



March 21, 2023

Dear Prospective Bidders,

Crow Wing County will be hosting a sealed bid auction for the enclosed timber appraisal.

The sealed bid auction will be held at **10:00 am on Friday April 7, 2023** in the Land Services office and witnessed by department personnel. Auction results may be obtained by phone or email, and will be posted on the county website by 2:00 pm on Friday April 7, 2023 at the following link:
<https://www.crowwing.us/267/Timber-Auctions>

Bids for this appraisal must be submitted to our office **before 10:00 am on Friday April 7, 2023**. Bids can be mailed to this office or placed in the drop box located just outside the main lobby doors in front of the Land Services Building located at 322 Laurel Street in Brainerd.

Please note, the operability of this sale is May 15th, 2023 to July 1st, 2023. All operations must be completed by the end of this window.

Thank you for your understanding and cooperation. If you have any questions, please feel free to contact our office at 218-824-1124.

Sincerely,

Chris Pence
Environmental Services Manager
Land Services
322 Laurel Street, Suite 15
Brainerd, MN 56401
Office: 218-824-1010
Email: chris.pence@crowwing.us

Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

CROW WING COUNTY LAND COMMISSIONER'S Notice of County Timber Stumpage Sale

SEALED BID AUCTION

Pursuant to the order of the County Board of Crow Wing County and under the provisions of Minnesota Statutes 282.04, Chapter 355, Laws of 1941, as amended, and under the provisions of the Timber Sale Policy adopted by the Crow Wing County Board of Commissioners on January 11, 2005, the following timber on tax forfeited lands will be offered for sale without the sale of land on **Friday, April 7, 2023**.

The sale of timber will be via a **SEALED BID AUCTION** with SEALED BIDS to be delivered to Crow Wing County Land Services, 322 Laurel Street, Suite 15, Brainerd, Minnesota 56401, **on or before 10:00 a.m. on April 7, 2023**, at which time bids will be opened.

The SEALED BID AUCTION is subject, in part, to the following conditions:

1. Prospective bidders should request maps, cutting regulations, contract information and special regulations from Land Services or go on-line at: www.crowwing.gov to view appraisal tracts. Some tracts may have special requirements. Cutting shall be in conformity with the forestry practices as outlined in permit / appraisal.
2. Timber will be sold to the highest bidder, but for not less than the total appraised tract value. A **percent bid** must be indicated for the total appraised tract value. This percent will be applied to each bid specie. Percent Bid shall be on a percentage basis in multiples of one (1) percent. Crow Wing County reserves the right to accept or reject any or all bids.
3. All bid forms must be received in the Land Services office no later than 10:00 a.m. on April 7, 2023. **All bids must be on the official bid form, attached, and sealed in the envelope provided.**
4. One **\$200.00 Bid Guarantee** in the form of personal check payable to the Crow Wing County Treasurer is required to provide a "bid guarantee" for bidding on all tracts. Failure to enclose the \$200 Bid Guarantee with your bid will result in rejection of your bid. For successful bidders, the Bid Guarantee will be applied to the down payment. Bid Guarantees submitted by unsuccessful bidders will be returned.
5. No more than 3 sales may be purchased by a single bidder. If a bidder is the high bidder on more than the allowed number of sales, they shall select which sales to retain. The remaining sale or sales go to the next highest bidder.
6. Successful bidders will have **10 days** to submit a check, payable to the County Treasurer, for **15%** of the appraised tract value. Failure to make the appropriate down payment within the specified timeframe will result in forfeiture of the bid guarantee. Successful bidder will be notified by mail.
7. If the successful bidder does not submit the appropriate down payment within the allotted timeframe, the sale will be awarded to the next highest bidder. In case of tie bids, the successful bidder will be decided by the toss of a coin by the Land Services Director.

GENERAL TERMS AND CONDITIONS

- a. Bidding shall be on a percentage basis in multiples of one (1) percent. The bidder with the highest bid raise will be awarded the sale. The right to accept or reject any or all bids is reserved by Crow Wing County.
- b. Tracts not sold through the sealed bid are available for sale at the appraised price under the terms and conditions as stated in the sale offering/timber appraisal until such time as withdrawn from sale by land commissioner.
- c. At the discretion of the land commissioner, minor, incidental species may be designated as "nonbid" species which will not be affected by the bid raise.
- d. Successful purchaser of an auction tract must make a minimum down payment of 15% of the appraised value within 10 days of the sale.

- e. Upon receipt of 15% down payment, permittee is allowed to construct landings and/or access trails, if desired. Before harvest operations commence, permittee must **schedule an on-site, prework meeting with contract administrator**, and must pay balance of sale/block in full, plus an additional 10% of the appraised value of the total sale which will be deposited as a Performance Guarantee and refunded only after satisfactory completion of sale and repair of access roads and trails upon inspection by timber sale administrator. Each block must be paid in full before cutting is allowed.
- f. Any overrun that occurs on a block must be paid in full before purchasing next block.
- g. The 15% down payment will not be used to cover overruns. The 15% down payment will be retained and applied toward payment of final block.
- h. Land Services Department shall be notified before cutting begins and prior to sale completion. The location of all trails and landings must be approved by Land Services.
- i. No bidder shall act in any capacity on behalf of a non-qualifying person, partnership or company for the purpose of procuring rights to purchase timber from Crow Wing County.
- j. No bid shall be accepted from any bidder having a delinquent or uncollectible timber sale account with the counties or state, or from any bidder involved in a pending timber trespass case with the counties or state.
- k. Past due accounts will be charged interest on the balance equal to the interest rate set by the Minnesota Department of Revenue for tax forfeited land sale contracts.
- l. Timber sale will only be issued in the name identified as the successful bidder. Timber permits will not be transferred to a different individual after the auction, except that, in the case of extreme hardship, a permit may be transferred if approved by the land commissioner providing transfer document is finalized by all parties.
- m. Auction Sales are two (2) years in length unless otherwise noted.
- n. Providing good and sufficient reason is given, one - one (1) year extension is possible for a fee totaling 10% of the uncut volume, based upon bid value.
- o. Failure to activate the sale by paying the balance due before the expiration date of the contract will result in forfeiture of down payment to the County.
- p. Failure to commence cutting, failure to comply with contract regulations, failure to complete the contract within contract period shall result in default of the contract with any credit balance forfeiting to the County.
- q. Failure to comply with Consumer Scale Agreement may result in the disallowance of future Consumer Scale Agreements and may result in timber trespass pursuant to MS 90.301.
- r. Failure to secure an approved Alternate Landing Agreement prior to moving wood off-site may result in disallowance of future Alternate Landing privileges and may result in timber trespass pursuant to MS 90.301.
- s. If payment, in full, for sale/block is provided and if no cutting has occurred on the sale/block, the monies paid, less any down payment paid, may be credited to any other timber contract issued to the contract holder by the county providing the contract holder requests, in writing, that it be credited, provided the request and transfer is made within the same calendar year as the payment was received.
- t. Sustaining Minnesota Forest Resources: Voluntary Site-Level Forest Management Guidelines for Landowners, Loggers and Resource Managers will be implemented on all County managed forest lands.
- u. Liability: The permittee agrees to assume entire responsibility and liability for all damages and injury to all persons and property including County personnel and property whether caused by the permittee, the permittee's officers, agents or employees, arising from activities undertaken on this permit or the permittee's use of occupancy of the premises covered by this permit. The permittee additionally agrees to indemnify and save hold the County, its officers, agents and employees, harmless from all claims or causes of action arising therefrom.
- v. All merchantable timber which is removed to facilitate access to the permit area is to be utilized by permittee with the County being compensated for the value.
- w. All volumes sold are estimates only and cannot be construed as a guarantee or a limitation.

Direct Contacts for the Natural Resource Managers:

Chris Schwartz - (218) 824-1353

Tom Strack - (218) 824-1138

The following is a list of parcels to be offered:

SEALED BID-REGULAR**Tract#:1**

City/Twp: IRONDALE

Public Access

TS230293

Legal Description: SESW, SESW, Sect 6, Twp 46, Rng 29.
NENE, NWNE, NENW, SENE, SWNE, GOV LOT 1, 2 & 3., NENE, NWNE, SWNE, NENW, SENW, N.1/2
of NESW, Gov Lot 3, Sect 7, Twp 46, Rng 29

Species Information:

Aspen	3,640 Cords	@	\$30.00 =	\$109,200.00	
* Basswood	145 Cords	@	\$13.00 =	\$1,885.00	Area Estimate
* Birch	365 Cords	@	\$17.00 =	\$6,205.00	Area Estimate
* Maple	200 Cords	@	\$12.00 =	\$2,400.00	Area Estimate
Oak	1,475 Cords	@	\$22.00 =	\$32,450.00	Area Estimate
Red Pine	230 Cords	@	\$60.00 =	\$13,800.00	
* Non Bid				<u>\$165,940.00</u>	

Sale Administrator: Tom Strack

Down Payment Required: **\$24,891.00**

Total Acres: 217.9

Expires: 07/01/2023

Operability: Summer: May 15 - July 1

Sale must be finished before July 1st 2023.

SEALED BID-REGULAR SUMMARY*Planned Auction Date:* 4/7/2023

<i>Product</i>	<i>Amount Set-Up</i>	<i>Appraised Value \$</i>	<i>Average Price</i>
Aspen	3640.00	\$109,200.00	\$30.00
Oak	1475.00	\$32,450.00	\$22.00
Maple	200.00	\$2,400.00	\$12.00
Basswood	145.00	\$1,885.00	\$13.00
Birch	365.00	\$6,205.00	\$17.00
Red Pine	230.00	\$13,800.00	\$60.00
<i>Total Cords</i>	6,055.00	\$165,940.00	
	<i>Grand Total:</i>	\$165,940.00	

Number of Tracts: 1
Acres Set-Up: 217.9
Average Sale Value: \$165,940.00

Crow Wing County Timber Appraisal Report

Appraised By: Tom Strack	Sale Type: SEALED BID-REGULAR	Appraisal Number: TS230293
Appraisal Date: 04/18/2022	Auction Date: 04/07/2023	Permit Number:
		Expiration Date: 07/01/2023
		Page: 1 of 2

Legal Description

RE Code	Sec.	Twp.	Rge	City/Twp	Legal Description
71060507	6	46	29	IRONDALE	SESW
71070541	7	46	29	IRONDALE	NENE,NWNE,SWNE,NENW,SENW,N.1/2 of NESW, Gov Lot 3
71060507	6	46	29	IRONDALE	SESW
71070541	7	46	29	IRONDALE	NENE, NWNE, NENW, SENE, SWNE, GOV LOT 1, 2 & 3.

Block 1 Species	Non-Bid	Bolt %	Volume	Units	Unit Price	Value
Aspen		0	1740	Cords	\$30.00	\$52,200.00
Oak		6	575	Cords	\$22.00	\$12,650.00
Birch	X	5	145	Cords	\$17.00	\$2,465.00
Basswood	X	20	75	Cords	\$13.00	\$975.00
Red Pine		80	60	Cords	\$60.00	\$3,600.00
Maple	X	0	75	Cords	\$12.00	\$900.00
Subtotal						\$72,790.00

Block 2 Species	Non-Bid	Bolt %	Volume	Units	Unit Price	Value
Aspen		0	1900	Cords	\$30.00	\$57,000.00
Oak		3	900	Cords	\$22.00	\$19,800.00
Red Pine		88	170	Cords	\$60.00	\$10,200.00
Birch	X	2	220	Cords	\$17.00	\$3,740.00
Maple	X	0	125	Cords	\$12.00	\$1,500.00
Basswood	X	3	70	Cords	\$13.00	\$910.00
Subtotal						\$93,150.00
Total						\$165,940.00

Total MBF: 0 Total Cords: 6055

Species Scaled: (Sold subject to scale; overruns at bid price) Aspen, Red Pine
Species Sold Area Estimate: Basswood, Birch, Maple, Oak

Operability: Summer: May 15 - July 1 Soil Type: Loamy, Well Drained
Topography: Level to Rolling with some Steep Slopes Cutting Acres: 218.0

Harvest Specifications

Access
Access is thru public land.

Harvest and Reserves
Type 1: Harvest: Aspen, Birch, Maple, Red Pine > 14" DBH, Basswood, **Oak** Type 1: Reserve: White Pine, Red Pine < 14" DBH and 2-3 Oak per acre greater than 14" DBH (preferably Bur Oak). Type 2: Harvest: Aspen, Birch, Maple, Red Pine and Basswood and Orange Painted Red Oak. Type 2: Reserve: Un-painted Red Oak, Bur Oak, White Pine and other non-sale species. Type 3: Harvest all species except Oak. Type 3: Reserve Oak. Type 4: Harvest Aspen, Birch, Maple, Red Pine > 14"DBH and Oak. Type 4: Reserve White Pine, Red Pine < 14" DBH and Cherry.

Landings, Access Roads, and Skid Trails
Location and construction of any new roads/landings must be pre-approved by the sale administrator. Trails and landings need to be rehabilitated to a satisfactory condition before performance guarantee is returned. Some major skid trails or access roads need to be closed and/or blocked following harvesting operations at sale administrator's request. Surface material may be needed on access roads. County will provide up to 2 loads (24 cubic yards) of material upon approval of sale administrator. Access road is also a Grant-In-Aid Snowmobile Trail. A 4 inch snow pack must be maintained over the road where practical and when snow conditions are favorable.

Cutting, Felling, and Skidding
Utilize all timber felled during road/trail construction. Damage exceeding 5% of the total residual trees per cutting block constitutes excessive damage and will be charged double stumpage. Damage is defined as injury to 30% or more of the crown or greater than 60 square inches of the layer beneath the bark of any tree. Reduce stump heights to an average of 12". Reserve all non-hazardous snags. Avoid felling timber into areas of regeneration. Do not fell timber into wetlands or across ownership boundaries.

Crow Wing County Timber Appraisal Report

Appraised By: Tom Strack	Sale Type: SEALED BID-REGULAR	Appraisal Number: TS230293
Appraisal Date: 04/18/2022	Auction Date: 04/07/2023	Permit Number:
		Expiration Date: 07/01/2023
		Page: 2 of 2

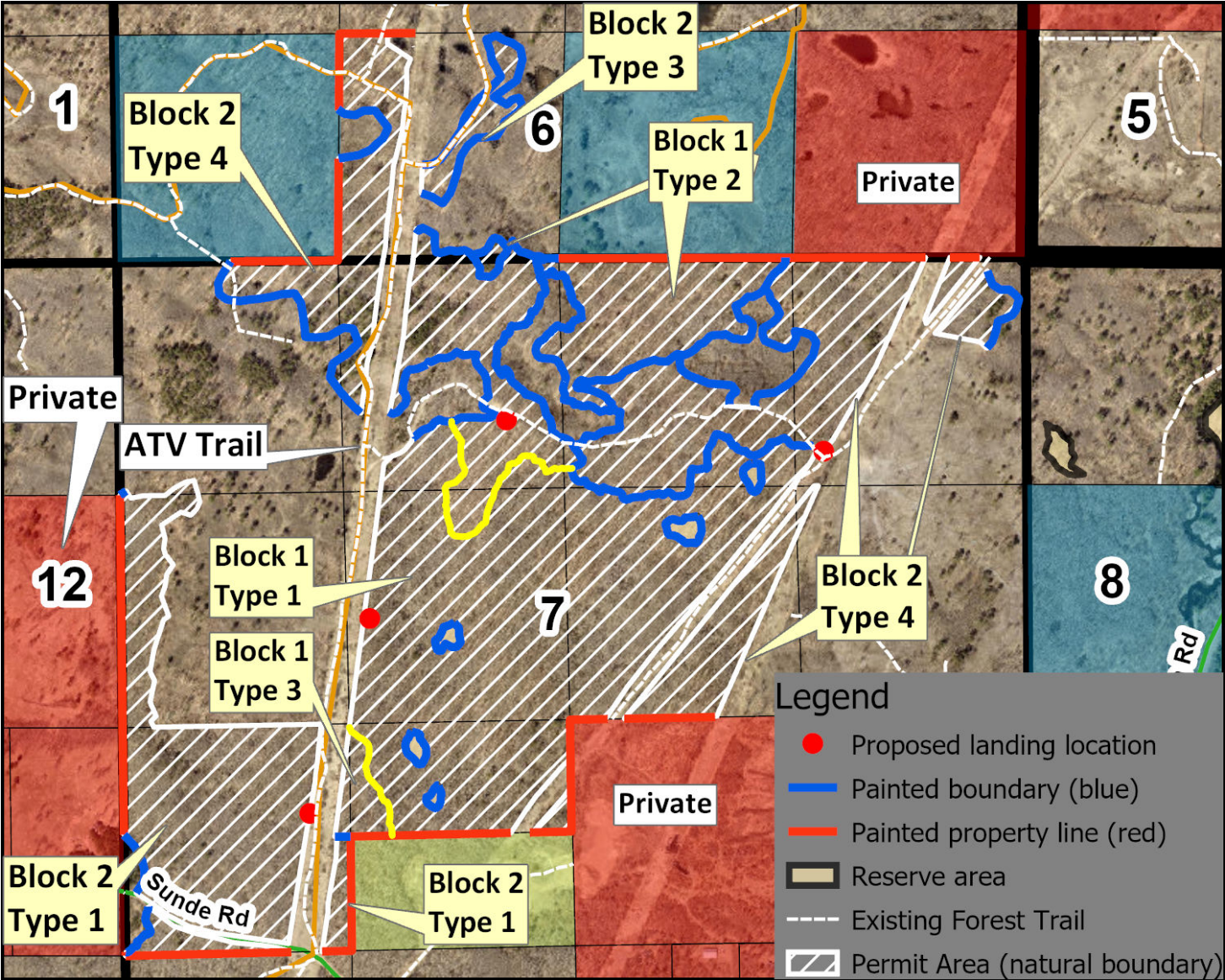
Site, Soil, and Water Protection
Filter strips along wetlands require <5% soil disturbance. Incorporate water diversion practices to reduce soil erosion. If site/soil damage becomes apparent, cease operations and contact sale administrator immediately.

Slash Disposal
Slash may be chipped or must be scattered throughout permit area. If chipping, 20% of the tops and limbs must be scattered throughout permit area per Site Level FMGs. This is in addition to incidental breakage.

Tree Size, Marketing, and Special Conditions
Timber must be removed from site by the end of the same season as harvesting operations. Aspen: 7-13" DBH 5-6 sticks, Oak: 13" DBH 4-5 sticks, Birch: 12" DBH 4 sticks, Basswood: 13" DBH 4 sticks, Maple: 12" DBH 3-4 sticks, Red Pine 18" DBH 7-8 sticks. Biomass volume is estimated to be 1,820 tons.

Other Remarks
Missing scale tickets will be charged \$50.00 per ticket book. In the case where the County receives a copy of the book stub, but no copy or record of the consumer stub, the Permittee will be charged for a full truckload of timber for that species based on the average size load.

Site Map:



Appraisal examined and approved by

Land Commissioner

Date

I hereby agree to abide by the terms and conditions set forth on this appraisal and on timber permit

Contractor

Date

Bid Opening: **10:00 AM** - April 7, 2023

A percent bid in multiples of one (1) percent must be indicated for the total bid value. The bid percent you indicate will be used to determine the highest bid. ***Forfeiture of any successful bid tract will be considered forfeiture of sale. This will also result in the loss of Bid Bond and Bid Bond will not be applied to any other tracts as advance payment.*** Please indicate your bid on this sheet, fill out the information on the bottom portion of this page and return in a sealed envelope to: Crow Wing County Land Services, 322 Laurel Street, Suite 12, Brainerd, Minnesota 56401

OFFICIAL BID FORM

Enclose your \$200.00 Bid Guarantee Check with this form.

Your \$200.00 check for Bid Guarantee is sufficient to cover all bids submitted.

TRACT #	LEGAL DESCRIPTION	APPRAISED VALUE	MINIMUM DOWN PAYMENT REQUIRED	PERCENT BID	Check Include (OFFICE USE ONLY)
1	SESW of 6-29-46	\$165,940.00	\$24,891.00		

The above represents a true and accurate bid for the desired tracts of timber. If I fail to pay the down payment within 10 days, the sale will forfeit to Crow Wing County and I will forfeit my Bid Guarantee Check. If you have any questions, please contact Land Services.

Bidder: Name: _____

Address: _____

Signature: _____

Phone: _____

Date: _____

OFFICE USE ONLY

Received by 10:00 AM, April 7, 2023 at the Crow Wing County Land Services Office in Brainerd, MN.

YES _____ NO _____ Land Commissioner's Initials _____ Date _____