

# TIMBER APPRAISER 2.1



## CANYON CREEK

Date	4/11/2024	Acres	618
Area Office	NWLO	MBF/Ton conversion	6.91
County	Lincoln	MBF	4,084
Sale Type	Sale	Tons	28,219

### Estimated Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](http://www.bber.umt.edu/FIR/F_LogPrice.asp)

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	639	14.3	\$ 363	\$	231,957
Bull pine	-	-	\$ 354	\$	-
Lodgepole pine	-	-	\$ 429	\$	-
Douglas-fir	3,116	12.1	\$ 428	\$	1,333,648
Western larch	329	12.1	\$ 428	\$	140,812
Engelmann spruce	-	-	\$ 429	\$	-
Subalpine fir	-	-	\$ 373	\$	-
Grand fir	-	-	\$ 390	\$	-
Western redcedar	-	-	\$ 467	\$	-
Hemlock	-	-	\$ 378	\$	-
White pine	-	-	\$ 391	\$	-
Cottonwood	-	-	\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	\$ 272	\$	-
Dead/dry	-	-	\$ 203	\$	-
<b>Total</b>	<b>4,084</b>	<b>12.4</b>	<b>\$ 418</b>	<b>\$</b>	<b>1,706,417</b>

### Estimated Costs

Source: [http://www.bber.umt.edu/FIR/F\\_Logging.asp](http://www.bber.umt.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	85%	1000	\$	35.90
Cable-based	15%	750	\$	53.22
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$</b>	<b>38.49</b>

  

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	65	6	\$	20.19

  

Contract costs				
Road development costs	\$	104,788	Slash costs	\$ 30,885
Road maintenance costs	\$	15,108	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 9.03	\$ 62.39	\$ 254,798
FI fee	\$ 3.85	\$ 26.60	\$ 108,634
		5% bid deposit	\$ 12,740