

GNA TIMBER APPRAISER 1.1



GNA Roundstar

Date	2/28/2024	Acres	589
Area Office	NWLO	MBF/Ton conversion	7.11
County	Flathead	MBF	3,518
Sale Type	Green	Tons	25,013

Estimated Delivered Log Prices

Source: http://www.bber.umt.edu/FIR/F_LogPrice.asp

Year	2024	Quarter	2
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine				\$ -
Bull pine	-	-	\$ -	\$ -
Lodgepole pine	1,166	8.8	\$ 429	\$ 500,214.00
Douglas-fir	1,245	11.7	\$ 428	\$ 532,860.00
Western larch	459	10.1	\$ 428	\$ 196,452.00
Engelmann spruce	490	11.3	\$ 429	\$ 210,210.00
Subalpine fir	132	10.4	\$ 373	\$ 49,236.00
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 313.05	\$ -
Dead/dry	26	10.1	\$ 208.70	\$ 5,426.20
Total	3,518	10.4	\$ 424.79	\$ 1,494,398.20

Estimated Costs

Source: http://www.bber.umt.edu/FIR/F_Logging.asp

Logging cost			
	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	800	\$ 34.11
Cable-based			\$ 44.14
		Weighted average	\$ 34.11
Haul cost			
	Paved	Unpaved	Est cost per ton
Distance (miles)	34	1	\$ 14.41
Contract costs			
Road development	\$ 34,768.00	Slash	\$ 33,712.00
Road maintenance	\$ 7,726.00	Other	\$ 34,700.00
USFS deposits			
Road maintenance	\$ 5,000.00	Brush disposal	\$ 44,382.00
Required reforestation	\$ 51,550.00	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Est. revenue	\$ 59.74	\$ 424.79	\$ 1,494,398.20
Est. operation cost	\$ (48.52)	\$ (344.97)	\$ (1,213,596.43)
Est. contract cost	\$ (4.43)	\$ (31.53)	\$ (110,906.00)
USFS deposit cost	\$ (4.04)	\$ (28.69)	\$ (100,932.00)
Est. residual value	\$ 2.76	\$ 19.60	\$ 68,963.77
Minimum bid	\$ 10.00	\$ 71.07	\$ 250,039.75
5% bid deposit			\$ 12,501.99

APPRAISAL CALCULATIONS

STUMPAGE

	Per ton	Per MBF	Total
Estimated revenue	\$ 59.74	\$ 424.79	\$ 1,494,398.20
Estimated operation costs	\$ (48.52)	\$ (344.97)	\$ (1,213,596.43)
Estimated contract costs	\$ (4.43)	\$ (31.53)	\$ (110,906.00)
USFS deposits	\$ (4.04)	\$ (28.69)	\$ (100,932.00)
Estimated stumpage	\$ 2.76	\$ 19.60	\$ 68,963.77

All costs covered by residual value

MINIMUM BID

Minimum bid method*

Bid premium

Standard rollback

Preliminary minimum bid

Preliminary with rollback

Adjustment

Justification

Minimum bid

USFS deposits covered by minimum bid

*Premium method adds a land office bid premium to the RV stumpage value. If the resulting minimum bid is negative, the premium method is not appropriate for this sale.
*Deposit method sets the minimum bid to USFS deposits to ensure the deposits are covered by the auction result.