



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

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

Notice is hereby given that I offered for sale at public auction in Carlton, MN at 9:00 AM on Thursday, December 18, 2025, timber belonging to the State of Minnesota. All tracts were offered at the Carlton County Land Department Building in Carlton, 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
CLOQUET AREA

9:00 AM on December 18, 2025
Carlton County Land Department Building in Carlton, 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 18, 2026, at the following Area Headquarters: Cloquet Area.

TRACT B1

COUNTY: CARLTON

AREA: CLOQUET AREA

ACRES: 74.0

Permit Number: B016459

Expiration Date: 05/31/2029

Purchased By:

Address:

UNSOLD

GL01, GL02, NENW, NWNE, NWSW, SENW, SWNE of Section 12; GL02 of Section 11 - Township 48, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ BLACK SPRUCE	PULPWOOD	765.00	Cd	6.30	4,819.50	6.30	4,819.50
+ TAMARACK	PULPWOOD	230.00	Cd	4.20	966.00	4.20	966.00
+ ASPEN SPECIES	PULP & BOLTS	175.00	Cd	13.20	2,310.00	13.20	2,310.00
+ PAPER BIRCH	PULP & BOLTS	145.00	Cd	10.50	1,522.50	10.50	1,522.50
ASH	PULPWOOD	100.00	Cd	4.20	420.00	4.20	420.00
MAPLE SPECIES	PULPWOOD	75.00	Cd	7.00	525.00	7.00	525.00
BASSWOOD	PULP & BOLTS	40.00	Cd	8.82	352.80	8.82	352.80

+ BID SPECIES

* SOLD ON APPRAISED VOLUME

APPRaised TOTAL = \$10,915.80
ADVANCE PAYMENT = \$1,637.37 BID TOTAL = \$ 10,915.80

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

ANY LISTED SPECIES	BIOMASS	824.00	Tons	0.65	535.60
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Mixed Species Description:

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

Maple Species Pulpwood includes: Red Maple 85%; Sugar Maple 15%.

Mixed Product Description:

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

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

Paper Birch Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

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 private and state land.

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

Marketing Conditions:

Sale is approximately 16 miles from Cloquet and 65 miles from Grand Rapids.

Access starts on Corona Road. From Hwy 210, turn south onto Corona Road (located 8 miles east of Cromwell or 4.3 miles west of Sawyer). After the point where the road becomes privately owned, there is an existing railroad crossing.

At the time of appraisal (winter 2023), mortality in the black spruce/tamarack harvest area is estimated to be about 25%.

Mortality is expected to increase over time and decrease the estimated sale volume if not harvested before the expiration date.

This is a reoffered sale; prices reduced by 30%.

Geo-referenced map available upon request.

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: 0%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: -30% (2nd Reoffer)

Appraiser:

Katherine Boettcher

(Appraisal ID 18598-0; Cutting Block ID 21583-0)

TRACT B2

COUNTY: CARLTON

AREA: CLOQUET AREA

ACRES: 141.0

Permit Number: B016460

Expiration Date: 05/31/2029

Purchased By: Sappi Cloquet LLC

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

GL07,NESW,SESW of Section 6; GL01,GL02,GL03,NENW,SENW of Section 7 - Township 48, Range 19W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	4,200.00	Cd	24.31	102,102.00	24.31	102,102.00
BALSAM FIR	PULPWOOD	90.00	Cd	6.50	585.00	6.50	585.00
RED MAPLE	PULPWOOD	80.00	Cd	13.00	1,040.00	13.00	1,040.00
ASH	PULPWOOD	60.00	Cd	7.80	468.00	7.80	468.00
PAPER BIRCH	PULPWOOD	60.00	Cd	13.00	780.00	13.00	780.00
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRAISED TOTAL =	\$104,975.00	BID TOTAL = \$	104,975.00
				ADVANCE PAYMENT =	\$15,746.25		

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

WHITE SPRUCE	PULP & BOLTS	50.00	Cd	19.89	994.50
ANY LISTED SPECIES	BIOMASS	2,137.00	Tons	0.65	1,389.05

Mixed Species Description:

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

Mixed Product Description:

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

Season of Operations:

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

Sale Conditions:

- Access is across state and private land.
- Permission to cross private land must be obtained by permittee.

Marketing Conditions:

This permit is best accessed from Cattle drive. This is about a mile down the Kettle Lake road.

Logging roads exist on private land. Access is possible to portions of the sale during a dry summer. Ice or snow bridge may be necessary to access the northern portion of the stand. Another access route on the other side of the drainage may be possible to obtain through private ownership.

Price Adjustments:

Road Construction Costs: +10%

Haul Distance to Nearest Mill: +10%

Stand Density: +10%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Kayla R. Johnson

(Appraisal ID 19151-0; Cutting Block ID 21985-0)

TRACT B3

COUNTY: CARLTON

AREA: CLOQUET AREA

ACRES: 160.0

Permit Number: B016461

Expiration Date: 05/31/2029

Purchased By:

Address:

UNSOLD

GL01, GL02, GL03, GL04, NENW, NESW, NWNE, SENE, SENW, SWNE of Section 30 - Township 49, Range 19W.

NESE of Section 25 - Township 49, Range 20W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRaised		BID: _____	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	575.00	Cd	18.02	10,361.50	18.02	10,361.50
+ MAPLE SPECIES	PULPWOOD	495.00	Cd	9.50	4,702.50	9.50	4,702.50
+ BASSWOOD	PULP & BOLTS	485.00	Cd	11.64	5,645.40	11.64	5,645.40
+ PAPER BIRCH	PULP & BOLTS	80.00	Cd	14.25	1,140.00	14.25	1,140.00
+ RED OAK	WOODSRUN MIXED PRODUCTS	70.00	Cd	35.05	2,453.50	35.05	2,453.50
+ ASH	PULPWOOD	60.00	Cd	5.70	342.00	5.70	342.00
YELLOW BIRCH	PULP & BOLTS	5.00	Cd	14.25	71.25	14.25	71.25
MIXED CONIFERS	PULPWOOD	2.00	Cd	6.65	13.30	6.65	13.30
AMERICAN ELM	PULPWOOD	1.00	Cd	6.65	6.65	6.65	6.65
+ BID SPECIES	* SOLD ON APPRAISED VOLUME			APPRaised TOTAL = \$24,736.10		BID TOTAL = \$ 24,736.10	
				ADVANCE PAYMENT = \$3,710.42			

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

ANY LISTED SPECIES	BIOMASS	910.00	Tons	0.65	591.50
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Mixed Species Description:

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

Maple Species Pulpwood includes: Red Maple 35%; Sugar Maple 65%.

Mixed Conifers Pulpwood includes: Balsam Fir 50%; White Spruce 50%.

Mixed Product Description:

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

Paper Birch Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

Red Oak Woodsrun Mixed Products includes: Bolts 40%; Pulpwood 40%; Sawlog-Grade 2 (Hardwood) 20%.

Yellow Birch Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

Season of Operations:

- Conduct sale operations on frozen soil conditions only, except with written permission from State.
- Oak wilt is within 20 miles and poses a threat. No sale operations allowed from April 1-July 15 due to oak wilt concerns, unless with written permission from State.

Sale Conditions:

- Access is across State land or private land.

Marketing Conditions:

No operations of any kind allowed in reserve areas.

The ski trail system is currently in a condition of disrepair and is hard to discern on the ground. It will be flagged by the TSA with pink ribbon prior to harvest. The operator is expected not to deposit slash within five feet of the trail or otherwise further degrade this trail system.

The permit contains ash as a harvest species. At the time of purchase, the permit is NOT within the Ash Quarantine Area.

Cords per acre listed includes non harvest areas between rows of pods. Actual cords per acre for harvested ground is 39.

Road construction cost reduction applied due to amount of road that would need to be upgraded/opened up to access sale.

Price Adjustments:

Road Construction Costs: -15%
Haul Distance to Nearest Mill: +10%
Stand Density: +10%
Operational Constraints: -10%
Other Price Factor: 0%

Appraiser:

Benjamin I. Becker

(Appraisal ID 19808-0; Cutting Block ID 22907-0)

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

CLOQUET 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 18, 2025

- SUMMARY SHEET -

12/18/2025 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 12/18/2025

CLOQUET AREA

SUMMARY FOR <u>SOLD</u> TRACTS				SOLD	TOTAL
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	AVERAGE UNIT PRICE	SOLD \$ VALUE
PULP & BOLTS	WHITE SPRUCE (optional)	50.00	Cd	-	0.00
PULPWOOD	ASH	60.00	Cd	7.80	468.00
	ASPEN SPECIES	4,200.00	Cd	24.31	102,102.00
	PAPER BIRCH	60.00	Cd	13.00	780.00
	RED MAPLE	80.00	Cd	13.00	1,040.00
	BALSAM FIR	90.00	Cd	6.50	585.00
BIOMASS	ANY LISTED SPECIES (optional)	2,137.00	Tons	-	0.00

TOTAL SOLD TRACTS CONVERTED TO CORDS: 4,540.00

TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS: \$ 104,975.00

TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS: \$ 104,975.00

TOTAL ACRES SOLD: 141.0

SOLD TRACT NUMBER: 2

TOTAL NUMBER OF TRACTS SOLD: 1

SUMMARY FOR <u>UNSOLED</u> TRACTS				APPRAISED	APPRAISED
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	AVERAGE UNIT PRICE	\$ VALUE
PULP & BOLTS	ASPEN SPECIES	175.00	Cd	13.20	2,310.00
	PAPER BIRCH	225.00	Cd	11.83	2,662.50
	BASSWOOD	525.00	Cd	11.43	5,998.20
	YELLOW BIRCH	5.00	Cd	14.25	71.25
WOODSRUN MIXED PRODUCTS	RED OAK	70.00	Cd	35.05	2,453.50
PULPWOOD	ASH	160.00	Cd	4.76	762.00
	AMERICAN ELM	1.00	Cd	6.65	6.65
	ASPEN SPECIES	575.00	Cd	18.02	10,361.50
	MAPLE SPECIES	570.00	Cd	9.17	5,227.50
	BLACK SPRUCE	765.00	Cd	6.30	4,819.50
	TAMARACK	230.00	Cd	4.20	966.00
	MIXED CONIFERS	2.00	Cd	6.65	13.30
BIOMASS	ANY LISTED SPECIES (optional)	1,734.00	Tons	0.65	1,127.10

TOTAL UNSOLED TRACTS CONVERTED TO CORDS: 3,303.00

TOTAL APPRAISED DOLLAR VALUE OF UNSOLED TRACTS: \$ 35,651.90

TOTAL ACRES UNSOLED: 234.0

UNSOLED TRACT NUMBERS: 1, 3

TOTAL NUMBER OF TRACTS UNSOLED: 2