

COUNTY TIMBER - NOTICE OF SALE

Pursuant to the order of the County Board of Carlton County, and provisions of Minnesota Statute 282 and as amended, the following timber on tax-forfeited lands will be offered for sale **WITHOUT** the sale of the land on **Thursday, December 18th, 2025, at 10:00 AM** at the Carlton County Land Department Office, 1630 County Road 61, Carlton, Minnesota 55718.

Only those on the Responsible Operator List are qualified to bid on a Timber Sale. To see if you are on the Responsible Operator List, visit the Carlton County website www.carltoncountymn.gov or call the Carlton County Land Department at 218-384-9179. Any person or company may apply to be on the Responsible Operator List. Contact the Carlton County Land Department at 218-384-9179 or visit the Carlton County website www.carltoncountymn.gov for a Contractor Application Form.

Timber will be sold by oral auction to the highest bidder at not less than the appraised value, and in conformity with the forest practices as outlined in the timber permits and appraisal.

Payment or a Letter of Credit securing the entire unpaid balance or a cutting block thereof must be made prior to cutting. A performance bond of 10% may be collected prior to opening of a sale. Payment of the performance bond will be a separate transaction. The performance bond will be refunded upon complete closure of sale and satisfaction of terms and conditions of the timbersale permit.

Permits to cut and remove the timber from the land will be issued to the purchaser. Unless otherwise noted, all permits sold at the December 18th, 2025 sale will expire December 31st, 2027. The County, for good and sufficient reasons, may extend the permit beyond the expiration date stated. In general, renewals will be granted when overruns are paid up to date, and upon proof of good reason, for one (1) additional year for \$100.00 or 5% of the uncut balance, whichever is greater. A second one (1) additional year may be granted upon payment in full of uncut timber.

Payment of all overruns must be made within 30 days of notification by the Land Department. Ten (10) percent interest will be charged on all overruns exceeding thirty (30) days. Any interest computation for a portion of a month will be deemed to be a whole month. If payment is not made before 90 days, all other timber permits which the defaulting bidder has with Carlton County will be closed until payment is made in full. Overruns not paid within 90 days may be considered as a timber trespass.

***PLEASE NOTE THAT CERTAIN CONDITIONS HAVE BEEN ADDED TO PERMITS TO MEET SITE-LEVEL FOREST MANAGEMENT GUIDELINES.**

Access to all tracts, both legal and physical, is the responsibility of the bidder, and should be thoroughly investigated prior to bidding. Operators will be required to restore any/all roads used to access the permits areas to at least their original condition. Please see attached list of the offered timber tracts. **APPRAISALS AND FURTHER INFORMATION CAN BE FOUND ON THE CARLTON COUNTY WEBSITE www.carltoncountymn.gov.**

REGULAR AUCTION SALE**Tract#:1**
5235

City/Twp: Atkinson, Sawyer

Private Access/Public Access

NE 1/4 NE 1/4, NW 1/4 of NE 1/4, Sect. 24, Twp. 48, Rng. 18

Species Information:

Bid	Aspen	470 Cords	@	\$25.00	\$11,750.00	
Bid	Maple	30 Cords	@	\$12.00	\$360.00	Area Estimate
					<hr/>	
					\$12,110.00	

Sale Administrator: Rachael Olesiak

Total Acres: 18.7

Stumpage Down Payment: **\$1,816.50**

Expires: 12/31/2027

Performance Bond Payment: **\$0.00**

Operability: Harvest will occur on dry/frozen, stable soils to protect the site's productivity.

Total Due: **\$1,816.50**

Comments: Resale from May 2025 with edits.

Tract#:2
5241

Public Access

SW1/4 NW1/4 EX MP&L EASE SUBJ TO EASE DOCKET UR, Sect. 29,
Twp. 48, Rng. 17**Species Information:**

Bid	Aspen	400 Cords	@	\$28.00	\$11,200.00	
Non-Bid	Maple	50 Cords	@	\$12.00	\$600.00	
Non-Bid	Birch	30 Cords	@	\$12.00	\$360.00	
					<hr/>	
					\$12,160.00	

Sale Administrator: Rachael Olesiak

Total Acres: 17.2

Stumpage Down Payment: **\$1,824.00**

Expires: 12/31/2027

Performance Bond Payment: **\$0.00**

Operability: Harvest to occur on dry/frozen stable soils to protect the sites productivity.

Total Due: **\$1,824.00**

Comments: Recommended site visit looking at sale topography prior to bidding. Gravel pit on Co Rd 5 to be used as landing.

Tract#:3

Private Access/Public Access

5246

GOVT LOT 3 OR NW 1/4 OF SW1/4 BK 5 PG 129, GOVT LOT 4 OR SW1/4 OF SW1/4 BK 5 PG 129, Sect. 7, Twp. 48, Rng. 20.
NE1/4 SE1/4 BK 5 PG 134, NW1/4 SE1/4 BK 5 PG 134, SW1/4 SE1/4 BK V PG 625, SE1/4 SE1/4 BK V PG 625, Sect. 12, Twp. 48, Rng. 21

Species Information:

Bid	Aspen	1,680	Cords	@	\$28.00	\$47,040.00
Non-Bid	Maple	285	Cords	@	\$12.00	\$3,420.00
Non-Bid	Birch	135	Cords	@	\$12.00	\$1,620.00
Non-Bid	Ash	100	Cords	@	\$12.00	\$1,200.00
						\$53,280.00

Sale Administrator: Rachael Olesiak

Total Acres: 61.1

Stumpage Down Payment: **\$7,992.00**

Expires: 12/31/2027

Performance Bond Payment: **\$0.00**

Operability: Harvest to occur on dry/frozen stable soils to protect the sites productivity., Chance of summer harvest under contract administrator approval after July 1st if abnormally dry.

Total Due: **\$7,992.00**

Comments:

Tract#:4

Private Access/Public Access

5247

SW1/4 NW1/4 BK 2 PG 472, SE1/4 NW1/4 SUBJ TO MP&L EASE BK V PG 633 DOCKET 214166, Sect. 26, Twp. 49, Rng. 21.
SE1/4 NE1/4 BK 3 PG 583, NE1/4 SE1/4 BK V PG 633, Sect. 27, Twp. 49, Rng. 21

Species Information:

Bid	Aspen	1,545	Cords	@	\$26.00	\$40,170.00
Non-Bid	Birch	185	Cords	@	\$12.00	\$2,220.00
Non-Bid	Maple	175	Cords	@	\$12.00	\$2,100.00
						\$44,490.00

Sale Administrator: Rachael Olesiak

Total Acres: 68.6

Stumpage Down Payment: **\$6,673.50**

Expires: 12/31/2026

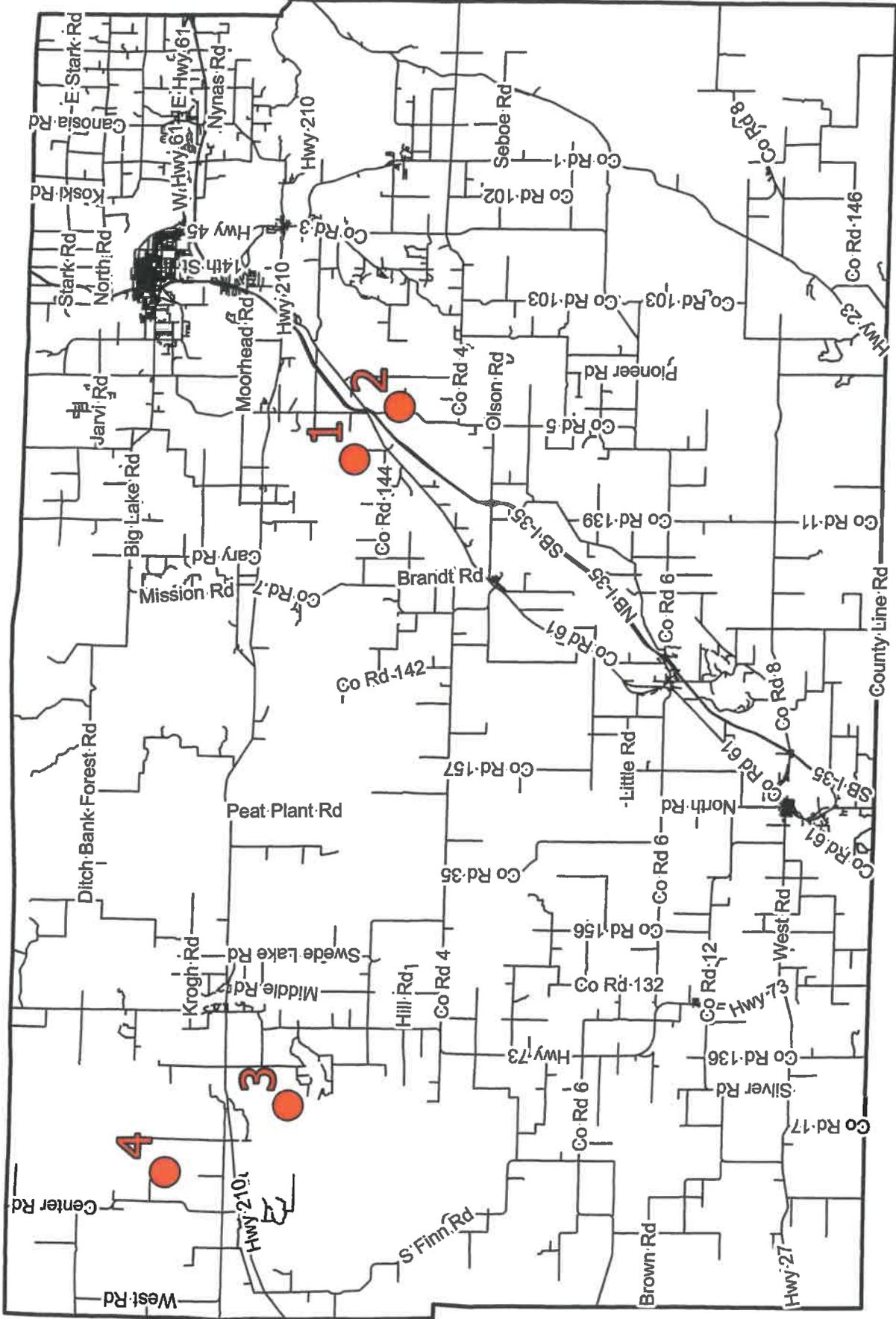
Performance Bond Payment: **\$0.00**

Operability: Harvest will occur on dry/frozen, stable soils to protect the site's productivity.

Total Due: **\$6,673.50**

Comments: Note one year sale expiration. Roughly 10 acres of aspen blowdown. Public access would require making 4.6 miles of temporary winter road.

December 18, 2025 Timber Auction Appraisals



- Legend
- School_townships_etc. — Roads
 - County Boundary —
 - Track number —

