



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

**NOTICE OF SALE OF STUMPAGE ON STATE LANDS IN THE FOLLOWING AREA:  
TOWER 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 Cook, MN at 9:00 AM on Wednesday, December 10, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Cook Community Center in Cook, 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](http://mndnr.gov/forestry/certification/certificates.html)



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

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9:00 AM on December 10, 2025  
Cook Community Center in Cook, 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 10, 2026, at the following Area Headquarters: Tower Area.

TRACT B1

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 26.1

Permit Number: B016441

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NENW,NWNW,SENW of Section 22 - Township 63, Range 20W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	686.00	Cd	19.76	13,555.36	19.76	13,555.36
BALSAM FIR	PULPWOOD	61.00	Cd	5.25	320.25	5.25	320.25
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =		\$13,875.61	BID TOTAL = \$ 13,875.61
				ADVANCE PAYMENT =		\$2,081.34	

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

ANY LISTED SPECIES BIOMASS 445.00 Tons 0.65 289.25

#### Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 6%; Trembling Aspen 94%.

#### 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 10 miles NNW of Cook, from hwy. 73 via the Chisolm Rd. A turn off the Chisolm Rd. onto Steckel Road takes you to the stand. A trail runs down the center of the Western cutting block. A new road will need to be punched in to the East, South of the beaver pond.

#### Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

#### Appraiser:

Peter Anderson

(Appraisal ID 19967-0; Cutting Block ID 23032-0)

TRACT B2

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 60.3

Permit Number: B016442

Expiration Date: 05/31/2029

Purchased By:

Address:

# UNSOLD

NWSW of Section 15; GL02,NESE,NESW,NWSE,NWSW,SENW,SESE,SWNE of Section 16 - Township 65, Range 18W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
BLACK SPRUCE	PULPWOOD	892.00	Cd	7.65	6,823.80	7.65	6,823.80
NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	165.00	Cd	45.05	7,433.25	45.05	7,433.25
BALSAM FIR	PULPWOOD	14.00	Cd	4.25	59.50	4.25	59.50
TAMARACK	PULPWOOD	13.00	Cd	5.10	66.30	5.10	66.30
WHITE PINE	WOODSRUN MIXED PRODUCTS	11.00	Cd	22.01	242.11	22.01	242.11
TREMBLING ASPEN	PULPWOOD	5.00	Cd	16.15	80.75	16.15	80.75
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =	\$14,705.71	BID TOTAL = \$	14,705.71
				ADVANCE PAYMENT =	<u>\$2,205.86</u>		

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

ANY LISTED SPECIES	BIOMASS	593.00	Tons	0.65	385.45
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### Mixed Product Description:

Norway Pine Woodsrun Sawtimber (Softwood only) includes: Bolts 54%; Pulpwood 14%; Sawtimber (Softwood Only) 32%.

White Pine Woodsrun Mixed Products includes: Bolts 69%; Pulpwood 20%; Sawtimber (Softwood Only) 11%.

### 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 USFS land.
- Best access is across approximately 3.25 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:

This sale consists of 2 black spruce clearcuts, 1 pine thinning and 1 clearcut with scattered reserves.

To access the sale travel from Orr on the Orr Buyck Rd 10.8 miles to the Arrowhead State Trail and turn left. Follow the Arrowhead State Trail/USFS 609CD for 4.0 miles. Turn right onto access trail and travel approx. 0.85 miles to where 0.15 miles of new road will be needed to access the east black spruce block.

### Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: -15% (Reoffer)

### Appraiser:

Jacob Corty



TRACT B3

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 124.6

Permit Number: B016443

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NENW of Section 13; NESE, NESW, NWSE, SESE, SESW, SWSE of Section 12 - Township 66, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	2,710.00	Cd	20.87	56,557.70	20.87	56,557.70
MIXED HARDWOODS	PULPWOOD	245.00	Cd	11.00	2,695.00	11.00	2,695.00
ASH	PULPWOOD	150.00	Cd	6.60	990.00	6.60	990.00
WHITE SPRUCE	WOODSRUN MIXED PRODUCTS	80.00	Cd	18.92	1,513.60	18.92	1,513.60
BALSAM FIR	PULPWOOD	20.00	Cd	5.50	110.00	5.50	110.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =	\$61,866.30	BID TOTAL = \$	61,866.30
				ADVANCE PAYMENT =	\$9,279.95		

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

ANY LISTED SPECIES	BIOMASS	1,921.00	Tons	0.65	1,248.65
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#### Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 1%; Largetooth Aspen 5%; Trembling Aspen 94%.

Mixed Hardwoods Pulpwood includes: Paper Birch 43%; Red Maple 57%.

#### Mixed Product Description:

White Spruce Woodsrun Mixed Products includes: Bolts 30%; Pulpwood 60%; Sawtimber (Softwood Only) 10%.

#### Season of Operations:

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

#### Sale Conditions:

- Access is across USFS and state land.
- Best access is across approximately 4.2 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 16.5 miles north and east of Orr. From the Orr DNR office follow Hwy 53 north to County Rd 180. Turn east on to County Rd 180 and follow it to the start of the 203 Rd. Follow the 203 Rd approximately 3.8 miles to the junction with the 203F.1 Rd. Follow the 203F.1 Rd west approximately 1/3rd of a mile to the sale boundary.

#### Price Adjustments:

Road Construction Costs: +5%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

#### Appraiser:

Sara Jean Stack

(Appraisal ID 20057-0; Cutting Block ID 23209-0)

TRACT B4

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 141.3

Permit Number: B016444

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NESE,SESE of Section 32; NWSW of Section 33 - Township 68, Range 20W.

GL01,GL02,GL03,GL04,SENE,SWNE,SWNW of Section 5 - Township 67, Range 20W.

SPECIES	PRODUCT			APPRaised		BID %: 0	
		VOLUME	UNIT	UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	5,700.00	Cd	23.00	131,100.00	23.00	131,100.00
+ MIXED SPRUCE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	400.00	Cd	46.25	18,500.00	46.25	18,500.00
PAPER BIRCH	PULPWOOD	110.00	Cd	12.50	1,375.00	12.50	1,375.00
ASH	PULPWOOD	20.00	Cd	7.50	150.00	7.50	150.00
BALSAM FIR	PULPWOOD	20.00	Cd	6.25	125.00	6.25	125.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =	\$151,250.00	BID TOTAL = \$ 151,250.00	
				ADVANCE PAYMENT =	<u>\$22,687.50</u>		

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

ANY LISTED SPECIES BIOMASS 2,800.00 Tons 0.65 1,820.00

#### Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 20%; Trembling Aspen 80%.

Mixed Spruce Woodsrun Sawtimber (Softwood only) includes: Black Spruce 5%; White Spruce 95%.

#### Mixed Product Description:

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

#### Season of Operations:

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

#### Sale Conditions:

- Access is across state and industry land.
- Permission to cross industry land must be obtained by permittee.
- Access crosses Public Waters. A Permit is not required if using a snow / ice bridge.

#### Marketing Conditions:

Sale is located 1 mile south of the Camp 90, with the Arrowhead Snowmobile Trail running through the east side of the sale. Access is excellent with most access roads in place. It shouldn't take much cold weather to harden the site and roads up to begin operations in late fall or early winter.

#### Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: +5%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

#### Appraiser:

Timothy D. St Aubin

(Appraisal ID 20270-0; Cutting Block ID 23401-0)

TRACT B5

COUNTY: ST. LOUIS

AREA: TOWER AREA

ACRES: 43.3

Permit Number: B016445

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NWNW, SWNW of Section 23; NENE, NWNE, SENE of Section 22; NESW, NWSE, SESE, SESW, SWSE of Section 15 - Township 67, Range 21W.

SPECIES	PRODUCT	APPRaised				BID %: 0	
		VOLUME	UNIT	UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,055.00	Cd	17.76	18,736.80	17.76	18,736.80
BALSAM FIR	PULPWOOD	120.00	Cd	4.75	570.00	4.75	570.00
MIXED SPRUCE	PULP & BOLTS	40.00	Cd	11.12	444.80	11.12	444.80
PAPER BIRCH	PULPWOOD	10.00	Cd	9.50	95.00	9.50	95.00
ASH	PULPWOOD	5.00	Cd	5.70	28.50	5.70	28.50
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL =	\$19,875.10	BID TOTAL = \$	19,875.10
				ADVANCE PAYMENT =	\$2,981.27		

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

ANY LISTED SPECIES BIOMASS 738.00 Tons 0.65 479.70

#### Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 10%; Trembling Aspen 90%.

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

#### Mixed Product Description:

Mixed Spruce Pulp & Bolts includes: Bolts 15%; Pulpwood 85%.

#### Season of Operations:

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

#### Sale Conditions:

- Access is across state land.
- Access crosses Public Waters. A Permit is not required if using a snow / ice bridge.
- Provisions of access and /or water crossing permits will become part of sale terms and conditions for this sale.

#### Marketing Conditions:

From the Orr DNR office, head north on Highway 53 for approximately 19 miles. Turn west onto the Keyes-Arbutus Rd., then proceed approximately 2.4 miles to the sale coordinates.

Frozen ground only, two trout stream crossings requiring crossing structures (ice/snow possible, but Kinmount Creek is 5+ feet in depth at crossing, and 7+ feet wide). Crossings potentially require culverts and/or timber mats.

#### Price Adjustments:

Road Construction Costs: -15%

Haul Distance to Nearest Mill: +5%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

#### Appraiser:

Sara Jean Stack

(Appraisal ID 20058-0; Cutting Block ID 23211-0)

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: December 10, 2025

**- SUMMARY SHEET -**

12/10/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/10/2025

**TOWER AREA**

<b>SUMMARY FOR SOLD TRACTS</b>					
<b>PRODUCT</b>	<b>SPECIES</b>	<b>TOTAL VOLUME</b>	<b>UNIT</b>	<b>SOLD AVERAGE UNIT PRICE</b>	<b>TOTAL SOLD \$ VALUE</b>
PULP & BOLTS	MIXED SPRUCE	40.00	Cd	11.12	444.80
WOODSRUN MIXED PRODUCTS	WHITE SPRUCE	80.00	Cd	18.92	1,513.60
PULPWOOD	ASH	175.00	Cd	6.68	1,168.50
	ASPEN SPECIES	10,151.00	Cd	21.67	219,949.86
	PAPER BIRCH	120.00	Cd	12.25	1,470.00
	BALSAM FIR	221.00	Cd	5.09	1,125.25
	MIXED HARDWOODS	245.00	Cd	11.00	2,695.00
BIO MASS	ANY LISTED SPECIES (optional)	5,904.00	Tons	-	0.00
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	MIXED SPRUCE	400.00	Cd	46.25	18,500.00

**TOTAL SOLD TRACTS CONVERTED TO CORDS:** 11,432.00

**TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:** \$ 246,867.01

**TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:** \$ 246,867.01

**TOTAL ACRES SOLD:** 335.3

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

**TOTAL NUMBER OF TRACTS SOLD:** 4

<b>SUMMARY FOR UNSOLD TRACTS</b>					
<b>PRODUCT</b>	<b>SPECIES</b>	<b>TOTAL VOLUME</b>	<b>UNIT</b>	<b>APPRaised AVERAGE UNIT PRICE</b>	<b>APPRaised \$ VALUE</b>
WOODSRUN MIXED PRODUCTS	WHITE PINE	11.00	Cd	22.01	242.11
PULPWOOD	TREMBLING ASPEN	5.00	Cd	16.15	80.75
	BALSAM FIR	14.00	Cd	4.25	59.50
	BLACK SPRUCE	892.00	Cd	7.65	6,823.80
	TAMARACK	13.00	Cd	5.10	66.30
BIO MASS	ANY LISTED SPECIES (optional)	593.00	Tons	0.65	385.45
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	NORWAY PINE	165.00	Cd	45.05	7,433.25

**TOTAL UNSOLD TRACTS CONVERTED TO CORDS:** 1,100.00

**TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS:** \$ 14,705.71

**TOTAL ACRES UNSOLD:** 60.3

**UN SOLD TRACT NUMBER:** 2

**TOTAL NUMBER OF TRACTS UNSOLD:** 1