



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

**STATUS: COMPLETED
REGULAR AUCTION - SALE #1
ORAL BID**

Notice is hereby given that I offered for sale at public auction in Baudette, MN at 9:00 AM on Tuesday, December 2, 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



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

9:00 AM on December 2, 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 December 2, 2026, at the following Area Headquarters: Baudette Area.

TRACT B1

COUNTY: KOOCHICHING

AREA: BAUDETTE AREA

ACRES: 31.6

Permit Number: B016430

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NWSE,SESW,SWSE of Section 2; NENW,NWNW,SENW of Section 11 - Township 157, Range 29W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 5	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	837.00	Cd	18.59	15,559.83	19.52	16,338.24
+ MIXED SPRUCE	PULP & BOLTS	73.00	Cd	13.33	973.09	14.00	1,022.00
PAPER BIRCH	PULPWOOD	68.50	Cd	9.80	671.30	9.80	671.30
BALSAM FIR	PULPWOOD	26.00	Cd	4.90	127.40	4.90	127.40
ASH	PULP & BOLTS	14.00	Cd	8.26	115.64	8.26	115.64
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =	\$17,447.26	BID TOTAL = \$	18,274.58
				ADVANCE PAYMENT =	<u>\$2,617.09</u>		

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

ANY LISTED SPECIES BIOMASS 535.00 Tons 0.65 347.75

Mixed Species Description:

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

Mixed Spruce Pulp & Bolts includes: Black Spruce 23%; White Spruce 77%.

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 27%; Pulpwood 73%.

Aspen Species Pulp & Bolts includes: Bolts 13%; Pulpwood 87%.

Mixed Spruce Pulp & Bolts includes: Bolts 33%; Pulpwood 67%.

Season of Operations:

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

Sale Conditions:

- Access is across state land.

Marketing Conditions:

Sale is located off of the Boise Boulevard Forest Road.

Distance to sale following roadways:

Baudette 31 miles

I-Falls 54 miles

Natural boundary follows tamarack swamp and forest trails.

15 White spruce trees are reserved throughout east stand of sale marked with ORANGE paint bands.

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: +8%

Operational Constraints: -10%

Other Price Factor: 0%

Appraiser:

Brandon Quern

TRACT B2

COUNTY: KOOCHICHING

AREA: BAUDETTE AREA

ACRES: 60.7

Permit Number: B016431

Expiration Date: 05/31/2029

Purchased By:

Address:

UNSOLD

NENE,NESW,NWNE,NWSE,NWSW,SENE,SENW,SWNE of Section 24 - Township 157, Range 29W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID:	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	771.00	Cd	5.06	3,901.26	5.06	3,901.26
+ TAMARACK	PULPWOOD	151.00	Cd	4.34	655.34	4.34	655.34
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =		\$4,556.60	BID TOTAL = \$ 4,556.60
				ADVANCE PAYMENT =		\$683.49	

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 State and Tribal land.
- Permission to cross Tribal land must be obtained by permittee.

Marketing Conditions:

Sale is approximately 28 miles from MN 73 and 57 miles from International Falls.

Price Adjustments:

Road Construction Costs: -10%

Haul Distance to Nearest Mill: 0%

Stand Density: -5%

Operational Constraints: 0%

Other Price Factor: -15% (Reoffered Sale)

Appraiser:

Riley Paul Dirckx

(Appraisal ID 20551-0; Cutting Block ID 22325-0)

TRACT B3

COUNTY: LAKE OF THE WOODS

AREA: BAUDETTE AREA

ACRES: 91.1

Permit Number: B016432

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NESE,NESW,NWSE,NWSW,SENW,SWNE,SWNW of Section 33; NESE,NWSE,SENE of Section 32 -
Township 158, Range 31W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 60	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULP & BOLTS	1,400.00	Cd	10.40	14,560.00	16.64	23,296.00
TREMBLING ASPEN	PULP & BOLTS	75.00	Cd	15.20	1,140.00	15.20	1,140.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =		\$15,700.00	BID TOTAL = \$ 24,436.00
				ADVANCE PAYMENT =		\$2,355.00	

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

ASH	PULP & BOLTS	20.00	Cd	7.68	153.60
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Mixed Product Description:

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

Black Spruce Pulp & Bolts includes: Bolts 30%; Pulpwood 70%.

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

Cutting and Felling:

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

Season of Operations:

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

Sale Conditions:

- Access is across State and Tribal land.
- Permission to cross Tribal land must be obtained by permittee.

Marketing Conditions:

International Falls, MN: 87 miles

Grand Rapids, MN: 121 miles

Barwick, Ontario: 53 miles

Solway, MN: 101 miles

Baudette, MN: 17 miles

Cruised by Ethan Erdmann Winter 2024

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: -10%

Stand Density: -5%

Operational Constraints: -5%

Other Price Factor: 0%

Appraiser:

Kevin G. Dorow

(Appraisal ID 20537-0; Cutting Block ID 22927-0)

TRACT B4

COUNTY: LAKE OF THE WOODS

AREA: BAUDETTE AREA

ACRES: 85.5

Permit Number: B016433

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

GL03,NESW,NWSE,NWSW,SESW,SWSE,SWSW of Section 13 - Township 158, Range 32W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 45	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	2,975.00	Cd	20.77	61,790.75	30.12	89,607.00
PAPER BIRCH	PULP & BOLTS	80.00	Cd	17.05	1,364.00	17.05	1,364.00
BALSAM FIR	PULP & BOLTS	8.00	Cd	17.65	141.20	17.65	141.20
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =	\$63,295.95	BID TOTAL = \$	91,112.20
				ADVANCE PAYMENT =	\$9,494.39		

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

ANY LISTED SPECIES	BIOMASS	1,400.00	Tons	0.65	910.00
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Mixed Species Description:

Aspen Species Pulp & Bolts includes: Balm of Gilead 4%; Trembling Aspen 96%.

Mixed Product Description:

Aspen Species Pulp & Bolts includes: Bolts 70%; Pulpwood 30%.

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

Paper Birch Pulp & Bolts includes: Bolts 55%; Pulpwood 45%.

Season of Operations:

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

Sale Conditions:

- Access is across State and Tribal land.

- Permission to cross Tribal land must be obtained by permittee.

Marketing Conditions:

Distance to Baudette: 19 miles

Distance to International Falls: 87 miles

Distance to Grand Rapids: 126 miles

Distance to Bemidji: 97 miles

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Cruised by Ethan Erdmann-Feb 2023

Price Adjustments:

Road Construction Costs: +5%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

David P. Dragon

(Appraisal ID 19366-0; Cutting Block ID 21648-0)

TRACT B5

COUNTY: KOOCHICHING

AREA: BAUDETTE AREA

ACRES: 17.1

Permit Number: B016434

Expiration Date: 05/31/2029

Purchased By: Whitefish Creek Ent. Inc.

Address: 1393 County Road 4, Baudette, MN 56623

SENE of Section 16 - Township 159, Range 27W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	479.00	Cd	21.68	10,384.72	21.68	10,384.72
BALSAM FIR	PULPWOOD	40.00	Cd	5.75	230.00	5.75	230.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =	\$10,614.72	BID TOTAL = \$ 10,614.72	
				ADVANCE PAYMENT =	\$1,592.21		

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

ANY LISTED SPECIES BIOMASS 240.00 Tons 0.65 156.00

Mixed Species Description:

Aspen Species Pulp & Bolts includes: Balm of Gilead 5%; Trembling Aspen 95%.

Mixed Product Description:

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

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:

29 miles to Baudette.

45 miles to International Falls.

137 miles to Bemidji.

Price Adjustments:

Road Construction Costs: +5%

Haul Distance to Nearest Mill: +5%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Cody Allen Martin

(Appraisal ID 20539-0; Cutting Block ID 23489-0)

TRACT B6

COUNTY: LAKE OF THE WOODS

AREA: BAUDETTE AREA

ACRES: 67.0

Permit Number: B016435

Expiration Date: 05/31/2029

Purchased By: Ferrier Logging Inc.

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

GL01,NESE,SENE of Section 3; NWSW,SENW,SWNW of Section 2 - Township 159, Range 34W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 60	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ JACK PINE	PULP & BOLTS	1,140.00	Cd	14.25	16,245.00	22.80	25,992.00
+ NORWAY PINE	PULP & BOLTS	150.00	Cd	25.65	3,847.50	41.04	6,156.00
BALSAM FIR	PULPWOOD	30.00	Cd	4.75	142.50	4.75	142.50
PAPER BIRCH	PULPWOOD	20.00	Cd	9.50	190.00	9.50	190.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =	\$20,425.00	BID TOTAL = \$	32,480.50
				ADVANCE PAYMENT =	\$3,063.75		

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

ANY LISTED SPECIES BIOMASS 555.00 Tons 0.65 360.75

Mixed Product Description:

Jack Pine Pulp & Bolts includes: Bolts 45%; Pulpwood 55%.

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

Season of Operations:

- Conduct sale operations on dry/frozen soil conditions only, except with written permission from State.
- The Timber Sale Administrator (TSA) can allow or stop permit operations to minimize rutting, root damage, bark slippage, beetle infestations or wildfire risk. If excessive damage is occurring, the TSA will stop operations until site conditions improve. For pine operations the following restrictions apply, except with written permission from the State, to cut pine greater than 4 inch diameter: February 1 through April 30: Pine cut in this period must be hauled or destroyed by June 1. May 1 through August 31 : Pine cut in this period must be hauled or destroyed within 3 weeks. September 1 through January 31 : No special restrictions for pine cut in this period.

Sale Conditions:

- Access is across state land.

Marketing Conditions:

Sale is located on the Nelson FR, 2.5 miles north of Faunce FR
No new roads need to be created to reach sale
10 miles secondary road to intersection of HWY 2 and 3
88 miles primary road to International Falls, MN
117 miles primary road to Bemidji, MN

Price Adjustments:

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

Appraiser:

Tyler Hasbargen

(Appraisal ID 20534-0; Cutting Block ID 23768-0)

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: December 2, 2025

- SUMMARY SHEET -

12/02/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/02/2025

BAUDETTE AREA

SUMMARY FOR SOLD TRACTS

PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH (optional)	20.00	Cd	-	0.00
	ASH	14.00	Cd	8.26	115.64
	ASPEN SPECIES	4,291.00	Cd	27.11	116,329.96
	TREMBLING ASPEN	75.00	Cd	15.20	1,140.00
	PAPER BIRCH	80.00	Cd	17.05	1,364.00
	NORWAY PINE	150.00	Cd	41.04	6,156.00
	JACK PINE	1,140.00	Cd	22.80	25,992.00
	BALSAM FIR	8.00	Cd	17.65	141.20
	BLACK SPRUCE	1,400.00	Cd	16.64	23,296.00
	MIXED SPRUCE	73.00	Cd	14.00	1,022.00
PULPWOOD	PAPER BIRCH	88.50	Cd	9.73	861.30
	BALSAM FIR	96.00	Cd	5.21	499.90
BIO MASS	ANY LISTED SPECIES (optional)	2,730.00	Tons	-	0.00

TOTAL SOLD TRACTS CONVERTED TO CORDS: 7,435.50

TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 127,482.93

TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 176,918.00

TOTAL ACRES SOLD: 292.3

SOLD TRACT NUMBERS: 1, 3, 4, 5, 6

TOTAL NUMBER OF TRACTS SOLD: 5

SUMMARY FOR UNSOLD TRACTS

PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULPWOOD	BLACK SPRUCE	771.00	Cd	5.06	3,901.26
	TAMARACK	151.00	Cd	4.34	655.34

TOTAL UNSOLD TRACTS CONVERTED TO CORDS: 922.00

TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS: \$ 4,556.60

TOTAL ACRES UNSOLD: 60.7

UN SOLD TRACT NUMBER: 2

TOTAL NUMBER OF TRACTS UNSOLD: 1