



DNRC Timber Appraiser



Appraisal Name	Rhodes Draw Sanitation
Appraisal Type	Sale
Area Office	NWLO
Date	3/14/2016

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$17.72	\$109.84	Harvest Unit	434 Acres
FI Fee	\$4.05	\$25.13	Net Conversion	6.20 Tons/Mbf
			NWLO	\$25.13 /Mbf
			SWLO	\$22.72 /Mbf
			CLO	\$8.19 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$86,863			
Estimated Sale Volume	4,902	Tons		
Total FI Payment	\$19,853			
5% Down Payment	\$4,343			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2015 - 4th Qtr	Minimum Value
Ponderosa pine			\$422.54	\$0.00
Douglas-fir	659	14	\$363.46	\$72,387.11
Western larch	26	13	\$363.46	\$2,855.94
Lodgepole pine	7	11	\$335.77	\$768.91
White fir	54	8	\$334.98	\$5,931.57
White pine			\$547.19	\$0.00
Red cedar			\$1,031.14	\$0.00
Engelmann spruce	45	11	\$335.77	\$4,942.97
Blue stained			\$295.93	\$0.00
Dead/dry			\$233.39	\$0.00
Total	791	13	\$360	\$86,886.50

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$0.00 Total	Tractor Yarding	1000 Feet	100
Maintenance Costs	\$2,150.00 Total	Jammer Yarding	Feet	0
Slash Costs	\$0.00 Total	Skyline Yarding	Feet	0
		Unpaved Haul	4.0 Miles	
		Paved Haul	12.5 Miles	