



# DNRC Timber Appraiser



Appraisal Name	<b>South Fitzsimmons 2</b>
Appraisal Type	Sale
Area Office	NWLO
Date	12/22/2015

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$14.23	\$88.39	Harvest Unit	214 Acres
FI Fee	\$4.05	\$25.13	Net Conversion	6.21 Tons/Mbf
			NWLO	\$25.13 /Mbf
			SWLO	\$22.72 /Mbf
			CLO	\$8.19 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$260,708			
Estimated Sale Volume	18,321 Tons			
Total FI Payment	\$74,200.05			
5% Down Payment	\$13,035			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2015 - 3rd Qtr	Minimum Value
Ponderosa pine			\$453.32	\$0.00
Douglas-fir	50.0	20.0	\$372.75	\$4,419.64
Western larch	129.0	13.1	\$372.75	\$11,402.67
Lodgepole pine	592.0	11.4	\$339.86	\$52,328.55
White fir	83.0	10.2	\$351.88	\$7,336.60
White pine			\$575.39	\$0.00
Red cedar			\$1,012.38	\$0.00
Engelmann spruce	2,096.0	12.0	\$339.86	\$185,271.35
Blue stained			\$308.24	\$0.00
Dead/dry			\$238.64	\$0.00
<b>Total</b>	<b>2,950.0</b>	<b>12.0</b>	<b>\$342</b>	<b>\$260,758.82</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$132,890.00 Total	Tractor Yarding	400 Feet	59
Maintenance Costs	\$3,678.00 Total	Jammer Yarding	Feet	0
Slash Costs	\$37,940.00 Total	Skyline Yarding	480 Feet	41
		Unpaved Haul	Miles	
		Paved Haul	Miles	