



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

NOTICE OF SALE OF STUMPAGE ON STATE LANDS IN THE FOLLOWING AREA:  
BAUDETTE 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 Baudette, MN at 9:00 AM on Thursday, May 15, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Baudette Forestry in Baudette, 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  
BAUDETTE AREA

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**9:00 AM on May 15, 2025**  
**Baudette Forestry in Baudette, 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 May 15, 2026, at the following Area Headquarters: Baudette Area.

**TRACT B1**

COUNTY: KOOCHICHING

AREA: BAUDETTE AREA

ACRES: 120.5

Permit Number: B016255

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

Address: 400 Third Ave East, International Falls, MN 56649

GL01, GL02, GL03 of Section 1 - Township 157, Range 29W.

GL03, GL04, NESW, NWSE, SESW, SWSE of Section 36 - Township 158, Range 29W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	4,231.00	Cd	21.16	89,527.96	21.16	89,527.96
+ ASH	PULP & BOLTS	558.00	Cd	9.49	5,295.42	9.49	5,295.42
MIXED SPRUCE	PULP & BOLTS	93.00	Cd	23.00	2,139.00	23.00	2,139.00
PAPER BIRCH	PULPWOOD	50.00	Cd	11.50	575.00	11.50	575.00

+ BID SPECIES      \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$97,537.38  
ADVANCE PAYMENT = \$14,630.61

BID TOTAL = \$ 97,537.38

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

ANY LISTED SPECIES      BIOMASS      2,294.00 Tons      0.65      1,491.10

**Mixed Species Description:**

Aspen Species Pulp & Bolts includes: Balm of Gilead 20%; Trembling Aspen 80%.

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

**Mixed Product Description:**

Ash Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.

Aspen Species Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.

Mixed Spruce Pulp & Bolts includes: Bolts 65%; Pulpwood 35%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across state land.

**Marketing Conditions:**

27 miles to Baudette

53 miles to International Falls

**Price Adjustments:**

Road Construction Costs: +5%

Haul Distance to Nearest Mill: 0%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Cody Allen Martin

**TRACT B2**

**COUNTY: LAKE OF THE WOODS**

**AREA: BAUDETTE AREA**

**ACRES: 151.6**

**Permit Number:** B016256

**Expiration Date:** 05/31/2029

**Purchased By:** Packaging Corporation of America

**Address:** 400 Third Ave East, International Falls, MN 56649

GL06, GL07 of Section 6 - Township 159, Range 32W.

NENE, NWNE, SENE, SWNE of Section 12; NESE, NESW, NWSE, SENE, SESE, SWSE of Section 1 - Township 159, Range 33W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ MIXED SPRUCE	PULPWOOD	2,802.70	Cd	5.25	14,714.18	5.25	14,714.18
TAMARACK	PULPWOOD	364.00	Cd	4.50	1,638.00	4.50	1,638.00
WHITE CEDAR	PULPWOOD	237.00	Cd	4.50	1,066.50	4.50	1,066.50
TREMBLING ASPEN	PULP & BOLTS	129.00	Cd	14.25	1,838.25	14.25	1,838.25
PAPER BIRCH	PULPWOOD	18.00	Cd	7.50	135.00	7.50	135.00
BALSAM FIR	PULPWOOD	7.00	Cd	3.75	26.25	3.75	26.25

+ BID SPECIES

\* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$19,418.18  
ADVANCE PAYMENT = \$2,912.73

BID TOTAL = \$ 19,418.18

**Mixed Species Description:**

Mixed Spruce Pulpwood includes: Black Spruce 99%; White Spruce 1%.

**Mixed Product Description:**

Trembling Aspen Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

**Cutting and Felling:**

- Fell all live black spruce equal to or greater than 5 feet tall.

**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:**

Sale is located off the end of the Aichele forest road a distance of 1.6 miles.

The Aichele forest road is a designated snowmobile trail

Other access is to continue south off of 53rd AVE SW "landfill road" for 2.3 miles if conditions permit.

Distance to towns following road systems.

International Falls 92 miles

Baudette 24 miles

Williams 12 miles

Grand Rapids 152 miles

Natural boundary follows stagnant spruce, stagnant cedar, and young tamarack.

Sale contains areas of young tamarack and white cedar.

Geo referenced map of sale available upon request.

**Price Adjustments:**

Road Construction Costs: -10%

Haul Distance to Nearest Mill: -10%

Stand Density: -5%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Brandon Quern

(Appraisal ID 20191-0; Cutting Block ID 23108-0)

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**TRACT B3**

**COUNTY:** LAKE OF THE WOODS

**AREA:** BAUDETTE AREA

**ACRES:** 109.0

**Permit Number:** B016257

**Expiration Date:** 05/31/2029

**Purchased By:** Packaging Corporation of America

**Address:** 400 Third Ave East, International Falls, MN 56649

NESE,NWSE,SESE of Section 17; NWSW,SESW,SWSW of Section 16 - Township 159, Range 35W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 80	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	1,750.00	Cd	19.89	34,807.50	35.80	62,650.00
+ JACK PINE	PULP & BOLTS	1,400.00	Cd	9.45	13,230.00	17.01	23,814.00
PAPER BIRCH	PULPWOOD	50.00	Cd	10.50	525.00	10.50	525.00
BALSAM FIR	PULPWOOD	35.00	Cd	5.25	183.75	5.25	183.75
MIXED SPRUCE	PULP & BOLTS	30.00	Cd	12.60	378.00	12.60	378.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
						\$ 87,550.75	
				ADVANCE PAYMENT =		\$ 7,368.64	

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

ANY LISTED SPECIES	BIOMASS	1,676.00	Tons	0.65	1,089.40
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**Mixed Species Description:**

Aspen Species Pulp & Bolts includes: Balm of Gilead 2%; Trembling Aspen 98%.

Mixed Spruce Pulp & Bolts includes: Black Spruce 50%; White Spruce 50%.

**Mixed Product Description:**

Aspen Species Pulp & Bolts includes: Bolts 40%; Pulpwood 60%.

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

Mixed Spruce Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.

**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:**

Sale is located along the Hogsback forest road. 33 miles of secondary road and 75 miles primary road to International Falls.

**Price Adjustments:**

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Kevin G. Dorow

(Appraisal ID 20193-0; Cutting Block ID 22870-0)

**TRACT B4**

**COUNTY:** LAKE OF THE WOODS

**AREA:** BAUDETTE AREA

**ACRES:** 9.0

**Permit Number:** B016258

**Expiration Date:** 05/31/2029

**Purchased By:** Kevin Fish

**Address:** 1513 76th Ave NW, Williams, MN 56686

SESW,SWSW of Section 4; SESE of Section 5 - Township 161, Range 34W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 20	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	PULP & BOLTS	65.00	Cd	20.40	1,326.00	24.48	1,591.20
JACK PINE	PULP & BOLTS	35.00	Cd	10.20	357.00	10.20	357.00
PAPER BIRCH	PULPWOOD	5.00	Cd	8.50	42.50	8.50	42.50
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$1,725.50	BID TOTAL = \$	1,990.70
				ADVANCE PAYMENT =	\$258.83		

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

ANY LISTED SPECIES	BIOMASS	55.00 Tons	0.65	35.75
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**Mixed Product Description:**

Jack Pine Pulp & Bolts includes: Bolts 30%; Pulpwood 70%.

Norway Pine Pulp & Bolts includes: Bolts 60%; Pulpwood 40%.

**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 is located just west of the Blueberry Hill campground

123 miles of primary road to Bemidji, MN

90 miles of primary road to International Falls, MN

**Price Adjustments:**

Road Construction Costs: 0%

Haul Distance to Nearest Mill: -10%

Stand Density: -5%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Tyler Hasbargen

(Appraisal ID 20273-0; Cutting Block ID 23448-0)

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

BAUDETTE 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: May 15, 2025



**- SUMMARY SHEET -**

**05/15/2025 REGULAR AUCTION - SALE #3**

**COMPLETED - DATA AS OF 05/15/2025**

**BAUDETTE AREA**

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	558.00	Cd	9.49	5,295.42
	ASPEN SPECIES	5,981.00	Cd	25.44	152,177.96
	TREMBLING ASPEN	129.00	Cd	14.25	1,838.25
	NORWAY PINE	65.00	Cd	24.48	1,591.20
	JACK PINE	1,435.00	Cd	16.84	24,171.00
	MIXED SPRUCE	123.00	Cd	20.46	2,517.00
PULPWOOD	PAPER BIRCH	123.00	Cd	10.39	1,277.50
	BALSAM FIR	42.00	Cd	5.00	210.00
	TAMARACK	364.00	Cd	4.50	1,638.00
	WHITE CEDAR	237.00	Cd	4.50	1,066.50
	MIXED SPRUCE	2,802.70	Cd	5.25	14,714.18
BIOMASS	ANY LISTED SPECIES <i>(optional)</i>	4,025.00	Tons	-	0.00
TOTAL SOLD TRACTS CONVERTED TO CORDS:		11,859.70			
TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:		\$ 167,805.31			
TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:		\$ 206,497.01			
TOTAL ACRES SOLD:		390.1			
TOTAL NUMBER OF TRACTS SOLD:		4			