



# DNRC Timber Appraiser



Appraisal Name	<b>Beaver Creek West</b>
Appraisal Type	Sale
Area Office	NWLO
Date	2/4/2019

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$22.45</b>	<b>\$134.70</b>	Harvest Unit	44 Acres
FI Fee	<b>\$2.03</b>	<b>\$12.15</b>	Net Conversion	6.00 Tons/Mbf
			NWLO	\$12.15 /Mbf
			SWLO	\$10.40 /Mbf
			CLO	\$3.60 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$85,871			
Estimated Sale Volume	3,825	Tons		
Total FI Payment	\$7,765			
5% Down Payment	\$4,294			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA - 4th Qtr	Minimum Value
Ponderosa pine	116	13.2	\$543.34	\$15,625.18
Douglas-fir	125	13.4	\$401.03	\$16,837.48
Western larch	241	12.8	\$401.03	\$32,462.66
Lodgepole pine	100	10.4	\$396.20	\$13,469.98
White fir	10	14.1	\$355.97	\$1,347.00
White pine			\$666.67	\$0.00
White wood/other			\$396.20	\$0.00
Red cedar	45	14.4	\$1,206.37	\$6,061.49
Blue stained			\$338.62	\$0.00
Dead/dry			\$272.93	\$0.00
<b>Total</b>	<b>637</b>	<b>13.0</b>	<b>\$482</b>	<b>\$85,803.80</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$4,071.00 Total	Tractor Yarding	571 Feet	68
Maintenance Costs	\$375.00 Total	Other Method Yarding (specify)	Feet	0
Slash Costs	\$6,091.00 Total	Skyline Yarding	285 Feet	32
		Unpaved Haul	0.4 Miles	
		Paved Haul	23.3 Miles	