



# DNRC Timber Appraiser



Appraisal Name	<b>Cilly Graves</b>
Appraisal Type	Sale
Area Office	NWLO
Date	7/20/2016

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$18.72</b>	<b>\$107.09</b>	Harvest Unit	221 Acres
FI Fee	<b>\$5.10</b>	<b>\$29.17</b>	Net Conversion	5.72 Tons/Mbf
			NWLO	\$29.17 /Mbf
			SWLO	\$25.19 /Mbf
			CLO	\$8.66 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$329,159			
Estimated Sale Volume	17,583	Tons		
Total FI Payment	\$89,675			
5% Down Payment	\$16,458			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2016 - 1st Qtr	Minimum Value
Ponderosa pine			\$420.29	\$0.00
Douglas-fir	823	17.2	\$361.98	\$88,132.92
Western larch	806	21.3	\$361.98	\$86,312.44
Lodgepole pine	6	12.0	\$339.44	\$642.52
White fir	877	13.1	\$327.14	\$93,915.64
White pine	96	15.2	\$504.14	\$10,280.39
Red cedar	133	18.1	\$1,035.76	\$14,242.62
Engelmann spruce	316	13.8	\$339.44	\$33,839.62
Blue stained			\$289.37	\$0.00
Dead/dry	17	22.3	\$230.64	\$1,820.49
<b>Total</b>	<b>3074</b>	<b>14.9</b>	<b>\$383</b>	<b>\$329,186.65</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$74,373.00 Total	Tractor Yarding	770 Feet	100
Maintenance Costs	\$9,652.00 Total	Jammer Yarding	Feet	0
Slash Costs	\$29,835.00 Total	Skyline Yarding	Feet	0
		Unpaved Haul	8.0 Miles	
		Paved Haul	50.0 Miles	