



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

NOTICE OF SALE OF STUMPPAGE ON STATE LANDS IN THE FOLLOWING AREA:
HIBBING AREA

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

Notice is hereby given that I offered for sale at public auction in Chisholm, MN at 9:00 AM on Wednesday, December 3, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Minnesota Discovery Center in Chisholm, 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
HIBBING AREA

9:00 AM on December 3, 2025
Minnesota Discovery Center in Chisholm, 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 3, 2026, at the following Area Headquarters: Hibbing Area.

TRACT B1

COUNTY: ST. LOUIS

AREA: HIBBING AREA

ACRES: 68.2

Permit Number: B016436

Expiration Date: 05/31/2029

Purchased By: Greg Cook Logging Inc.

Address: 35367 Cty Rd 237, Bigfork, MN 56628

GL01, GL02, GL03, GL04 of Section 10; GL04 of Section 11 - Township 55, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,415.00	Cd	21.82	30,875.30	21.82	30,875.30
+ BALSAM FIR	PULP & BOLTS	200.00	Cd	10.64	2,128.00	10.64	2,128.00
ASH	PULP & BOLTS	150.00	Cd	9.49	1,423.50	9.49	1,423.50
RED MAPLE	PULPWOOD	80.00	Cd	11.50	920.00	11.50	920.00
MIXED SPRUCE	PULP & BOLTS	23.00	Cd	15.53	357.19	15.53	357.19
PAPER BIRCH	PULPWOOD	10.00	Cd	11.50	115.00	11.50	115.00
TAMARACK	PULPWOOD	3.00	Cd	6.90	20.70	6.90	20.70

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRaised TOTAL = \$35,839.69

ADVANCE PAYMENT = \$5,375.95

BID TOTAL = \$ 35,839.69

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

ANY LISTED SPECIES BIOMASS

900.00 Tons

0.65

585.00

Mixed Species Description:

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

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

Mixed Product Description:

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

Balsam Fir Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.

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

Season of Operations:

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

Landings, Roads, and Trails:

- Road right of way crossing approval from St. Louis County may be required.

- Haul roads and landings must be reshaped following harvest as designated by TSA.

Sale Conditions:

- Access is across State land.

Marketing Conditions:

Sale is 57.5 acres of clearcut with 10.7 acres of partial harvest in the RMZ.

Partial harvest boundary identified with blue paint and orange flagging.

Winter frozen ground sale due to heavy soils.

Aspen Species = less than 1% Balm Gilead.

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Jonathon T. Splinter

TRACT B2

COUNTY: ST. LOUIS

AREA: HIBBING AREA

ACRES: 85.2

Permit Number: B016437

Expiration Date: 05/31/2029

Purchased By: Greg Cook Logging Inc.

Address: 35367 Cty Rd 237, Bigfork, MN 56628

GL01 of Section 32; GL05, GL07, GL08 of Section 29 - Township 56, Range 18W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 39	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULP & BOLTS	1,870.00	Cd	21.78	40,728.60	30.27	56,604.90
BALSAM FIR	PULP & BOLTS	455.00	Cd	17.48	7,953.40	17.48	7,953.40
ASH	PULP & BOLTS	60.00	Cd	10.00	600.00	10.00	600.00
PAPER BIRCH	PULP & BOLTS	30.00	Cd	14.95	448.50	14.95	448.50
RED MAPLE	PULPWOOD	20.00	Cd	11.50	230.00	11.50	230.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =	\$49,960.50	BID TOTAL = \$	65,836.80
				ADVANCE PAYMENT =	<u>\$7,494.08</u>		

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

ANY LISTED SPECIES BIOMASS 1,375.00 Tons 0.65 893.75

Mixed Species Description:

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

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 30%; Pulpwood 70%.

Aspen Species Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

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

Paper Birch Pulp & Bolts includes: Bolts 30%; Pulpwood 70%.

Season of Operations:

- Conduct sale operations on frozen soil conditions only, except with written permission from State.
- No sale operations due to endangered and threatened species allowed between April 15 to October 30 within 1/4 mile of the St. Louis River, without written permission from State.

Sale Conditions:

- Access is across state land.

Marketing Conditions:

- All state ownership painted sale boundaries are identified with both blue flagging and double blue paint. All other painted sale boundaries are identified with single blue paint.
- Approximately 10% of the entire sale area is hilly terrain.
- The entire sale area averages 28.6 cords/acre, however, some areas are as high as 60 cords/acre.
- Additional private timber adjacent to the Aspen Clearcut Unit may be available for purchase. The landowner has expressed interest in harvesting some aspen.
- For more information, contact Corey Skerjance at (218) 735-3954.

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Corey Mark Skerjance

TRACT B3

COUNTY: ST. LOUIS

AREA: HIBBING AREA

ACRES: 58.1

Permit Number: B016438

Expiration Date: 05/31/2029

Purchased By:

Address:

UNSOLD

NESE, NESW, NWSE of Section 8 - Township 59, Range 17W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID:	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	825.00	Cd	53.00	43,725.00	53.00	43,725.00
BLACK SPRUCE	PULP & BOLTS	605.00	Cd	12.60	7,623.00	12.60	7,623.00
TAMARACK	PULPWOOD	140.00	Cd	6.00	840.00	6.00	840.00
TREMBLING ASPEN	PULP & BOLTS	70.00	Cd	19.00	1,330.00	19.00	1,330.00
JACK PINE	PULP & BOLTS	65.00	Cd	14.00	910.00	14.00	910.00
BALSAM FIR	PULPWOOD	10.00	Cd	5.00	50.00	5.00	50.00

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRaised TOTAL = \$ 54,478.00

ADVANCE PAYMENT = \$ 8,171.70

BID TOTAL = \$ 54,478.00

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

ANY LISTED SPECIES	BIOMASS	415.00	Tons	0.65	269.75
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Mixed Product Description:

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

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

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 30%; Pulpwood 20%; Sawtimber (Softwood Only) 50%.

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 sale operations on 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 private land.
- Permission to cross private land must be obtained by permittee.

Marketing Conditions:

Norway pine clearcut sale. Norway diameter average is 17" but varies from 10" to 24". Pine harvest units are surrounded by black spruce bog and muskeg.

Black spruce varies in volume from 8 to 35 cords per acre. Some felling is required to control the spread of dwarf mistletoe infestation.

Best access is from Wuori Road across private.

Price Adjustments:

Road Construction Costs: 0%

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

Appraiser:

Megan J. Eiting

(Appraisal ID 20582-0; Cutting Block ID 16270-0)

TRACT B4

COUNTY: ST. LOUIS

AREA: HIBBING AREA

ACRES: 60.4

Permit Number: B016439

Expiration Date: 05/31/2029

Purchased By: UPM - Blandin Paper

Address: 115 First Street SW, Grand Rapids, MN 55744

NENE,NESE,SENE of Section 16 - Township 61, Range 21W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	985.00	Cd	8.10	7,978.50	8.10	7,978.50
TAMARACK	PULPWOOD	85.00	Cd	5.40	459.00	5.40	459.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =		\$8,437.50	BID TOTAL = \$ 8,437.50
				ADVANCE PAYMENT =		\$1,265.63	

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

ANY LISTED SPECIES	BIOMASS	518.00	Tons	0.65	336.70
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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 or Private and State land.
- Permission to cross Private land must be obtained by permittee.

Marketing Conditions:

Black Spruce harvest located 7 miles north of Side Lake just south of the intersection of Hwy 5 and Hwy 22
Price reduced 10% for unmerchantable stems that have to be felled

Price Adjustments:

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

Appraiser:

Andrew E. Carlson

(Appraisal ID 20584-0; Cutting Block ID 23726-0)

TRACT B5

COUNTY: KOOCHICHING

AREA: HIBBING AREA

ACRES: 53.4

Permit Number: B016440

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NESE,SESE,SWSE of Section 36 - Township 64, Range 22W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,770.00	Cd	22.76	40,285.20	22.76	40,285.20
BALSAM FIR	PULPWOOD	30.00	Cd	6.00	180.00	6.00	180.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =	\$40,465.20	BID TOTAL = \$ 40,465.20	
				ADVANCE PAYMENT =	\$6,069.78		

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

ANY LISTED SPECIES BIOMASS 815.00 Tons 0.78 635.70

Mixed Species Description:

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

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 the Koochiching/St. Louis County line off of Koochiching County roads 74 and 55.

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: 0%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Nicolas J. Gerace

(Appraisal ID 20577-0; Cutting Block ID 23666-0)

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

HIBBING 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 3, 2025

- SUMMARY SHEET -

12/03/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/03/2025

HIBBING AREA

SUMMARY FOR SOLD TRACTS

PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	210.00	Cd	9.64	2,023.50
	ASPEN SPECIES	1,870.00	Cd	30.27	56,604.90
	PAPER BIRCH	30.00	Cd	14.95	448.50
	BALSAM FIR	655.00	Cd	15.39	10,081.40
	MIXED SPRUCE	23.00	Cd	15.53	357.19
PULPWOOD	ASPEN SPECIES	3,185.00	Cd	22.34	71,160.50
	PAPER BIRCH	10.00	Cd	11.50	115.00
	RED MAPLE	100.00	Cd	11.50	1,150.00
	BALSAM FIR	30.00	Cd	6.00	180.00
	BLACK SPRUCE	985.00	Cd	8.10	7,978.50
	TAMARACK	88.00	Cd	5.45	479.70
BIOMASS	ANY LISTED SPECIES (optional)	3,608.00	Tons	-	0.00

TOTAL SOLD TRACTS CONVERTED TO CORDS: 7,186.00

TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 134,702.89

TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 150,579.19

TOTAL ACRES SOLD: 267.2

SOLD TRACT NUMBERS: 1, 2, 4, 5

TOTAL NUMBER OF TRACTS SOLD: 4

SUMMARY FOR UNSOLD TRACTS

PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRaised AVERAGE UNIT PRICE	APPRaised \$ VALUE
PULP & BOLTS	TREMBLING ASPEN	70.00	Cd	19.00	1,330.00
	JACK PINE	65.00	Cd	14.00	910.00
	BLACK SPRUCE	605.00	Cd	12.60	7,623.00
PULPWOOD	BALSAM FIR	10.00	Cd	5.00	50.00
	TAMARACK	140.00	Cd	6.00	840.00
BIOMASS	ANY LISTED SPECIES (optional)	415.00	Tons	0.65	269.75
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	NORWAY PINE	825.00	Cd	53.00	43,725.00

TOTAL UNSOLD TRACTS CONVERTED TO CORDS: 1,715.00

TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS: \$ 54,478.00

TOTAL ACRES UNSOLD: 58.1

UNSOld TRACT NUMBER: 3

TOTAL NUMBER OF TRACTS UNSOLD: 1