



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FORESTRY

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

STATUS: COMPLETED
REGULAR AUCTION - SALE #1
ORAL BID

Notice is hereby given that I offered for sale at public auction in Warroad, MN at 10:00 AM on Wednesday, July 22, 2026, timber belonging to the State of Minnesota. All tracts were offered at the Warroad Area Office in Warroad, 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
WARROAD AREA

10:00 AM on July 22, 2026
Warroad Area Office in Warroad, 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 July 22, 2027, at the following Area Headquarters: Warroad Area.

TRACT B1

COUNTY: LAKE OF THE WOODS

AREA: WARROAD AREA

ACRES: 74.9

Permit Number: B016697
Expiration Date: 05/31/2030

Purchased By: Ferrier Logging Inc.

Address: 585 County RD 6 SW, Baudette, MN 56623

NESE,SESE of Section 18; NENW,NWNW,SWNW of Section 20; NESW,NWSW,SESW,SWNW,SWSW of Section 17 - Township 160, Range 36W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 123	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ NORWAY PINE	WOODSRUN MIXED PRODUCTS	1,400.00	Cd	28.60	40,040.00	63.78	89,292.00
+ JACK PINE	PULP & BOLTS	890.00	Cd	13.40	11,926.00	29.88	26,593.20
ASPEN SPECIES	PULPWOOD	210.00	Cd	18.97	3,983.70	18.97	3,983.70
BALSAM FIR	PULPWOOD	85.00	Cd	5.00	425.00	5.00	425.00
MIXED SPRUCE	PULPWOOD	45.00	Cd	7.00	315.00	7.00	315.00
PAPER BIRCH	PULPWOOD	30.00	Cd	2.50	75.00	2.50	75.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =	\$56,764.70	BID TOTAL = \$ 120,683.90	
				ADVANCE PAYMENT =	\$8,514.71		

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

MIXED CONIFERS	FUELWOOD	100.00	Cd	2.50	250.00
ASH	FUELWOOD	5.00	Cd	2.50	12.50
ANY LISTED SPECIES	BIOMASS	1,264.78	Tons	0.65	822.11

Mixed Species Description:

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

Mixed Conifers Fuelwood includes: Balsam Fir 3%; Jack Pine 90%; Norway Pine 5%; White Spruce 2%.

Mixed Spruce Pulpwood includes: Black Spruce 80%; White Spruce 20%.

Mixed Product Description:

Jack Pine Pulp & Bolts includes: Bolts 37%; Pulpwood 63%.

Norway Pine Woodsrunk Mixed Products includes: Bolts 44%; Pulpwood 36%; Sawtimber (Softwood Only) 20%.

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:

Haul distance:

International falls: 113 miles

Bemidji: 105 miles

Pine portion of the sale is summer accessible under dry conditions. It is unlikely rest of the sale in the transition zones on the edges of the stands will be summer accessible.

Price Adjustments:

Road Construction Costs: 0%

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

Appraiser:

Dawson Quern

(Appraisal ID 20849-0; Cutting Block ID 24077-0)

TRACT B2

COUNTY: ROSEAU

AREA: WARROAD AREA

ACRES: 55.5

Permit Number: B016698

Expiration Date: 05/31/2030

Purchased By: Packaging Corporation of America

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

NENE,NESW,NWSE,SENE,SESW,SWNE,SWSE,SWSW of Section 24 - Township 161, Range 35W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	950.00	Cd	17.02	16,169.00	17.02	16,169.00
BALSAM FIR	PULP & BOLTS	130.00	Cd	9.85	1,280.50	9.85	1,280.50
PAPER BIRCH	PULPWOOD	100.00	Cd	2.50	250.00	2.50	250.00
PINE SPECIES	PULP & BOLTS	60.00	Cd	22.22	1,333.20	22.22	1,333.20
MIXED SPRUCE	PULP & BOLTS	40.00	Cd	15.30	612.00	15.30	612.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
						\$ 19,644.70	
				ADVANCE PAYMENT =		\$ 2,946.71	

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

MIXED CONIFERS	FUELWOOD	30.00	Cd	2.50	75.00
ANY LISTED SPECIES	BIOMASS	540.00	Tons	0.65	351.00

Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 3%; Trembling Aspen 97%.

Mixed Conifers Fuelwood includes: Balsam Fir 65%; Jack Pine 20%; White Spruce 15%.

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

Pine Species Pulp & Bolts includes: Jack Pine 33%; Norway Pine 67%.

Mixed Product Description:

Balsam Fir Pulp & Bolts includes: Bolts 35%; Pulpwood 65%.

Mixed Spruce Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

Pine Species Pulp & Bolts 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 land.

Marketing Conditions:

Aspen dominated clearcut on the Bearberry Forest Road

Haul Distance:

International Falls ~97 miles

Bemidji ~127 miles

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: -10%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Landon Matthew Goble

TRACT B3

COUNTY: ROSEAU

AREA: WARROAD AREA

ACRES: 16.0

Permit Number: B016699

Expiration Date: 05/31/2030

Purchased By: Ferrier Logging Inc.

Address: 585 County RD 6 SW, Baudette, MN 56623

NWNE of Section 34 - Township 161, Range 35W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 75	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ JACK PINE	PULP & BOLTS	100.00	Cd	9.38	938.00	16.42	1,642.00
+ NORWAY PINE	PULP & BOLTS	64.00	Cd	19.95	1,276.80	34.91	2,234.24
ASPEN SPECIES	PULPWOOD	35.00	Cd	13.28	464.80	13.28	464.80
PAPER BIRCH	PULPWOOD	25.00	Cd	2.50	62.50	2.50	62.50
MIXED SPRUCE	PULP & BOLTS	6.00	Cd	11.90	71.40	11.90	71.40
BALSAM FIR	PULP & BOLTS	2.00	Cd	6.59	13.18	6.59	13.18
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
						4,488.12	
				ADVANCE PAYMENT =		\$424.00	

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

ANY LISTED SPECIES BIOMASS 100.00 Tons 0.65 65.00

Mixed Species Description:

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

Mixed Spruce Pulp & Bolts includes: Black Spruce 33%; White Spruce 67%.

Mixed Product Description:

Balsam Fir Pulp & Bolts includes: Bolts 26%; Pulpwood 74%.

Jack Pine Pulp & Bolts includes: Bolts 37%; Pulpwood 63%.

Mixed Spruce Pulp & Bolts includes: Bolts 50%; Pulpwood 50%.

Norway Pine Pulp & Bolts includes: Bolts 75%; Pulpwood 25%.

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 state land.

Marketing Conditions:

Haul Distance:

133 miles to Bemidji

100 miles to International Falls

Sale is located at the intersection of the Bednar forest road and the Bednar dam forest road. Sale is on the west and east side of the Bednar dam forest road.

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: -10%

Stand Density: -10%

Operational Constraints: -10%

Other Price Factor: 0%

Appraiser:

Henry David Robinson

(Appraisal ID 21116-0; Cutting Block ID 24162-0)

TRACT B4

COUNTY: ROSEAU

AREA: WARROAD AREA

ACRES: 35.8

Permit Number: B016700

Expiration Date: 05/31/2030

Purchased By: Brett Creger

Address: 45524 150th St, Roseau, MN 56751

SENW,SWNW of Section 10 - Township 162, Range 38W.

SPECIES	PRODUCT	VOLUME	UNIT	APPRAISED		BID %: 0	
				UNIT PRICE	\$ VALUE	UNIT PRICE	\$ VALUE
+ ASPEN SPECIES	PULPWOOD	565.00	Cd	15.82	8,938.30	15.82	8,938.30
ASH	PULP & BOLTS	45.00	Cd	2.50	112.50	2.50	112.50
BALSAM FIR	PULPWOOD	15.00	Cd	4.25	63.75	4.25	63.75
PAPER BIRCH	PULPWOOD	10.00	Cd	2.50	25.00	2.50	25.00
+ BID SPECIES * SOLD ON APPRAISED VOLUME				APPRAISED TOTAL =		BID TOTAL = \$	
				ADVANCE PAYMENT =		\$ 9,139.55	
						\$1,370.93	

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

ANY LISTED SPECIES	BIOMASS	315.00 Tons	0.65	204.75
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Mixed Species Description:

Aspen Species Pulpwood includes: Balm of Gilead 13%; Trembling Aspen 87%.

Mixed Product Description:

Ash Pulp & Bolts includes: Bolts 33%; Pulpwood 67%.

Season of Operations:

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

Sale Conditions:

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

Marketing Conditions:

Haul Distance:

117 miles to International Falls

130 miles to Bemidji

Sale is located east of County Road 13 at the intersection of County Road 13 and Highway 11.

Price Adjustments:

Road Construction Costs: 0%

Haul Distance to Nearest Mill: -15%

Stand Density: 0%

Operational Constraints: 0%

Other Price Factor: 0%

Appraiser:

Henry David Robinson

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

WARROAD 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: July 22, 2026

- SUMMARY SHEET -

07/22/2026 REGULAR AUCTION - SALE #1

COMPLETED - DATA AS OF 07/22/2026

WARROAD AREA

SUMMARY FOR <u>SOLD</u> TRACTS					
PRODUCT	SPECIES	TOTAL VOLUME	UNIT	SOLD AVERAGE UNIT PRICE	TOTAL SOLD \$ VALUE
PULP & BOLTS	ASH	45.00	Cd	2.50	112.50
	PINE SPECIES	60.00	Cd	22.22	1,333.20
	NORWAY PINE	64.00	Cd	34.91	2,234.24
	JACK PINE	990.00	Cd	28.52	28,235.20
	BALSAM FIR	132.00	Cd	9.80	1,293.68
	MIXED SPRUCE	46.00	Cd	14.86	683.40
WOODSRUN MIXED PRODUCTS	NORWAY PINE	1,400.00	Cd	63.78	89,292.00
PULPWOOD	ASPEN SPECIES	1,760.00	Cd	16.79	29,555.80
	PAPER BIRCH	165.00	Cd	2.50	412.50
	BALSAM FIR	100.00	Cd	4.89	488.75
	MIXED SPRUCE	45.00	Cd	7.00	315.00
FUELWOOD	ASH (optional)	5.00	Cd	-	0.00
	MIXED CONIFERS (optional)	130.00	Cd	-	0.00
BIOMASS	ANY LISTED SPECIES (optional)	2,219.78	Tons	-	0.00
TOTAL SOLD TRACTS CONVERTED TO CORDS:		4,942.00			
TOTAL APPRAISED DOLLAR VALUE OF SOLD TRACTS:		\$ 88,375.63			
TOTAL BID-UP DOLLAR VALUE OF SOLD TRACTS:		\$ 153,956.27			
TOTAL ACRES SOLD:		182.2			
TOTAL NUMBER OF TRACTS SOLD:		4			