



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 Tuesday, June 3, 2025, 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](https://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 3, 2025**  
**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 3, 2026, at the following Area Headquarters: Tower Area.

<b>TRACT B1</b>	COUNTY: ST. LOUIS	AREA: TOWER AREA	ACRES: 14.8
-----------------	-------------------	------------------	-------------

Permit Number: B016307  
 Expiration Date: 05/31/2028

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

NESE of Section 8; NWSW of Section 9 - Township 61, Range 14W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	680.00	Cd	47.70	32,436.00	47.70	32,436.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$32,436.00	BID TOTAL = \$	32,436.00
				ADVANCE PAYMENT =	\$4,865.40		

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

ANY LISTED SPECIES	BIOMASS	281.00 Tons	0.65	182.65
--------------------	---------	-------------	------	--------

**Mixed Product Description:**

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 20%; Pulpwood 20%; Sawtimber (Softwood Only) 60%.

**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:**

From Tower: drive east 4.4 miles towards Ely, take a right and head south on Murray Forest Management Road for 2.1 miles, then go straight/bear right and continue South/SouthEast on the Murray Minimum Maintenance forest road for 2.3 miles, then go straight/bear right onto minimum maintenance forest road for 0.4 miles.

**Price Adjustments:**

- Road Construction Costs: +5%
- Haul Distance to Nearest Mill: 0%
- Stand Density: +10%
- Operational Constraints: 0%
- Other Price Factor: -25% (-25% haul distance)

**Appraiser:**

Joseph Weflen

**TRACT B2** COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 55.7

Permit Number: B016308  
Expiration Date: 05/31/2028

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

NESE,SENE,SESE of Section 15 - Township 61, Range 18W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,341.00	Cd	19.95	26,752.95	19.95	26,752.95
+ MIXED HARDWOODS	PULPWOOD	177.00	Cd	10.50	1,858.50	10.50	1,858.50
	BALSAM FIR	116.00	Cd	5.25	609.00	5.25	609.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		\$29,220.45	BID TOTAL = \$ 29,220.45
				ADVANCE PAYMENT =		\$4,383.07	

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

ANY LISTED SPECIES BIOMASS 1,002.00 Tons 0.65 651.30

**Mixed Species Description:**

Aspen Species Pulpwood includes: Largetooth Aspen 30%; Trembling Aspen 70%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 10%; Red Maple 90%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across state, USFS, county, or private land.
- Permission to cross USFS, county, or private land must be obtained by permittee.
- Best access is across approximately 1.0 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:**

Dry summer chance sale located in Angora. Best access is across State land on Forest Service Rd 248A on the Heino Rd.

Access road will likely need light grading and possible beaver dam removal.

**Price Adjustments:**

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

**Appraiser:**

Victoria Jari

**TRACT B3**

**COUNTY: ST. LOUIS**

**AREA: TOWER AREA**

**ACRES: 48.5**

Permit Number: B016309  
Expiration Date: 05/31/2029

Purchased By:  
Address:

# UNSOLD

GL01,SENE of Section 4; GL04,NESW,NWSW,SESW,SWNW,SWSW of Section 3 - Township 63, Range 17W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	PULP & BOLTS	640.00	Cd	14.70	9,408.00	14.70	9,408.00
+ ASPEN SPECIES	PULPWOOD	360.00	Cd	13.26	4,773.60	13.26	4,773.60
MIXED HARDWOODS	PULPWOOD	45.00	Cd	7.00	315.00	7.00	315.00
MIXED SPRUCE	PULP & BOLTS	15.00	Cd	8.82	132.30	8.82	132.30

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL =	\$14,628.90	BID TOTAL = \$	14,628.90
ADVANCE PAYMENT =	\$2,194.34		

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

ANY LISTED SPECIES	BIOMASS	521.00 Tons	0.65	338.65
--------------------	---------	-------------	------	--------

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 2%; Largetooth Aspen 3%; Trembling Aspen 95%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 1%; Red Maple 99%.  
Mixed Spruce Pulp & Bolts includes: Black Spruce 30%; White Spruce 70%.

**Mixed Product Description:**

Mixed Spruce Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.  
Norway Pine Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

**Season of Operations:**

- Conduct 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 on county rd. 422 at the T-intersection of the Niles Bay rd.,  
about 0.6 miles of trail would need to be constructed or the wood can be skidded 0.6 miles.  
About 75% of the site could be harvested during the summer but the access would require frozen soil conditions  
83 miles to International Fall, MN  
145 miles to Bemidji, MN

**Price Adjustments:**

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

**Appraiser:**

Nic John Arends

**TRACT B4** COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 23.9

Permit Number: B016310  
Expiration Date: 05/31/2028

Purchased By: Bell Timber Inc.  
Address: 4 Berger Avenue, Barron, WI 54812

NWSE,SENW,SWNE of Section 36 - Township 64, Range 20W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 16	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	830.00	Cd	50.35	41,790.50	58.41	48,480.30
RED MAPLE	PULPWOOD	9.00	Cd	9.50	85.50	9.50	85.50
BALSAM FIR	PULPWOOD	5.00	Cd	4.75	23.75	4.75	23.75
WHITE SPRUCE	PULP & BOLTS	3.00	Cd	17.10	51.30	17.10	51.30
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$41,951.05	BID TOTAL = \$	48,640.85
				ADVANCE PAYMENT =	\$6,292.66		

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

ANY LISTED SPECIES BIOMASS 355.00 Tons 0.65 230.75

**Mixed Product Description:**

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 16%; Pulpwood 13%; Sawtimber (Softwood Only) 71%.  
White Spruce Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across state land.

**Marketing Conditions:**

The sale can be accessed from either the Diamond Match SFR and then 0.6 miles south on existing woods roads or from the Gheen Hill MMR and then 0.8 miles NW on existing woods roads. Both access routes are approximately 1 mile from Highway 53.

**Price Adjustments:**

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

**Appraiser:**

Brian M. Feldt

**TRACT B5**

**COUNTY: ST. LOUIS**

**AREA: TOWER AREA**

**ACRES: 92.6**

Permit Number: B016311  
Expiration Date: 05/31/2029

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

NENW,NESE,NESW,NWSE,SENE,SENW,SESW,SWNE,SWNW,SWSW of Section 26 - Township 64, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	3,700.00	Cd	21.75	80,475.00	21.75	80,475.00
ASH	PULPWOOD	175.00	Cd	6.90	1,207.50	6.90	1,207.50
MIXED HARDWOODS	PULPWOOD	50.00	Cd	11.50	575.00	11.50	575.00
WHITE SPRUCE	WOODSRUN MIXED PRODUCTS	25.00	Cd	29.21	730.25	29.21	730.25
AMERICAN ELM	PULPWOOD	20.00	Cd	8.05	161.00	8.05	161.00
BALSAM FIR	PULPWOOD	15.00	Cd	5.75	86.25	5.75	86.25
BASSWOOD	PULPWOOD	15.00	Cd	8.05	120.75	8.05	120.75
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$83,355.75	BID TOTAL = \$	83,355.75
				ADVANCE PAYMENT =	\$12,503.36		

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

ANY LISTED SPECIES      BIOMASS      1,854.00 Tons      0.65      1,205.10

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 3%; Trembling Aspen 97%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 56%; Red Maple 44%.

**Mixed Product Description:**

White Spruce Woodsrun Mixed Products includes: Bolts 60%; Pulpwood 20%; Sawtimber (Softwood Only) 20%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across State land.

**Marketing Conditions:**

Access off Smith SFR (Jackopich) 2 miles west of Rangeline road. Frozen ground operations on clay/silt soils. Approximately 0.8 miles existing trails to open with temporary culvert needed at Smith road ditch. Appraised price +15% from base.

**Price Adjustments:**

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

**Appraiser:**

David T. Sopoci

**TRACT B6** COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 104.9

Permit Number: B016312  
Expiration Date: 05/31/2028

Purchased By: Sokoloski Logging Inc.  
Address: PO Box 14610450 Suliin Road, Orr, MN 55771

NESE,NESW,NWSE,SESE,SESW,SWNE,SWSE of Section 16 - Township 65, Range 14W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ MIXED SPRUCE	PULP & BOLTS	1,130.00	Cd	10.71	12,102.30	10.71	12,102.30
+ JACK PINE	PULP & BOLTS	1,000.00	Cd	15.30	15,300.00	15.30	15,300.00
+ TREMBLING ASPEN	PULPWOOD	150.00	Cd	16.15	2,422.50	16.15	2,422.50
PAPER BIRCH	PULPWOOD	60.00	Cd	8.50	510.00	8.50	510.00
BALSAM FIR	PULPWOOD	40.00	Cd	4.25	170.00	4.25	170.00
TAMARACK	PULPWOOD	5.00	Cd	5.10	25.50	5.10	25.50

+ BID SPECIES      \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$30,530.30      BID TOTAL = \$ 30,530.30  
 ADVANCE PAYMENT = \$4,579.55

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

ANY LISTED SPECIES      BIOMASS      1,160.00 Tons      0.65      754.00

**Mixed Species Description:**

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

**Mixed Product Description:**

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

**Sale Conditions:**

- Access is across state land.

**Marketing Conditions:**

This sale is located off the Echo Trail approximately 28 miles northwest of Ely, MN or 41 miles east of Orr, MN.

The northern proposed access to sale is an old road that ends halfway to the sale. It would be the dry/summer chance access. The southwest proposed access is an old winter road coming off of forest road 464.

**Price Adjustments:**

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

**Appraiser:**

Keith Flood



**TRACT B8** COUNTY: ST. LOUIS AREA: TOWER AREA ACRES: 150.2

Permit Number: B016314  
Expiration Date: 05/31/2029

Purchased By: Sunne Logging LLC  
Address: 5762 Hwy 11, International Falls, MN 56649

NWSW of Section 36; NESE of Section 35 - Township 66, Range 19W.  
NENE,NENW,NESE,NESW,NWNE,NWSE,SENE,SENW,SWNE,SWNW of Section 36 - Township 66, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	2,221.00	Cd	19.79	43,953.59	19.79	43,953.59
MIXED HARDWOODS	PULPWOOD	177.00	Cd	10.50	1,858.50	10.50	1,858.50
BLACK SPRUCE	PULPWOOD	170.00	Cd	9.45	1,606.50	9.45	1,606.50
BALSAM FIR	PULPWOOD	138.00	Cd	5.25	724.50	5.25	724.50
NORWAY PINE	PULP & BOLTS	135.00	Cd	14.17	1,912.95	14.17	1,912.95
ASH	PULP & BOLTS	80.00	Cd	8.66	692.80	8.66	692.80

+ BID SPECIES      \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$50,748.84      BID TOTAL = \$ 50,748.84  
 ADVANCE PAYMENT = \$7,612.33

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

ANY LISTED SPECIES      BIOMASS      1,760.00 Tons      0.65      1,144.00

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 5%; Trembling Aspen 95%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 85%; Red Maple 15%.

**Mixed Product Description:**

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

**Cutting and Felling:**

- Fell all live black spruce equal to or greater than 5 feet tall (Cutting Block 1).

**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:**

About 50% of cutting block 2 has potential for a dry summer harvest.  
Sale is located on county road 180, 2 miles south of Elephant Lake  
117 miles to Cloquet  
58 miles to International Falls

**Price Adjustments:**

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

**Appraiser:**

Nic John Arends



**TRACT B9**

**COUNTY: KOOCHICHING**

**AREA: TOWER AREA**

**ACRES: 115.5**

Permit Number: B016315  
Expiration Date: 05/31/2029

Purchased By:  
Address:

# UNSOLD

SESE,SWSE of Section 10; NENW,NWNE,NWNW,SESW,SWNW of Section 15; SWSW of Section 11 -  
Township 66, Range 22W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	1,330.00	Cd	8.10	10,773.00	8.10	10,773.00
TAMARACK	PULPWOOD	30.00	Cd	5.40	162.00	5.40	162.00
BALSAM FIR	PULPWOOD	10.00	Cd	4.50	45.00	4.50	45.00

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$10,980.00  
ADVANCE PAYMENT = \$1,647.00  
BID TOTAL = \$ 10,980.00

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

ANY LISTED SPECIES BIOMASS 751.00 Tons 0.65 488.15

**Cutting and Felling:**

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

**Season of Operations:**

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

**Sale Conditions:**

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

**Marketing Conditions:**

Sale is 50 miles from International Falls. Site is located 0.5 miles southwest of the North Ash Lake Road, and 10 miles west of Hwy 53. Black Spruce density varies throughout the stand, with the lower density areas being excluded from the appraisal.

**Price Adjustments:**

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

**Appraiser:**

Isaiah Richard Guida

**TRACT B10**

**COUNTY: KOOCHICHING**

**AREA: TOWER AREA**

**ACRES: 97.5**

Permit Number: B016316  
Expiration Date: 05/31/2028

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

NWNW,NWSW,SWNW,SWSW of Section 25; NESE,SENE,SESE,SWSE of Section 26; NWNW of Section 36; NENE of Section 35 - Township 67, Range 22W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,650.00	Cd	22.66	37,389.00	22.66	37,389.00
+ MIXED SPRUCE	PULP & BOLTS	490.00	Cd	13.90	6,811.00	13.90	6,811.00
	BALSAM FIR	320.00	Cd	6.00	1,920.00	6.00	1,920.00
+ JACK PINE	PULP & BOLTS	285.00	Cd	18.00	5,130.00	18.00	5,130.00
	MIXED HARDWOODS	180.00	Cd	12.00	2,160.00	12.00	2,160.00
	ASH	78.00	Cd	7.20	561.60	7.20	561.60
	NORWAY PINE	34.00	Cd	63.60	2,162.40	63.60	2,162.40
	(SOFTWOOD ONLY)						

+ BID SPECIES      \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$56,134.00      BID TOTAL = \$ 56,134.00  
ADVANCE PAYMENT = \$8,420.10

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

ANY LISTED SPECIES      BIOMASS      1,380.00 Tons      0.65      897.00

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 4%; Largetooth Aspen 1%; Trembling Aspen 95%.  
Mixed Hardwoods Pulpwood includes: Paper Birch 84%; Red Maple 16%.  
Mixed Spruce Pulp & Bolts includes: Black Spruce 63%; White Spruce 37%.

**Mixed Product Description:**

Jack Pine Pulp & Bolts includes: Bolts 45%; Pulpwood 55%.  
Mixed Spruce Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.  
Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 10%; Pulpwood 25%; Sawtimber (Softwood Only) 65%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across state land.  
- Best access is across approximately 2.75 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 is located approximately 7 miles west of Hwy 53 starting from the Keys Rd. and then taking the Pearl Lake-Johnson Farm Rd., continuing through USFS Rd 619 and onto the Biondich Rd.

100% of sale has summer roads leading into the various units. Some of the roads would need to be opened up for better access and hauling.

Approximately 70% of sale could be harvested in a dry summer. The main area where frozen conditions maybe needed would be the southern part of the larger southern unit.

Sale was appraised by Ryan Shears and Andrew Erickson.

Price has been reduced by 25% in spruce thinning area due to first entry thinning.

**Price Adjustments:**

Road Construction Costs: +5%

Haul Distance to Nearest Mill: +5%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: -25% (First entry spruce thinning)

**Appraiser:**

Andrew J. Erickson

(Appraisal ID 20247-0; Cutting Block ID 23417-0)

---

TRACT B11

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 59.8

Permit Number: B016317  
Expiration Date: 05/31/2029

Purchased By:  
Address:

# UNSOLD

NESE,NWSE,SESE,SWSE of Section 36 - Township 68, Range 18W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ MIXED SPRUCE	PULP & BOLTS	200.00	Cd	10.45	2,090.00	10.45	2,090.00
+ BALSAM FIR	PULPWOOD	194.00	Cd	2.25	436.50	2.25	436.50
+ JACK PINE	PULPWOOD	118.00	Cd	2.70	318.60	2.70	318.60
+ TREMBLING ASPEN	PULPWOOD	115.00	Cd	8.55	983.25	8.55	983.25
+ NORWAY PINE	PULP & BOLTS	104.00	Cd	11.47	1,192.88	11.47	1,192.88
+ WHITE PINE	PULP & BOLTS	50.00	Cd	11.08	554.00	11.08	554.00

+ BID SPECIES      \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$5,575.23      BID TOTAL = \$ 5,575.23  
ADVANCE PAYMENT = \$836.28

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

ANY LISTED SPECIES      BIOMASS      440.00 Tons      0.65      286.00

**Mixed Species Description:**

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

**Mixed Product Description:**

Mixed Spruce Pulp & Bolts includes: Bolts 79%; Pulpwood 21%.  
Norway Pine Pulp & Bolts includes: Bolts 65%; Pulpwood 35%.  
White Pine Pulp & Bolts includes: Bolts 81%; Pulpwood 19%.

**Season of Operations:**

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

**Sale Conditions:**

- Access is across USFS, private and state land.
- Permission to cross USFS and private land must be obtained by permittee.
- Best access is across approximately 1 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 is located approximately 25 miles from Cusson off HWY 53, east on the 203 road. Road construction costs due to sale access across flowage and lowlands. USFS road 203 may need to be plowed from USFS road 180 to sale access road, approximately 14 miles. Summer harvest site, with winter access limitations. Sale is a re-offer. Adjacent GNA sale will be offered.

**Price Adjustments:**

- Road Construction Costs: -10%
- Haul Distance to Nearest Mill: -10%
- Stand Density: 0%
- Operational Constraints: -10%
- Other Price Factor: -25% (First thinning)

**Appraiser:**

Ryan Joseph Shears

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 3, 2025

- SUMMARY SHEET -

06/03/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 06/03/2025

TOWER AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	80.00	Cd	8.66	692.80
	NORWAY PINE	135.00	Cd	14.17	1,912.95
	JACK PINE	1,285.00	Cd	15.90	20,430.00
	WHITE SPRUCE	3.00	Cd	17.10	51.30
	MIXED SPRUCE	1,620.00	Cd	11.67	18,913.30
WOODSRUN MIXED PRODUCTS	WHITE SPRUCE	25.00	Cd	29.21	730.25
PULPWOOD	ASH	253.00	Cd	6.99	1,769.10
	AMERICAN ELM	20.00	Cd	8.05	161.00
	ASPEN SPECIES	8,912.00	Cd	21.16	188,570.54
	TREMBLING ASPEN	150.00	Cd	16.15	2,422.50
	PAPER BIRCH	60.00	Cd	8.50	510.00
	RED MAPLE	9.00	Cd	9.50	85.50
	BASSWOOD	15.00	Cd	8.05	120.75
	BALSAM FIR	634.00	Cd	5.57	3,533.50
	BLACK SPRUCE	170.00	Cd	9.45	1,606.50
	TAMARACK	5.00	Cd	5.10	25.50
	MIXED HARDWOODS	584.00	Cd	11.05	6,452.00
BIOMASS	ANY LISTED SPECIES (optional)	7,792.00	Tons	-	0.00
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	NORWAY PINE	1,544.00	Cd	53.81	83,078.70

**TOTAL SOLD TRACTS CONVERTED TO CORDS:** 15,504.00  
**TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:** \$ 324,376.39  
**TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:** \$ 331,066.19  
**TOTAL ACRES SOLD:** 539.6  
**SOLD TRACT NUMBERS:** 1, 2, 4, 5, 6, 8, 10  
**TOTAL NUMBER OF TRACTS SOLD:** 7

SUMMARY FOR <u>UNSOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULP & BOLTS	WHITE PINE	50.00	Cd	11.08	554.00
	NORWAY PINE	1,004.00	Cd	14.52	14,578.88
	MIXED SPRUCE	215.00	Cd	10.34	2,222.30
PULPWOOD	ASPEN SPECIES	365.00	Cd	13.27	4,844.85
	TREMBLING ASPEN	115.00	Cd	8.55	983.25
	RED OAK	2.00	Cd	10.50	21.00
	PINE SPECIES	20.00	Cd	4.50	90.00
	JACK PINE	118.00	Cd	2.70	318.60
	BALSAM FIR	229.00	Cd	2.51	575.25
	BLACK SPRUCE	1,330.00	Cd	8.10	10,773.00
	TAMARACK	30.00	Cd	5.40	162.00
	MIXED SPRUCE	10.00	Cd	6.75	67.50
MIXED HARDWOODS	50.00	Cd	7.05	352.50	
BIOMASS	ANY LISTED SPECIES (optional)	1,888.00	Tons	0.65	1,227.20

**- SUMMARY SHEET (Continued) -**

**TOTAL UNSOLD TRACTS CONVERTED TO CORDS:** 3,538.00  
**TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS:** \$ 35,543.13  
**TOTAL ACRES UNSOLD:** 247.4  
**UNSOLD TRACT NUMBERS:** 3, 7, 9, 11  
**TOTAL NUMBER OF TRACTS UNSOLD:** 4

---