



MINNESOTA DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY

NOTICE OF SALE OF STUMPAGE ON STATE LANDS IN THE FOLLOWING AREA:  
AITKIN 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 McGregor, MN at 10:00 AM on Monday, December 15, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Long Lake Conservation Center in McGregor, 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  
AITKIN AREA

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**10:00 AM on December 15, 2025**  
**Long Lake Conservation Center in McGregor, 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 15, 2026, at the following Area Headquarters: Aitkin Area.

TRACT B1

COUNTY: AITKIN

AREA: AITKIN AREA

ACRES: 9.5

Permit Number: B016454

Expiration Date: 05/31/2029

Purchased By:

Address:

UNSOLD

GL03, GL04, GL05, SENW of Section 6 - Township 44, Range 23W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASH	PULP & BOLTS	180.00	Cd	7.80	1,404.00	7.80	1,404.00
MIXED HARDWOODS	PULPWOOD	18.00	Cd	10.00	180.00	10.00	180.00
TREMBLING ASPEN	PULPWOOD	1.00	Cd	19.00	19.00	19.00	19.00
WHITE SPRUCE	PULPWOOD	1.00	Cd	9.00	9.00	9.00	9.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =		\$1,612.00      1,612.00	
						\$241.80	

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

ANY LISTED SPECIES	BIOMASS	105.00 Tons	0.65	68.25
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**Mixed Species Description:**

Mixed Hardwoods Pulpwood includes: Paper Birch 25%; Red Maple 20%; Yellow Birch 55%.

**Mixed Product Description:**

Ash Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

**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 down the bear MMR. The bear MMR is located 2 miles west of dads corner.

**Price Adjustments:**

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

**Appraiser:**

Alex L. Wirth

(Appraisal ID 20299-0; Cutting Block ID 23475-0)

**TRACT B2**

**COUNTY:** AITKIN

**AREA:** AITKIN AREA

**ACRES:** 118.8

**Permit Number:** B016455

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

**Purchased By:** Nistler Kowitz Logging Inc.

**Address:** 41840 255th Ave, McGregor, MN 55760

GL02, GL03, NESW, NWSE, SENW, SESE, SESW, SWNE, SWSE of Section 19 - Township 45, Range 22W.

NENE, NWNE of Section 24 - Township 45, Range 23W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	2,300.00	Cd	19.92	45,816.00	19.92	45,816.00
+ PAPER BIRCH	PULP & BOLTS	350.00	Cd	14.18	4,963.00	14.18	4,963.00
+ RED OAK	PULP & BOLTS	280.00	Cd	17.01	4,762.80	17.01	4,762.80
MAPLE SPECIES	PULPWOOD	160.00	Cd	10.50	1,680.00	10.50	1,680.00
BASSWOOD	PULP & BOLTS	25.00	Cd	8.82	220.50	8.82	220.50
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$57,442.30	BID TOTAL = \$ 57,442.30	
				ADVANCE PAYMENT =	\$8,616.35		

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

ANY LISTED SPECIES	BIOMASS	1,850.00	Tons	0.65	1,202.50
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**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Largetooth Aspen 1%; Trembling Aspen 98%.

Maple Species Pulpwood includes: Red Maple 40%; Sugar Maple 60%.

**Mixed Product Description:**

Basswood Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

Paper Birch Pulp & Bolts includes: Bolts 35%; Pulpwood 65%.

Red Oak Pulp & Bolts includes: Bolts 20%; Pulpwood 80%.

**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:**

Timber sale can be accessed from either the split-rock SFR or the 1658 MMR off the East white pine SFR. From the split-rock SFR head south 2 miles from the truck turn around via existing trails. A large beaver dam needs to be crossed.

From the end of the 1658 MMR head 2.25 miles Northeast along existing ATV trails and swamp roads.

**Price Adjustments:**

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: +5%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Alex L. Wirth

**TRACT B3**

**COUNTY:** AITKIN

**AREA:** AITKIN AREA

**ACRES:** 128.8

**Permit Number:** B016456

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

**Purchased By:** Sappi Cloquet LLC

**Address:** 20 N. 22nd Street, Cloquet, MN 55720

NESE, SENE of Section 34; NENW, NESE, NESW, NWNW, NWSE, NWSW, SENE, SENW, SWNE, SWNW of Section 35 - Township 49, Range 23W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	3,400.00	Cd	20.90	71,060.00	20.90	71,060.00
+ MAPLE SPECIES	PULP & BOLTS	675.00	Cd	12.10	8,167.50	12.10	8,167.50
+ PAPER BIRCH	PULP & BOLTS	400.00	Cd	12.10	4,840.00	12.10	4,840.00
OAK SPECIES	PULP & BOLTS	200.00	Cd	17.21	3,442.00	17.21	3,442.00
ASH	PULPWOOD	180.00	Cd	6.60	1,188.00	6.60	1,188.00
+ BID SPECIES      * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$88,697.50	BID TOTAL = \$ 88,697.50	
				ADVANCE PAYMENT =	\$13,304.63		

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

ANY LISTED SPECIES	BIOMASS	2,240.00	Tons	0.65	1,456.00
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**Mixed Species Description:**

Aspen Species Pulpwood includes: Largetooth Aspen 2%; Trembling Aspen 98%.

Maple Species Pulp & Bolts includes: Red Maple 98%; Sugar Maple 2%.

Oak Species Pulp & Bolts includes: Bur Oak 99%; Red Oak 1%.

**Mixed Product Description:**

Maple Species Pulp & Bolts includes: Bolts 10%; Pulpwood 90%.

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

Paper Birch 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.
- This permit contains lands in a Wildlife Management Area (WMA).

**Marketing Conditions:**

Permit area is a large aspen island located in the Grayling WMA. Permit is accessed from a snowmobile trail off of 170th Pl.

**Price Adjustments:**

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Steven Anthony Sovinski

**TRACT B4**

**COUNTY:** AITKIN

**AREA:** AITKIN AREA

**ACRES:** 14.5

**Permit Number:** B016457

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

**Purchased By:** Timber Transport

**Address:** PO Box 10, McGregor, MN 55760

NENW,NESW,SESW of Section 36 - Township 50, Range 24W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	95.00	Cd	39.75	3,776.25	39.75	3,776.25
+ OAK SPECIES	PULP & BOLTS	75.00	Cd	12.56	942.00	12.56	942.00
+ ASPEN SPECIES	PULPWOOD	20.00	Cd	14.23	284.60	14.23	284.60
MAPLE SPECIES	PULPWOOD	15.00	Cd	7.50	112.50	7.50	112.50
BASSWOOD	PULPWOOD	5.00	Cd	5.25	26.25	5.25	26.25
PAPER BIRCH	PULPWOOD	5.00	Cd	7.50	37.50	7.50	37.50

+ BID SPECIES

\* SOLD ON APPRAISED VOLUME

APPRAISED TOTAL = \$5,179.10

BID TOTAL = \$ 5,179.10

ADVANCE PAYMENT = \$776.87

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

ANY LISTED SPECIES	BIOMASS	109.00	Tons	0.65	70.85
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**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Largetooth Aspen 9%; Trembling Aspen 90%.

Maple Species Pulpwood includes: Red Maple 70%; Sugar Maple 30%.

Oak Species Pulp & Bolts includes: Bur Oak 10%; Red Oak 90%.

**Mixed Product Description:**

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

Oak Species Pulp & Bolts includes: Bolts 25%; Pulpwood 75%.

**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:**

From the junction of MN HWY 65 and Co Rd 63 head north on MN HWY 65 2 miles. The sale is on the west side of MN HWY 65.

There is an old approach directly off MN HWY 65, which is likely the best access point, but may provide hauling issues.

Excellent summer chance.

**Price Adjustments:**

Road Construction Costs: -15%

Haul Distance to Nearest Mill: 0%

Stand Density: -10%

Operational Constraints: 0%

Other Price Factor: 0%

**Appraiser:**

Nicholas Carl Wilho Lyytinen

(Appraisal ID 20284-0; Cutting Block ID 23462-0)

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**TRACT B5**

COUNTY: AITKIN

AREA: AITKIN AREA

ACRES: 30.6

Permit Number: B016458

Expiration Date: 05/31/2028

Purchased By: Greg Cook Logging Inc.

Address: 35367 Cty Rd 237, Bigfork, MN 56628

GL03, GL04, SESE, SESW, SWSE of Section 19 - Township 52, Range 24W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 65	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN MIXED PRODUCTS	490.00	Cd	32.04	15,699.60	52.87	25,906.30
ASPEN SPECIES	PULPWOOD	35.00	Cd	18.97	663.95	18.97	663.95
WHITE SPRUCE	PULP & BOLTS	30.00	Cd	20.70	621.00	20.70	621.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =		\$ 27,191.25	
						\$ 2,547.68	

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

ANY LISTED SPECIES BIOMASS 295.00 Tons 0.65 191.75

**Mixed Species Description:**

Aspen Species Pulpwood includes: Balm of Gilead 1%; Largetooth Aspen 1%; Trembling Aspen 98%.

**Mixed Product Description:**

Norway Pine Woodsrunk Mixed Products includes: Bolts 68%; Pulpwood 20%; Sawtimber (Softwood Only) 12%.

White Spruce Pulp & Bolts includes: Bolts 65%; Pulpwood 35%.

**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:**

From Hill City go east on hwy 200 for 6.5 miles then head south on the Washburn Lk. forest Rd. Continue on the forest rd for approximately 3mi then go east on spur rd for approximately .13mi where the first pine stand is located. The second stand is located .78mi from the start of the spur on south side of road. Good summer change with a stretch of dry weather.

**Price Adjustments:**

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

**Appraiser:**

Steven Anthony Sovinski



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

AITKIN 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 15, 2025

**- SUMMARY SHEET -**

12/15/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/15/2025

**AITKIN AREA**

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	PAPER BIRCH	750.00	Cd	13.07	9,803.00
	MAPLE SPECIES	675.00	Cd	12.10	8,167.50
	BASSWOOD	25.00	Cd	8.82	220.50
	OAK SPECIES	275.00	Cd	15.94	4,384.00
	RED OAK	280.00	Cd	17.01	4,762.80
	WHITE SPRUCE	30.00	Cd	20.70	621.00
WOODSRUN MIXED PRODUCTS	NORWAY PINE	490.00	Cd	52.87	25,906.30
PULPWOOD	ASH	180.00	Cd	6.60	1,188.00
	ASPEN SPECIES	5,755.00	Cd	20.47	117,824.55
	PAPER BIRCH	5.00	Cd	7.50	37.50
	MAPLE SPECIES	175.00	Cd	10.24	1,792.50
	BASSWOOD	5.00	Cd	5.25	26.25
BIOMASS	ANY LISTED SPECIES (optional)	4,494.00	Tons	-	0.00
WOODSRUN SAWTIMBER (SOFTWOOD ONLY)	NORWAY PINE	95.00	Cd	39.75	3,776.25

TOTAL SOLD TRACTS CONVERTED TO CORDS: 8,740.00  
 TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 168,303.45  
 TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 178,510.15  
 TOTAL ACRES SOLD: 292.7  
 SOLD TRACT NUMBERS: 2, 3, 4, 5  
 TOTAL NUMBER OF TRACTS SOLD: 4

SUMMARY FOR <u>UNSOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	APPRAISED AVERAGE UNIT PRICE	APPRAISED \$ VALUE
PULP & BOLTS	ASH	180.00	Cd	7.80	1,404.00
PULPWOOD	TREMBLING ASPEN	1.00	Cd	19.00	19.00
	WHITE SPRUCE	1.00	Cd	9.00	9.00
	MIXED HARDWOODS	18.00	Cd	10.00	180.00
BIOMASS	ANY LISTED SPECIES (optional)	105.00	Tons	0.65	68.25

TOTAL UNSOLD TRACTS CONVERTED TO CORDS: 200.00  
 TOTAL APPRAISED DOLLAR VALUE OF UNSOLD TRACTS: \$ 1,612.00  
 TOTAL ACRES UNSOLD: 9.5  
 UNSOLD TRACT NUMBER: 1  
 TOTAL NUMBER OF TRACTS UNSOLD: 1