



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

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 Friday, May 23, 2025, 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



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

9:00 AM on May 23, 2025
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 May 23, 2026, at the following Area Headquarters: Cloquet Area.

TRACT B1

COUNTY: CARLTON

AREA: CLOQUET AREA

ACRES: 64.5

Permit Number: B016279

Expiration Date: 05/31/2028

Purchased By: Sappi Cloquet LLC

Address: 20 N. 22nd Street, Cloquet, MN 55720

NENE,NENW,NWNE,NWNW of Section 36; NESE,SESE,SESW,SWSE,SWSW of Section 25 - Township 46, Range 16W.

NENW,NWNW of Section 31; NWSW,SWSW of Section 30 - Township 46, Range 15W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ MAPLE SPECIES	PULP & BOLTS	573.00	Cd	13.20	7,563.60	13.20	7,563.60
+ PAPER BIRCH	PULP & BOLTS	501.00	Cd	15.40	7,715.40	15.40	7,715.40
+ RED OAK	PULP & BOLTS	247.00	Cd	24.48	6,046.56	24.48	6,046.56
+ ASPEN SPECIES	PULPWOOD	187.00	Cd	20.90	3,908.30	20.90	3,908.30
BASSWOOD	PULPWOOD	99.00	Cd	7.70	762.30	7.70	762.30
BALSAM FIR	PULPWOOD	41.00	Cd	5.50	225.50	5.50	225.50
ASH	PULP & BOLTS	17.00	Cd	12.54	213.18	12.54	213.18

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$26,434.84
ADVANCE PAYMENT = \$3,965.23

BID TOTAL = \$ 26,434.84

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

ANY LISTED SPECIES	BIOMASS	971.00 Tons	0.65	631.15
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Mixed Species Description:

Aspen Species Pulpwood includes: Largetooth Aspen 55%; Trembling Aspen 45%.

Maple Species Pulp & Bolts includes: Red Maple 25%; Sugar Maple 75%.

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 60%; Pulpwood 40%.

Maple Species Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

Paper Birch Pulp & Bolts includes: Bolts 40%; Pulpwood 60%.

Red Oak Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.

Cutting and Felling:

- Harvest all merchantable maple, paper birch, aspen, red oak, ash, basswood and balsam fir.

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:

At time of sale creation, Carlton County stated that they had nearby acres that they would like harvested before or after this permit.

Price Adjustments:

Road Construction Costs: +5%

Haul Distance to Nearest Mill: +5%

Stand Density: +5%

Operational Constraints: -5%

Other Price Factor: 0%

Appraiser:

Joshua C. Muchow

(Appraisal ID 20143-0; Cutting Block ID 23177-0)

TRACT B2

COUNTY: CARLTON

AREA: CLOQUET AREA

ACRES: 55.2

Permit Number: B016280

Expiration Date: 05/31/2028

Purchased By: Sappi Cloquet LLC

Address: 20 N. 22nd Street, Cloquet, MN 55720

NENE of Section 17; SESW,SWSW of Section 9; NWNW of Section 16; SESE of Section 8 - Township 49, Range 19W.

NWNW,SWNW of Section 16; NENE,NESE,SENE of Section 17 - Township 49, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	835.00	Cd	23.71	19,797.85	23.71	19,797.85
+ BASSWOOD	PULP & BOLTS	223.00	Cd	15.75	3,512.25	15.75	3,512.25
+ MAPLE SPECIES	PULP & BOLTS	200.00	Cd	14.38	2,876.00	14.38	2,876.00
+ WHITE SPRUCE	PULP & BOLTS	97.00	Cd	15.75	1,527.75	15.75	1,527.75
ASH	PULP & BOLTS	30.00	Cd	12.00	360.00	12.00	360.00
BALSAM FIR	PULP & BOLTS	20.00	Cd	14.75	295.00	14.75	295.00
PAPER BIRCH	PULP & BOLTS	15.00	Cd	17.50	262.50	17.50	262.50
RED OAK	WOODSRUN MIXED PRODUCTS	8.00	Cd	47.50	380.00	47.50	380.00

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$29,011.35
ADVANCE PAYMENT = \$4,351.70

BID TOTAL = \$ 29,011.35

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

ANY LISTED SPECIES BIOMASS 604.00 Tons 0.65 392.60

Mixed Species Description:

Aspen Species Pulp & Bolts includes: Balm of Gilead 1%; Trembling Aspen 99%.

Maple Species Pulp & Bolts includes: Red Maple 30%; Sugar Maple 70%.

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 40%; Pulpwood 60%.

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

Balsam Fir Pulp & Bolts includes: Bolts 40%; Pulpwood 60%.

Basswood Pulp & Bolts includes: Bolts 80%; Pulpwood 20%.

Maple Species Pulp & Bolts includes: Bolts 15%; Pulpwood 85%.

Paper Birch Pulp & Bolts includes: Bolts 40%; Pulpwood 60%.

Red Oak Woodsrunk Mixed Products includes: Bolts 50%; Pulpwood 30%; Sawlog-Grade 2 (Hardwood) 20%.

White Spruce Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

Season of Operations:

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

Sale Conditions:

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

Marketing Conditions:

Multiple cutting block sale, see individual cutting blocks for Harvest Specifications.

Sale is located 18 miles West of Cloquet via Big Lake Rd. Connect to Ditchbank Forest Rd, travel 8.5 miles, then turn South onto the Gravel pit Rd.

Summer harvest very probable due to upland ground.

Georeferenced PDF map 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:

Michael Stansberry

(Appraisal ID 19989-0; Cutting Block ID 23093-0, 23087-0)

TRACT B3

COUNTY: CARLTON

AREA: CLOQUET AREA

ACRES: 86.0

Permit Number: B016281

Expiration Date: 05/31/2029

Purchased By: Thomas Anderson

Address: 1459 Kalli Road, Cromwell, MN 55726

NENE,NESE,NWNE,SENE,SWNE of Section 30; NESW,SWNW of Section 29 - Township 49, Range 19W.

NESE,NESW,SENE,SENE,SESW,SWNE,SWSE of Section 30 - Township 49, Range 19W.

GL03,GL04,NESW of Section 30 - Township 49, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASH	PULPWOOD	1,595.00	Cd	6.00	9,570.00	6.00	9,570.00
+ BLACK SPRUCE	PULPWOOD	65.00	Cd	9.00	585.00	9.00	585.00
+ ASPEN SPECIES	PULPWOOD	50.00	Cd	17.06	853.00	17.06	853.00
TAMARACK	PULPWOOD	2.00	Cd	6.00	12.00	6.00	12.00

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$11,020.00
ADVANCE PAYMENT = \$1,653.00

BID TOTAL = \$ 11,020.00

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

ANY LISTED SPECIES BIOMASS 980.00 Tons 0.65 637.00

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 65%; Trembling Aspen 35%.

Season of Operations:

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

Sale Conditions:

- Access is across private or State land (Cutting Blocks 1, 2, and 3).
- Permission to cross private land must be obtained by permittee (Cutting Blocks 1, 2, and 3).

Marketing Conditions:

Best access is across private from the west. Hauling out to the north (Ditchbank Road) across State is the next best access.

Blocks have varying water tables, purchaser is encouraged to look at the sale prior to purchasing.

Approximately three miles or existing road to open to reach sale if private access isn't obtained, about 1.5 miles to open if private access is obtained.

Price Adjustments:

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

Appraiser:

Benjamin I. Becker

TRACT B4

COUNTY: ST. LOUIS

AREA: CLOQUET AREA

ACRES: 93.7

Permit Number: B016282

Expiration Date: 05/31/2028

Purchased By: Sappi Cloquet LLC

Address: 20 N. 22nd Street, Cloquet, MN 55720

NESW,NWSE,NWSW,SESW,SWNE,SWNW,SWSW of Section 36 - Township 54, Range 15W.

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

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 55	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,550.00	Cd	20.87	32,348.50	32.35	50,142.50
+ MAPLE SPECIES	PULPWOOD	181.00	Cd	11.00	1,991.00	17.05	3,086.05
	BALSAM FIR	135.00	Cd	5.50	742.50	5.50	742.50
+ WHITE SPRUCE	PULP & BOLTS	117.00	Cd	25.31	2,961.27	39.23	4,589.91
	PAPER BIRCH	33.00	Cd	11.00	363.00	11.00	363.00
	ASH	11.00	Cd	6.60	72.60	6.60	72.60

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$38,478.87
ADVANCE PAYMENT = \$5,771.83

BID TOTAL = \$ 58,996.56

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

ANY LISTED SPECIES	BIOMASS	1,031.00	Tons	0.65	670.15
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Mixed Species Description:

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

Maple Species Pulpwood includes: Red Maple 90%; Sugar Maple 10%.

Mixed Product Description:

White Spruce Pulp & Bolts includes: Bolts 78%; Pulpwood 22%.

Season of Operations:

- Conduct sale operations on dry / 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:

From Highway 4, the sale area is located about 3.5 miles to the west on Three Lakes Road and then within a mile to the north on Wilderness Retreat Road.

The vast majority of the acreage is operable under normal summer conditions.

Cutting Block 1

There are about 3-5 acres of low ground where black ash is common in the north central portion of the stand. This area will likely need to be harvested in late summer, fall, or during the winter months. The remainder of the stand is more upland and drier.

Cutting Block 2

Access to block 2 is via an unimproved two track that will need light brushing and potentially some minor rocking to make suitable for log truck traffic. This was accounted for in the pricing.

Price Adjustments:

Road Construction Costs: +5%

Haul Distance to Nearest Mill: +5%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Philemon Christopher Roy

(Appraisal ID 19780-0; Cutting Block ID 22838-0, 22839-0)

TRACT B5

COUNTY: ST. LOUIS

AREA: CLOQUET AREA

ACRES: 54.3

Permit Number: B016283

Expiration Date: 05/31/2028

Purchased By: Jatco, Inc.

Address: 4995 Lakeview Drive, Duluth, MN 55804

NESE,NWSE,SESE of Section 16 - Township 55, Range 14W.

SESE,SWSE of Section 16 - Township 55, Range 14W.

SESE of Section 16 - Township 55, Range 14W.

SESW,SWSE of Section 16 - Township 55, Range 14W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 35	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	941.00	Cd	50.35	47,379.35	67.97	63,959.77
+ WHITE PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	317.00	Cd	40.38	12,800.46	54.51	17,279.67
JACK PINE	PULP & BOLTS	24.00	Cd	17.10	410.40	17.10	410.40
BALSAM FIR	PULPWOOD	22.00	Cd	4.75	104.50	4.75	104.50
TREMBLING ASPEN	PULPWOOD	8.00	Cd	18.05	144.40	18.05	144.40
WHITE SPRUCE	PULPWOOD	7.00	Cd	8.55	59.85	8.55	59.85

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$60,898.96
ADVANCE PAYMENT = \$9,134.84

BID TOTAL = \$ 81,958.59

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

ANY LISTED SPECIES BIOMASS 530.00 Tons 0.65 344.50

Mixed Product Description:

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

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 18%; Pulpwood 3%; Sawtimber (Softwood Only) 79%.

White Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 11%; Pulpwood 1%; Sawtimber (Softwood Only) 89%.

Season of Operations:

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

Sale Conditions:

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

Marketing Conditions:

Sale is easily accessed from the beginning of the Jim Readdy Forest Road. The sale is all summer accessible under average conditions.

All pine is of high quality.

Some large diameter (20"+ DBH) white pine are designated for harvest.

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: -15%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Jarrod L. Amundson

(Appraisal ID 20061-0; Cutting Block ID 23206-0, 23204-0, 23207-0, 23208-0)

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: May 23, 2025

- SUMMARY SHEET -

05/23/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 05/23/2025

CLOQUET AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	47.00	Cd	12.20	573.18
	ASPEN SPECIES	835.00	Cd	23.71	19,797.85
	PAPER BIRCH	516.00	Cd	15.46	7,977.90
	MAPLE SPECIES	773.00	Cd	13.51	10,439.60
	BASSWOOD	223.00	Cd	15.75	3,512.25
	RED OAK	247.00	Cd	24.48	6,046.56
	JACK PINE	24.00	Cd	17.10	410.40
	WHITE SPRUCE	214.00	Cd	28.59	6,117.66
	BALSAM FIR	20.00	Cd	14.75	295.00
WOODSRUN MIXED PRODUCTS	RED OAK	8.00	Cd	47.50	380.00
PULPWOOD	ASH	1,606.00	Cd	6.00	9,642.60
	ASPEN SPECIES	1,787.00	Cd	30.72	54,903.80
	TREMBLING ASPEN	8.00	Cd	18.05	144.40
	PAPER BIRCH	33.00	Cd	11.00	363.00
	MAPLE SPECIES	181.00	Cd	17.05	3,086.05
	BASSWOOD	99.00	Cd	7.70	762.30
	WHITE SPRUCE	7.00	Cd	8.55	59.85
	BALSAM FIR	198.00	Cd	5.42	1,072.50
	BLACK SPRUCE	65.00	Cd	9.00	585.00
	TAMARACK	2.00	Cd	6.00	12.00
BIOMASS	ANY LISTED SPECIES (optional)	4,116.00	Tons	-	0.00
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	WHITE PINE	317.00	Cd	54.51	17,279.67
	NORWAY PINE	941.00	Cd	67.97	63,959.77
TOTAL SOLD TRACTS CONVERTED TO CORDS: 8,151.00 TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 165,844.02 TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 207,421.34 TOTAL ACRES SOLD: 353.7 TOTAL NUMBER OF TRACTS SOLD: 5					