW,NESE,NESW,NWNE,NWSE,SENE,SENW,SESE,SWNE of Section 16 - Township 67, Range 20W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 10	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	2,810.00	Cd	23.38	65,697.80	25.72	72,273.20
MIXED HARDWOODS	PULPWOOD	165.00	Cd	12.50	2,062.50	12.50	2,062.50
+ WHITE SPRUCE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	140.00	Cd	46.25	6,475.00	50.88	7,123.20
ASH	PULPWOOD	26.00	Cd	7.50	195.00	7.50	195.00
BALSAM FIR	PULPWOOD	26.00	Cd	6.25	162.50	6.25	162.50
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$74,592.80	BID TOTAL = \$	81,816.40
				ADVANCE PAYMENT =	\$11,188.92		

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

ANY LISTED SPECIES BIOMASS 1,470.00 Tons 0.65 955.50

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 10%; Trembling Aspen 90%.
Mixed Hardwoods Pulpwood includes: Paper Birch 84%; Red Maple 16%.

Mixed Product Description:

White Spruce Woodsrun Sawtimber (Softwood only) includes: Bolts 72%; Pulpwood 23%; Sawtimber (Softwood Only) 5%.

Season of Operations:

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

Sale Conditions:

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

Marketing Conditions:

Sale is located north of Orr, off Hwy 53 and then approximately 2.6 miles down the Sheep Ranch Rd.
Best access is through private land to the south of sale that has a summer road leading into sale. Once inside sale, summer road continues along the eastern edge of sale and goes north eventually turning to the west.

Sale has good roads for landing wood, turn arounds and hauling with very little road work if any needed.

On a very dry year all of sale could be harvested.

Sale appraised by Jake Corty, Mary Corty, Ryan Shears and Andrew Erickson

Price Adjustments:

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

Appraiser:

Andrew J. Erickson

TRACT B7 COUNTY: KOOCHICHING AREA: TOWER AREA ACRES: 72.5

Permit Number: B016025
Expiration Date: 05/31/2027

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

NENE of Section 11; NWNW of Section 12 - Township 67, Range 22W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	3,200.00	Cd	23.75	76,000.00	23.75	76,000.00
BALSAM FIR	PULPWOOD	135.00	Cd	6.25	843.75	6.25	843.75
ASH	PULPWOOD	85.00	Cd	7.50	637.50	7.50	637.50
MIXED HARDWOODS	PULPWOOD	85.00	Cd	12.50	1,062.50	12.50	1,062.50
AMERICAN ELM	PULPWOOD	65.00	Cd	8.75	568.75	8.75	568.75
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$79,112.50	BID TOTAL = \$	79,112.50
				ADVANCE PAYMENT =	\$11,866.88		

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

ANY LISTED SPECIES BIOMASS 1,700.00 Tons 0.65 1,105.00

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 16%; Trembling Aspen 84%.
Mixed Hardwoods Pulpwood includes: Paper Birch 93%; Red Maple 7%.

Season of Operations:

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

Sale Conditions:

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

Marketing Conditions:

Access to sale is located between the 8-mile and 9-mile markers on the Pearl Lake-Johnson Farm State Forest Road.

Most access roads in place.

Approximately 75% of sale is dry summer accessible.

Sale cruised by Ed Schoon.

Price Adjustments:

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

Appraiser:

Krista M. Roth

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 6, 2024

- SUMMARY SHEET -

06/06/2024 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 06/11/2024

TOWER AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	60.00	Cd	9.28	556.80
	JACK PINE	550.00	Cd	17.49	9,621.20
	MIXED SPRUCE	540.00	Cd	18.08	9,761.40
WOODSRUN MIXED PRODUCTS	NORWAY PINE	240.00	Cd	23.40	5,616.00
PULPWOOD	ASH	296.00	Cd	6.94	2,053.50
	AMERICAN ELM	65.00	Cd	8.75	568.75
	ASPEN SPECIES	14,210.00	Cd	22.75	323,256.50
	TREMBLING ASPEN	600.00	Cd	14.84	8,904.00
	PAPER BIRCH	30.00	Cd	5.50	165.00
	BALSAM FIR	896.00	Cd	5.68	5,093.75
	TAMARACK	1.00	Cd	6.60	6.60
	MIXED SPRUCE	5.00	Cd	4.95	24.75
	MIXED HARDWOODS	900.00	Cd	11.53	10,380.00
BIOMASS	ANY LISTED SPECIES (optional)	9,055.00	Tons	-	0.00
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	WHITE PINE	89.00	Cd	48.32	4,300.67
	NORWAY PINE	625.00	Cd	67.58	42,236.95
	WHITE SPRUCE	140.00	Cd	50.88	7,123.20

TOTAL SOLD TRACTS CONVERTED TO CORDS: 19,247.00
TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 407,493.02
TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 429,669.07
TOTAL ACRES SOLD: 617.1
SOLD TRACT NUMBERS: 1, 4, 5, 6, 7
TOTAL NUMBER OF TRACTS SOLD: 5

SUMMARY FOR <u>UNSOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULP & BOLTS	NORWAY PINE	9.00	Cd	10.80	97.20
	JACK PINE	28.00	Cd	11.31	316.54
	BLACK SPRUCE	365.00	Cd	8.94	3,263.10
	TAMARACK	118.00	Cd	7.60	896.80
PULPWOOD	ASH	6.00	Cd	3.00	18.00
	ASPEN SPECIES	240.00	Cd	9.50	2,280.00
	TREMBLING ASPEN	307.00	Cd	15.20	4,666.40
	MIXED HARDWOODS	110.00	Cd	5.00	550.00
BIOMASS	ANY LISTED SPECIES (optional)	1,203.88	Tons	0.65	782.52
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	WHITE PINE	535.00	Cd	21.25	11,368.75
	NORWAY PINE	865.00	Cd	26.50	22,922.50

TOTAL UNSOLD TRACTS CONVERTED TO CORDS: 2,583.00
TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS: \$ 46,379.29
TOTAL ACRES UNSOLD: 105.4
UNSOLD TRACT NUMBERS: 2, 3
TOTAL NUMBER OF TRACTS UNSOLD: 2