



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

STATUS: COMPLETED
REGULAR AUCTION - SALE #1
ORAL BID

Notice is hereby given that I offered for sale at public auction in Warroad, MN at 10:00 AM on Tuesday, April 8, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Warroad Area Office in Warroad, 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
WARROAD AREA

10:00 AM on April 8, 2025
Warroad Area Office in Warroad, 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 April 8, 2026, at the following Area Headquarters: Warroad Area.

TRACT B1

COUNTY: BELTRAMI

AREA: WARROAD AREA

ACRES: 63.9

Permit Number: B016231

Expiration Date: 05/31/2028

Purchased By: Brett Creger

Address: 45524 150th St, Roseau, MN 56751

NESE,NWSE,SESE,SWSE of Section 23; NESE,NESW,NWSE,SESE,SESW,SWSE,SWSW of Section 24 - Township 157, Range 38W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 45	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,516.00	Cd	12.15	18,419.40	17.62	26,711.92
ASH	PULPWOOD	115.00	Cd	2.50	287.50	2.50	287.50
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =		\$18,706.90	BID TOTAL = \$ 26,999.42
				ADVANCE PAYMENT =		\$2,806.04	

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

* ANY LISTED SPECIES BIOMASS 748.00 Tons 0.65 486.20

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 10%; Trembling Aspen 90%.

Season of Operations:

- Conduct sale operations on frozen soil conditions only, except with written permission from State.
- No sale operations allowed during firearms / muzzleloader deer seasons.

Sale Conditions:

- Access is across state land.
- This permit contains lands in a Wildlife Management Area (WMA).

Marketing Conditions:

Sale is located north of the Lobo Road along the Moose River Dike. Sale is in the Wapiti South Ruffed Grouse Management Area.

Haul Distance

2 miles of trail improvement/building, 14 miles of secondary roads, and 71 miles primary roads to Solway, MN.

2 miles of trail improvement/building, 8 miles of secondary roads, and 144 miles primary roads to International Falls, MN

Price Adjustments:

Road Construction Costs: -10%

Haul Distance to Nearest Mill: -15%

Stand Density: 0%

Operational Constraints: -10%

Other Price Factor: 0%

Appraiser:

Trevor J. Olsen

TRACT B2

COUNTY: BELTRAMI

AREA: WARROAD AREA

ACRES: 31.0

Permit Number: B016232

Expiration Date: 05/31/2028

Purchased By: Ferrier Logging Inc.

Address: 585 County RD 6 SW, Baudette, MN 56623

NWNW,SWNW of Section 17 - Township 158, Range 36W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 201	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ MIXED SPRUCE	WOODSRUN MIXED PRODUCTS	420.00	Cd	10.00	4,200.00	30.10	12,642.00
ASPEN SPECIES	PULPWOOD	25.00	Cd	8.97	224.25	8.97	224.25
+ BID SPECIES	* SOLD ON APPRAISED VOLUME						
APPRAISED TOTAL =					\$4,424.25	BID TOTAL = \$ 12,866.25	
ADVANCE PAYMENT =					\$663.64		

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

MIXED SPRUCE	FUELWOOD	260.00	Cd	2.50	650.00
ANY LISTED SPECIES	BIOMASS	220.00	Tons	0.65	143.00

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 5%; Paper Birch 10%; Trembling Aspen 85%.

Mixed Spruce Fuelwood includes: Black Spruce 6%; White Spruce 94%.

Mixed Spruce Woodsrunk Mixed Products includes: Black Spruce 6%; White Spruce 94%.

Mixed Product Description:

Mixed Spruce Woodsrunk Mixed Products includes: Bolts 50%; Pulpwood 40%; Sawtimber (Softwood Only) 10%.

Season of Operations:

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

Sale Conditions:

- Access is across state land.

Marketing Conditions:

-Salvage spruce sale along Dick's Parkway Forest Road; 4 miles north of Gates Corner directly along road.

-If not purchased with an added timber agreement, dead mixed spruce must be felled and placed in slash piles for future burning.

-Sale has been heavily affected by Armillaria root fungus. Dead spruce is still mostly standing at time of sale.

-Approximately 14 cords per acre of live wood.

-Sale cruised February 2025.

~ 91 miles to Bemidji

~125 miles to International Falls.

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: -50% (summer access salvage sale)

Appraiser:

Jonathan Paul Stelter

TRACT B3

COUNTY: ROSEAU

AREA: WARROAD AREA

ACRES: 5.2

Permit Number: B016233

Expiration Date: 05/31/2028

Purchased By: Ferrier Logging Inc.

Address: 585 County RD 6 SW, Baudette, MN 56623

NESE,SENE of Section 15 - Township 161, Range 35W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 80	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN MIXED PRODUCTS	287.00	Cd	34.86	10,004.82	62.75	18,009.25
ASPEN SPECIES	PULPWOOD	60.00	Cd	19.79	1,187.40	19.79	1,187.40
MIXED CONIFERS	PULPWOOD	8.00	Cd	6.61	52.88	6.61	52.88
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =		\$ 19,249.53	
						\$ 1,686.77	

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

ANY LISTED SPECIES	BIOMASS	150.00 Tons	0.65	97.50
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Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 5%; Trembling Aspen 95%.

Mixed Conifers Pulpwood includes: Jack Pine 70%; White Spruce 30%.

Mixed Product Description:

Norway Pine Woodsrunk Mixed Products includes: Bolts 75%; Pulpwood 15%; Sawtimber (Softwood Only) 10%.

Season of Operations:

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

Sale Conditions:

- Access is across state land.

Marketing Conditions:

Norway pine clearcut right off the Roosevelt-Norris forest road.

Haul Distance:

Interational Falls ~96 miles

Bemidji ~130 miles

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: -15%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Landon Matthew Goble

TRACT B4

COUNTY: ROSEAU

AREA: WARROAD AREA

ACRES: 72.7

Permit Number: B016234

Expiration Date: 05/31/2029

Purchased By: Calder Logging

Address: 57337 - 350th Street, Warroad, MN 56763

NENE,NWNE,SENE,SWNE of Section 24; NESE,NWSE,SESE,SESW,SWSE of Section 23; NENW of Section 26 - Township 161, Range 37W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 135	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,620.00	Cd	16.91	27,394.20	39.74	64,378.80
+ MIXED SPRUCE	PULP & BOLTS	325.00	Cd	14.40	4,680.00	33.84	10,998.00
JACK PINE	PULP & BOLTS	130.00	Cd	8.10	1,053.00	8.10	1,053.00
ASH	PULPWOOD	90.00	Cd	2.50	225.00	2.50	225.00
PAPER BIRCH	PULPWOOD	70.00	Cd	2.50	175.00	2.50	175.00
BALSAM FIR	PULP & BOLTS	30.00	Cd	9.86	295.80	9.86	295.80

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$33,823.00
ADVANCE PAYMENT = \$5,073.45

BID TOTAL = \$ 77,125.60

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

ANY LISTED SPECIES BIOMASS 1,060.00 Tons 0.65 689.00

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 7%; Trembling Aspen 93%.

Mixed Spruce Pulp & Bolts includes: Black Spruce 1%; White Spruce 99%.

Mixed Product Description:

Balsam Fir Pulp & Bolts includes: Bolts 35%; Pulpwood 65%.

Jack Pine Pulp & Bolts includes: Bolts 15%; Pulpwood 85%.

Mixed Spruce Pulp & Bolts includes: Bolts 45%; Pulpwood 55%.

Season of Operations:

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

Sale Conditions:

- Access is across state land.

Marketing Conditions:

Good quality aspen dominated sale off the Wobbles Grade Forest Road.

Access to the stand east of the Wobbles Grade will need a ditch crossing as the crossing currently there is too short of a turn for truck traffic.

~ 111 miles to International Falls

~126 miles to Bemidji

~50 miles to Baudette

Price Adjustments:

Road Construction Costs: -5%

Haul Distance to Nearest Mill: -15%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Jonathan Paul Stelter

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

WARROAD 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: April 8, 2025

- SUMMARY SHEET -

04/08/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 04/08/2025

WARROAD AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	JACK PINE	130.00	Cd	8.10	1,053.00
	BALSAM FIR	30.00	Cd	9.86	295.80
	MIXED SPRUCE	325.00	Cd	33.84	10,998.00
WOODSRUN MIXED PRODUCTS	NORWAY PINE	287.00	Cd	62.75	18,009.25
	MIXED SPRUCE	420.00	Cd	30.10	12,642.00
PULPWOOD	ASH	205.00	Cd	2.50	512.50
	ASPEN SPECIES	3,221.00	Cd	28.72	92,502.37
	PAPER BIRCH	70.00	Cd	2.50	175.00
	MIXED CONIFERS	8.00	Cd	6.61	52.88
FUELWOOD	MIXED SPRUCE (optional)	260.00	Cd	-	0.00
BIOMASS	ANY LISTED SPECIES (optional)	2,178.00	Tons	-	0.00
TOTAL SOLD TRACTS CONVERTED TO CORDS:		4,956.00			
TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:		\$ 68,199.25			
TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:		\$ 136,240.80			
TOTAL ACRES SOLD:		172.8			
TOTAL NUMBER OF TRACTS SOLD:		4			