



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

STATUS: COMPLETED
REGULAR AUCTION - SALE #1
ORAL BID

Notice is hereby given that I offered for sale at public auction in Cohasset, MN at 9:00 AM on Thursday, December 11, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Cohasset City Hall Community Center in Cohasset, 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
DEER RIVER AREA

9:00 AM on December 11, 2025
Cohasset City Hall Community Center in Cohasset, 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 11, 2026, at the following Area Headquarters: Deer River Area.

TRACT B1

COUNTY: ITASCA

AREA: DEER RIVER AREA

ACRES: 69.3

Permit Number: B016446

Expiration Date: 05/31/2029

Purchased By: Rieger Logging Inc.

Address: 61559 Co Road 26, Northome, MN 56661

NWNW of Section 15; GL04 of Section 9; SWSW of Section 10; GL01,SENE of Section 16 - Township 60, Range 25W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 64	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ TREMBLING ASPEN	PULPWOOD	2,235.00	Cd	21.85	48,834.75	35.83	80,080.05
+ ASH	PULP & BOLTS	305.00	Cd	12.08	3,684.40	19.81	6,042.05
BASSWOOD	PULP & BOLTS	148.00	Cd	11.27	1,667.96	11.27	1,667.96
BALSAM FIR	PULPWOOD	141.00	Cd	5.75	810.75	5.75	810.75
MAPLE SPECIES	PULP & BOLTS	31.00	Cd	13.22	409.82	13.22	409.82
PAPER BIRCH	PULPWOOD	17.00	Cd	11.50	195.50	11.50	195.50

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$55,603.18
ADVANCE PAYMENT = \$8,340.48

BID TOTAL = \$ 89,206.13

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

ANY LISTED SPECIES	BIOMASS	1,380.00	Tons	0.65	897.00
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Mixed Species Description:

Maple Species Pulp & Bolts includes: Red Maple 30%; Sugar Maple 70%.

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

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

Maple Species Pulp & Bolts includes: Bolts 15%; Pulpwood 85%.

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

Marketing Conditions:

Both stands are within a half mile of county road 344, approximately .5 off of Scenic 7.

Stand 250 (North) is winter access only.

Stand 279 (South) is summer accessible and the upland is good summer ground, but this stand includes several ash inclusions that may not be harvestable in the summer without drought conditions.

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: +5%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Garrett Mann

TRACT B2

COUNTY: ITASCA

AREA: DEER RIVER AREA

ACRES: 94.0

Permit Number: B016447

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

GL02, GL03, GL04, NENW, NESW, SENW, SESW of Section 18 - Township 62, Range 26W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 21	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	1,915.00	Cd	21.68	41,517.20	26.23	50,230.45
+ ASH	PULP & BOLTS	805.00	Cd	9.49	7,639.45	11.48	9,241.40
BALSAM FIR	PULP & BOLTS	150.00	Cd	7.71	1,156.50	7.71	1,156.50
MIXED HARDWOODS	PULPWOOD	100.00	Cd	11.50	1,150.00	11.50	1,150.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =		\$	
						61,778.35	

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

ANY LISTED SPECIES	BIOMASS	1,635.00	Tons	0.65	1,062.75
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Mixed Species Description:

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

Mixed Hardwoods Pulpwood includes: Paper Birch 90%; Red Maple 10%.

Mixed Product Description:

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

Balsam Fir Pulp & Bolts includes: Bolts 10%; Pulpwood 90%.

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 4 miles West of Effie.

Price Adjustments:

Road Construction Costs: +5%

Haul Distance to Nearest Mill: 0%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Michael Nooker

(Appraisal ID 20369-0; Cutting Block ID 23555-0)

TRACT B3

COUNTY: ITASCA

AREA: DEER RIVER AREA

ACRES: 175.3

Permit Number: B016448

Expiration Date: 05/31/2029

Purchased By: Packaging Corporation of America

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

NENW,NESW,NWNW,SESW,SWSE,SWSW of Section 29; NENE of Section 30 - Township 62, Range 26W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 35	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ TREMBLING ASPEN	PULPWOOD	5,665.00	Cd	22.80	129,162.00	30.78	174,368.70
ASH	PULP & BOLTS	200.00	Cd	9.00	1,800.00	9.00	1,800.00
BALSAM FIR	PULPWOOD	167.00	Cd	6.00	1,002.00	6.00	1,002.00
PAPER BIRCH	PULPWOOD	17.00	Cd	12.00	204.00	12.00	204.00
RED MAPLE	PULPWOOD	15.00	Cd	12.00	180.00	12.00	180.00
WHITE SPRUCE	WOODSRUN SAWTIMBER	12.00	Cd	25.92	311.04	25.92	311.04

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$132,659.04
ADVANCE PAYMENT = \$19,898.86

BID TOTAL = \$ 177,865.74

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

ANY LISTED SPECIES BIOMASS 3,678.00 Tons 0.65 2,390.70

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 30%; Pulpwood 50%; Sawtimber (Softwood Only) 20%.

White Spruce Woodsrunk Sawtimber includes: Bolts 70%; Pulpwood 30%.

Season of Operations:

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

Sale Conditions:

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

Marketing Conditions:

Sale is located right on the South side of Hwy 1 approx. 2.3 mi West of Effie.

Some pockets of aspen in the Northern 1/3 of sale vary from barely merchantable to 8" and 5 sticks. Size varies by aspen clone. Southern 2/3 run more consistent 8-10" and 6 sticks.

Price Adjustments:

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

Appraiser:

Garrett Mann

TRACT B4

COUNTY: KOOCHICHING

AREA: DEER RIVER AREA

ACRES: 70.4

Permit Number: B016449

Expiration Date: 05/31/2029

Purchased By: Jacob Albrecht

Address: PO Box 21, Mizpah, MN 56660

NESE,NWSE,SENE,SESE,SWNE of Section 20 - Township 152, Range 26W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 105	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	2,111.00	Cd	19.64	41,460.04	40.26	84,988.86
BALSAM FIR	PULPWOOD	113.00	Cd	5.25	593.25	5.25	593.25
PAPER BIRCH	PULPWOOD	7.00	Cd	10.50	73.50	10.50	73.50
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
						\$42,126.79	
				ADVANCE PAYMENT =		\$6,319.02	

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

ANY LISTED SPECIES	BIOMASS	1,518.00	Tons	0.65	986.70
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Mixed Species Description:

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

Season of Operations:

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

Sale Conditions:

- Access is across county, State and industry land.
- Permission to cross private and industry land must be obtained by permittee.

Marketing Conditions:

This timber sale is 4 miles down the East Gemmell SFR, which is 4 miles north of Northome Minnesota. You will have to access this sale through MOLPUS land and Koochiching County land. The buyer of this permit will have a small water crossing to access this sale as well. The aspen species is average in size. The size of the balsam fir is on the smaller side along with the paper birch that is within the harvest area.

Price Adjustments:

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

Appraiser:

John James Connelly

(Appraisal ID 20041-0; Cutting Block ID 23185-0)

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

DEER RIVER 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 11, 2025

- SUMMARY SHEET -

12/11/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/11/2025

DEER RIVER AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	1,310.00	Cd	13.04	17,083.45
	MAPLE SPECIES	31.00	Cd	13.22	409.82
	BASSWOOD	148.00	Cd	11.27	1,667.96
	BALSAM FIR	150.00	Cd	7.71	1,156.50
WOODSRUN SAWTIMBER	WHITE SPRUCE	12.00	Cd	25.92	311.04
PULPWOOD	ASPEN SPECIES	4,026.00	Cd	33.59	135,219.31
	TREMBLING ASPEN	7,900.00	Cd	32.21	254,448.75
	PAPER BIRCH	41.00	Cd	11.54	473.00
	RED MAPLE	15.00	Cd	12.00	180.00
	BALSAM FIR	421.00	Cd	5.71	2,406.00
	MIXED HARDWOODS	100.00	Cd	11.50	1,150.00
BIOMASS	ANY LISTED SPECIES (optional)	8,211.00	Tons	-	0.00
TOTAL SOLD TRACTS CONVERTED TO CORDS: 14,154.00 TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 281,852.16 TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 414,505.83 TOTAL ACRES SOLD: 409.0 TOTAL NUMBER OF TRACTS SOLD: 4					