



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

NOTICE OF SALE OF STUMPAGE ON STATE LANDS IN THE FOLLOWING AREA:  
WARROAD 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 Warroad, MN at 10:00 AM on Tuesday, July 22, 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](https://mndnr.gov/forestry/certification/certificates.html)



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

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**10:00 AM on July 22, 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 July 22, 2026, at the following Area Headquarters: Warroad Area.

**TRACT B1**

**COUNTY: BELTRAMI**

**AREA: WARROAD AREA**

**ACRES: 23.0**

**Permit Number:** B016408

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

**Purchased By:** Ferrier Logging Inc.

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

NESW,NWSE,SENE,SWNE,SWSE of Section 5 - Township 158, Range 36W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ WHITE PINE	WOODSRUN SAWTIMBER	370.00	Cd	38.25	14,152.50	38.25	14,152.50
+ NORWAY PINE	WOODSRUN SAWTIMBER	250.00	Cd	47.70	11,925.00	47.70	11,925.00
MIXED HARDWOODS	PULPWOOD	20.00	Cd	15.05	301.00	15.05	301.00
SPRUCE-BALSAM	PULP & BOLTS	20.00	Cd	13.45	269.00	13.45	269.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =		\$ 26,647.50	
						\$3,997.13	

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

\* ANY LISTED SPECIES      BIOMASS      267.00 Tons      0.65      173.55

**Mixed Species Description:**

Mixed Hardwoods Pulpwood includes: Balm of Gilead 1%; Paper Birch 25%; Trembling Aspen 74%.

Spruce-Balsam Pulp & Bolts includes: Balsam Fir 2%; Black Spruce 2%; White Spruce 96%.

**Mixed Product Description:**

Norway Pine Woodsrun Sawtimber includes: Bolts 59%; Pulpwood 5%; Sawtimber (Softwood Only) 36%.

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

White Pine Woodsrun Sawtimber includes: Bolts 43%; Pulpwood 10%; Sawtimber (Softwood Only) 47%.

**Cutting and Felling:**

- Equipment must be able to reach at least 15 feet to thin two rows from one access row as well as reaching white pine and Norway pine from existing skid trails. Rows/skid trails utilized in last thinning of white pine and Norway pine will be used for access use for pine. There is significant white pine regeneration. Operator should use care to keep damage to regeneration to a minimal amount. Damage to more than 30% of white pine regeneration will result in liquidated damage charge based on site prep/planting costs.

**Season of Operations:**

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

**Slash Disposal:**

- Lop and scatter slash evenly over the harvest site to within 2' feet of the ground or pile slash at landing for later burning. All slash brought to landing must be piled for burning. Slash maybe left within sale area as long as it is not brought to landing first. Larger white pine limbs will need to be limbed/severed prior to skidding to landing. This is to reduce damage to regeneration.

**Sale Conditions:**

- Access is across state land.
- These stands are final harvest pine stands age 65-80. Approximately 5-8 large pine have been painted for reserve per acre.

**Marketing Conditions:**

18 miles secondary, 72 miles primary road to Bemidji.  
29 miles secondary, 83 miles primary road to International Falls.

**Price Adjustments:**

Road Construction Costs: 0%  
Haul Distance to Nearest Mill: -10%

Stand Density: +5%  
Operational Constraints: -5%  
Other Price Factor: 0%

**Appraiser:**

Shane D. Delaney

(Appraisal ID 20423-0; Cutting Block ID 23607-0)

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**TRACT B2**

**COUNTY:** BELTRAMI, ROSEAU

**AREA:** WARROAD AREA

**ACRES:** 111.8

**Permit Number:** B016409

**Expiration Date:** 05/31/2028

**Purchased By:** Ferrier Logging Inc.

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

SESE of Section 30; NENE,SENE of Section 31 - Township 159, Range 37W.

NESE,NWSE,SENE,SESE,SWSE of Section 16; SWSW of Section 15 - Township 158, Range 37W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 65	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	2,980.00	Cd	13.92	41,481.60	22.97	68,450.60
MIXED SPRUCE	PULP & BOLTS	110.00	Cd	6.75	742.50	6.75	742.50
BALSAM FIR	PULPWOOD	65.00	Cd	3.75	243.75	3.75	243.75
PAPER BIRCH	PULPWOOD	50.00	Cd	2.50	125.00	2.50	125.00

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$42,592.85  
ADVANCE PAYMENT = \$6,388.93

BID TOTAL = \$ 69,561.85

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

TAMARACK	FUELWOOD	5.00	Cd	2.50	12.50
* ANY LISTED SPECIES	BIOMASS	1,458.00	Tons	0.65	947.70

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 15%; Trembling Aspen 85%.

Mixed Spruce Pulp & Bolts includes: Black Spruce 92%; White Spruce 8%.

**Mixed Product Description:**

Mixed Spruce Pulp & Bolts includes: Bolts 10%; Pulpwood 90%.

**Season of Operations:**

- Conduct sale operations on frozen soil conditions only, except with written permission from State (Cutting Blocks 1 and 2).
- Conduct hauling operation on frozen ground. Both of these stands are located on wetter sites and access routes (Cutting Block 2).
- If soil conditions are suitable, harvest may occur after August 1 under dry conditions, with written permission from the State (Cutting Block 1).

**Sale Conditions:**

- Access is across state land (Cutting Block 1).
- Access is across state land, best access is across federal LUP land (Cutting Block 2).
- The Morehouse forest road is NOT plowed by the state (Cutting Block 1).
- Winter hauling access only through LUP lands. The Morehouse forest road is NOT plowed by the state (Cutting Block 2).

**Marketing Conditions:**

40 miles secondary, 83 miles primary road to International Falls

25 miles secondary, 72 miles primary road to Solway.

Both stands are accessed off the Morehouse Forest Road.

The Morehouse forest road is NOT plowed by the state (9 miles to Dicks Parkway). Approximately 1 mile of winter road to improve and freeze.

Stand 886 has 1/3 of the stand blown down. This is reason for shorter permit date.

**Price Adjustments:**

Road Construction Costs: -5%

Haul Distance to Nearest Mill: -10%

Stand Density: 0%

Operational Constraints: -10%

Other Price Factor: 0%

**Appraiser:**

Shane D. Delaney

(Appraisal ID 20416-0; Cutting Block ID 23600-0, 23601-0)

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**TRACT B3**

**COUNTY:** LAKE OF THE WOODS,  
**ROSEAU**

**AREA:** WARROAD AREA

**ACRES:** 84.1

**Permit Number:** B016410  
**Expiration Date:** 05/31/2029

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

NESE,NESW,NWSE,NWSW,SESE,SESW,SWSE,SWSW of Section 32 - Township 161, Range 36W.  
GL01 of Section 6; GL03,GL04 of Section 5 - Township 160, Range 36W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 140	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	803.00	Cd	15.18	12,189.54	36.43	29,253.29
+ MIXED SPRUCE	PULP & BOLTS	760.00	Cd	17.60	13,376.00	42.24	32,102.40
+ JACK PINE	PULP & BOLTS	702.00	Cd	16.00	11,232.00	38.40	26,956.80
TAMARACK	FUELWOOD	22.00	Cd	2.50	55.00	2.50	55.00
PAPER BIRCH	PULPWOOD	18.00	Cd	2.50	45.00	2.50	45.00
BALSAM FIR	PULP & BOLTS	7.00	Cd	12.84	89.88	12.84	89.88

+ BID SPECIES \* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$36,987.42  
ADVANCE PAYMENT = \$5,548.11  
BID TOTAL = \$ 88,502.37

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

ANY LISTED SPECIES BIOMASS 959.00 Tons 0.65 623.35

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Trembling Aspen 99%.  
Mixed Spruce Pulp & Bolts includes: Black Spruce 20%; White Spruce 80%.

**Mixed Product Description:**

Balsam Fir Pulp & Bolts includes: Bolts 65%; Pulpwood 35%.  
Jack Pine Pulp & Bolts includes: Bolts 70%; Pulpwood 30%.  
Mixed Spruce Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.

**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:**

Nice aspen and jack pine dominated sale right off the Smith and Stacey Forest Road. Red paint line separates cutting block 1 and cutting block 2 as indicated on the map.  
Pink paint line separates a prescription change in the slash disposal.  
Tamarack fuelwood was 80 percent alive and 20 percent dead at time of cruise 12/2024.

Haul Distance  
Bemidji ~107 miles  
International Falls ~110 miles

**Price Adjustments:**

Road Construction Costs: 0%  
Haul Distance to Nearest Mill: -15%  
Stand Density: +5%  
Operational Constraints: -10%  
Other Price Factor: 0%

**Appraiser:**

Landon Matthew Goble

(Appraisal ID 20005-0; Cutting Block ID 23129-0, 23127-0)

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**TRACT B4**

**COUNTY: ROSEAU**

**AREA: WARROAD AREA**

**ACRES: 13.8**

**Permit Number:** B016411

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

**Purchased By:** Erickson Herefords

**Address:** 10048 Highway 11, Birchdale, MN 56623

NESE,NWSE,SESE of Section 1 - Township 161, Range 35W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN MIXED PRODUCTS	160.00	Cd	24.77	3,963.20	24.77	3,963.20
				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =			

+ BID SPECIES

\* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$3,963.20

BID TOTAL = \$ 3,963.20

ADVANCE PAYMENT = \$594.48

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

ANY LISTED SPECIES	BIOMASS	66.00 Tons	0.65	42.90
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**Mixed Product Description:**

Norway Pine Woodsrunk Mixed Products includes: Bolts 60%; Pulpwood 10%; Sawtimber (Softwood Only) 30%.

**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 to the site will require crossing through a poorly drained aspen/ash stand.

Haul Distance:

0.5 miles of secondary, 93 miles to International Falls, MN

0.5 miles of secondary, 126 miles to Bemidji, MN

0.5 miles of secondary, 134 miles to Solway, MN

**Price Adjustments:**

Road Construction Costs: 0%

Haul Distance to Nearest Mill: -15%

Stand Density: -10%

Operational Constraints: -10%

Other Price Factor: 0%

**Appraiser:**

Landon Matthew Goble

(Appraisal ID 19743-0; Cutting Block ID 22832-0)

**TRACT B5**

**COUNTY: KITTSON**

**AREA: WARROAD AREA**

**ACRES: 99.0**

**Permit Number:** B016412

**Expiration Date:** 05/31/2028

**Purchased By:** Michael Thomas

**Address:** 49269 317th Ave, Cass Lake, MN 56633

NENW,NESE,NWNE,NWNW,NWSE,SENE,SENW,SESE,SWNE,SWSE of Section 36; NESE,NWSE of Section 25 - Township 161, Range 45W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,400.00	Cd	1.88	2,632.00	1.88	2,632.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =			BID TOTAL = \$
				ADVANCE PAYMENT =			
					\$2,632.00		2,632.00
					\$394.80		

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

\* ANY LISTED SPECIES BIOMASS 831.00 Tons 0.65 540.15

**Mixed Species Description:**

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

**Season of Operations:**

- Conduct sale operation on winter/frozen soil conditions. No sale operations allowed during deer rifle season.

**Sale Conditions:**

- Access is across state land. Best access to several blocks are through private land.
- Permission to cross private land must be obtained by permittee.
- This permit contains lands in a Wildlife Management Area (WMA).
- This permit is part of a burn unit. There is minimal char on trees within the permit.

**Marketing Conditions:**

1 mile secondary, 161 miles primary road to International Falls.  
6 mile secondary, 125 miles primary road to Solway.  
Sale is within WMA burn unit. Combination of unsold tracts.  
2-3 stick wood is common in sale.

**Price Adjustments:**

Road Construction Costs: 0%  
Haul Distance to Nearest Mill: 0%  
Stand Density: 0%  
Operational Constraints: 0%  
Other Price Factor: -90% (Aspen parklands)

**Appraiser:**

Shane D. Delaney

(Appraisal ID 18867-0; Cutting Block ID 21871-0)

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: July 22, 2025

**- SUMMARY SHEET -**

07/22/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 07/22/2025

**WARROAD AREA**

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	JACK PINE	702.00	Cd	38.40	26,956.80
	SPRUCE-BALSAM	20.00	Cd	13.45	269.00
	BALSAM FIR	7.00	Cd	12.84	89.88
	MIXED SPRUCE	870.00	Cd	37.75	32,844.90
WOODSRUN MIXED PRODUCTS	NORWAY PINE	160.00	Cd	24.77	3,963.20
WOODSRUN SAWTIMBER	WHITE PINE	370.00	Cd	38.25	14,152.50
	NORWAY PINE	250.00	Cd	47.70	11,925.00
PULPWOOD	ASPEN SPECIES	5,183.00	Cd	19.36	100,335.89
	PAPER BIRCH	68.00	Cd	2.50	170.00
	BALSAM FIR	65.00	Cd	3.75	243.75
	MIXED HARDWOODS	20.00	Cd	15.05	301.00
FUELWOOD	TAMARACK	22.00	Cd	2.50	55.00
	TAMARACK (optional)	5.00	Cd	-	0.00
BIOMASS	ANY LISTED SPECIES (optional)	3,581.00	Tons	-	0.00
<b>TOTAL SOLD TRACTS CONVERTED TO CORDS:</b> 7,742.00 <b>TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:</b> \$ 112,822.97 <b>TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:</b> \$ 191,306.92 <b>TOTAL ACRES SOLD:</b> 331.7 <b>TOTAL NUMBER OF TRACTS SOLD:</b> 5					