



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

NOTICE OF SALE OF STUMPAGE ON STATE LANDS IN THE FOLLOWING AREA:  
CLOQUET 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 Carlton, MN at 9:00 AM on Tuesday, December 17, 2024, timber belonging to the State of Minnesota. All tracts were offered at the Carlton County Land Department Building in Carlton, 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  
CLOQUET AREA

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**9:00 AM on December 17, 2024**  
**Carlton County Land Department Building in Carlton, 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 December 17, 2025, at the following Area Headquarters: Cloquet Area.

<b>TRACT B1</b>	<b>COUNTY: CARLTON</b>	<b>AREA: CLOQUET AREA</b>	<b>ACRES: 10.9</b>
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Permit Number: B016185  
 Expiration Date: 05/31/2028

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

NWSW,SWNW of Section 16; NESE of Section 17 - Township 49, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN MIXED PRODUCTS	370.00	Cd	39.29	14,537.30	39.29	14,537.30
TREMBLING ASPEN	PULP & BOLTS	12.00	Cd	19.95	239.40	19.95	239.40
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		\$14,776.70	BID TOTAL = \$ 14,776.70
				ADVANCE PAYMENT =		\$2,216.51	

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

MIXED SPECIES	BIOMASS	160.00 Tons	0.65	104.00
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**Mixed Species Description:**

Mixed Species Biomass includes: Norway Pine 97%; Trembling Aspen 3%.

**Mixed Product Description:**

Norway Pine Woodsrunk Mixed Products includes: Bolts 64%; Pulpwood 10%; Sawtimber (Softwood Only) 26%.  
 Trembling Aspen Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

**Cutting and Felling:**

- Harvest all unmarked Norway pine and aspen.
- Reserve all yellow marked Norway pine, and all sugar maple, red oak, basswood, white spruce, paper birch, and balsam fir.
- Reserve all non-hazardous snags.
- Fell all snags within 50 feet of the gravel pit road.

**Season of Operations:**

- Conduct sale operations on dry / frozen soil conditions only, except with written permission from State.
- Oak wilt is within 20 miles and poses a threat. No sale operations allowed from April 1-July 15 due to oak wilt concerns, unless with written permission from State.

**Sale Conditions:**

- Access is across state land.

**Marketing Conditions:**

Sale is located 18 miles west of Cloquet via Big Lake Rd. Connect to Ditchbank Forest Rd, travel for 8.5 miles then turn south onto the Gravel Pit Rd.

Georeferenced PDF available upon request.

**Price Adjustments:**

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

**Appraiser:**

Michael Stansberry

(Appraisal ID 19850-0; Cutting Block ID 22953-0)

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**TRACT B2**

**COUNTY: ST. LOUIS**

**AREA: CLOQUET AREA**

**ACRES: 54.6**

Permit Number: B016186  
Expiration Date: 05/31/2028

Purchased By:  
Address:

# UNSOLD

SESW of Section 19 - Township 54, Range 14W.  
SESE of Section 36 - Township 54, Range 15W.  
NESE,SESE,SWSE of Section 36 - Township 54, Range 15W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	155.00	Cd	6.75	1,046.25	6.75	1,046.25
+ ASH	PULP & BOLTS	139.00	Cd	6.86	953.54	6.86	953.54
+ TAMARACK	PULPWOOD	135.00	Cd	4.50	607.50	4.50	607.50
+ ASPEN SPECIES	PULPWOOD	89.00	Cd	14.23	1,266.47	14.23	1,266.47
	BALSAM FIR	54.00	Cd	3.75	202.50	3.75	202.50
+ WHITE SPRUCE	PULP & BOLTS	50.00	Cd	10.80	540.00	10.80	540.00

+ BID SPECIES      \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$4,616.26      BID TOTAL = \$ 4,616.26  
ADVANCE PAYMENT = \$692.44

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

ANY LISTED SPECIES      BIOMASS      319.00 Tons      0.65      207.35

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Trembling Aspen 99%.

**Mixed Product Description:**

Ash Pulp & Bolts includes: Bolts 35%; Pulpwood 65%.

White Spruce Pulp & Bolts includes: Bolts 30%; Pulpwood 70%.

**Cutting and Felling:**

- Fell all live black spruce equal to or greater than 5 feet tall (Cutting Block 3).

**Season of Operations:**

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

**Slash Disposal:**

- Lop and scatter slash evenly over the harvest site to within 3 feet of the ground (Cutting Blocks 1, 2, and 3).

**Sale Conditions:**

- Access is across county and state land (Cutting Block 3).
- Access is across state land (Cutting Blocks 1 and 2).
- County access has been granted and is part of this permit. A county access agreement will become part of the terms and conditions for this sale. If St. Louis County assess a fine, the permittee is responsible for payment (Cutting Block 3).

**Marketing Conditions:**

From Highway 4, the sale area is about 3 miles west via Three Lakes Road. Block 1 is summer operable while blocks 2 & 3 require frozen conditions.

Pricing was adjusted downward to account for new winter access road construction.

Driveway permit will need to be acquired by purchaser if accessing block 2 from Three Lakes Road.

**Price Adjustments:**

Road Construction Costs: -15%  
Haul Distance to Nearest Mill: 0%  
Stand Density: -5%  
Operational Constraints: -5%  
Other Price Factor: 0%

**Appraiser:**

Philemon Christopher Roy

(Appraisal ID 19783-0; Cutting Block ID 22875-0, 22848-0, 22885-0)

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**TRACT B3** COUNTY: ST. LOUIS AREA: CLOQUET AREA ACRES: 20.7

Permit Number: B016187  
Expiration Date: 05/31/2028

Purchased By: Jatco, Inc.  
Address: 4995 Lakeview Drive, Duluth, MN 55804

NENW,NWNE,SENE,SWNE of Section 36 - Township 54, Range 15W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 6	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	612.00	Cd	55.65	34,057.80	58.99	36,101.88
WHITE SPRUCE	PULP & BOLTS	60.00	Cd	17.96	1,077.60	17.96	1,077.60
WHITE PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	36.00	Cd	44.63	1,606.68	44.63	1,606.68
ASPEN SPECIES	PULPWOOD	21.00	Cd	19.92	418.32	19.92	418.32
BALSAM FIR	PULPWOOD	19.00	Cd	5.25	99.75	5.25	99.75
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$37,260.15	BID TOTAL = \$	39,304.23
				ADVANCE PAYMENT =	\$5,589.02		

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

ANY LISTED SPECIES BIOMASS 315.00 Tons 0.65 204.75

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Trembling Aspen 99%.

**Mixed Product Description:**

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 55%; Pulpwood 15%; Sawtimber (Softwood Only) 30%.  
White Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 30%; Pulpwood 10%; Sawtimber (Softwood Only) 60%.  
White Spruce Pulp & Bolts includes: Bolts 45%; Pulpwood 55%.

**Season of Operations:**

- The Timber Sale Administrator (TSA) can allow or stop permit operations to minimize rutting, root damage, bark slippage, beetle infestations or wildfire risk. If excessive damage is occurring, the TSA will stop operations until site conditions improve. For pine operations the following restrictions apply, except with written permission from the State, to cut pine greater than 4 inch diameter: February 1 through April 30: Pine cut in this period must be hauled or destroyed by June 1. May 1 through August 31 : Pine cut in this period must be hauled or destroyed within 3 weeks. September 1 through January 31 : No special restrictions for pine cut in this period.

**Sale Conditions:**

- Access is across state land.

**Marketing Conditions:**

Sale is immediately adjacent to Wilderness Retreat Road about 3/4 of a mile north from Three Lakes Road and just over 3 miles west of Highway 4.

Sale has a good chance of being operable during normal summer conditions.

**Price Adjustments:**

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

**Appraiser:**

Philemon Christopher Roy



<b>TRACT B4</b>	COUNTY: ST. LOUIS	AREA: CLOQUET AREA	ACRES: 38.1
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Permit Number: B016188  
 Expiration Date: 05/31/2028

Purchased By: Sappi Cloquet LLC  
 Address: 20 N. 22nd Street, Cloquet, MN 55720

NENW,NESW,NWNW,NWSW,SENW,SWNW of Section 36 - Township 55, Range 14W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 190	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	920.00	Cd	21.82	20,074.40	63.28	58,217.60
BALSAM FIR	PULPWOOD	240.00	Cd	5.75	1,380.00	5.75	1,380.00
PAPER BIRCH	PULPWOOD	30.00	Cd	11.50	345.00	11.50	345.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$21,799.40	BID TOTAL = \$	59,942.60
				ADVANCE PAYMENT =	\$3,269.91		

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

ANY LISTED SPECIES	BIOMASS	610.00 Tons	0.65	396.50
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**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Trembling Aspen 99%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across county and state land.

**Marketing Conditions:**

The sale is located just over 2 miles East of Hwy 4 on the Marshall Truck Trail. Sale access is through the center of the sale.

**Price Adjustments:**

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

**Appraiser:**

Brenna J. Roth

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

CLOQUET 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: December 17, 2024

- SUMMARY SHEET -

12/17/2024 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/17/2024

CLOQUET AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	TREMBLING ASPEN	12.00	Cd	19.95	239.40
	WHITE SPRUCE	60.00	Cd	17.96	1,077.60
WOODSRUN MIXED PRODUCTS	NORWAY PINE	370.00	Cd	39.29	14,537.30
PULPWOOD	ASPEN SPECIES	941.00	Cd	62.31	58,635.92
	PAPER BIRCH	30.00	Cd	11.50	345.00
	BALSAM FIR	259.00	Cd	5.71	1,479.75
BIOMASS	MIXED SPECIES (optional)	160.00	Tons	-	0.00
	ANY LISTED SPECIES (optional)	925.00	Tons	-	0.00
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	WHITE PINE	36.00	Cd	44.63	1,606.68
	NORWAY PINE	612.00	Cd	58.99	36,101.88

**TOTAL SOLD TRACTS CONVERTED TO CORDS:** 2,388.17  
**TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:** \$ 73,836.25  
**TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:** \$ 114,023.53  
**TOTAL ACRES SOLD:** 69.7  
**SOLD TRACT NUMBERS:** 1, 3, 4  
**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	ASH	139.00	Cd	6.86	953.54
	WHITE SPRUCE	50.00	Cd	10.80	540.00
PULPWOOD	ASPEN SPECIES	89.00	Cd	14.23	1,266.47
	BALSAM FIR	54.00	Cd	3.75	202.50
	BLACK SPRUCE	155.00	Cd	6.75	1,046.25
	TAMARACK	135.00	Cd	4.50	607.50
BIOMASS	ANY LISTED SPECIES (optional)	319.00	Tons	0.65	207.35

**TOTAL UNSOLD TRACTS CONVERTED TO CORDS:** 622.00  
**TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS:** \$ 4,616.26  
**TOTAL ACRES UNSOLD:** 54.6  
**UNSOLD TRACT NUMBER:** 2  
**TOTAL NUMBER OF TRACTS UNSOLD:** 1