



DNRC Timber Appraiser



Appraisal Name	Antice South
Appraisal Type	Sale
Area Office	NWLO
Date	5/12/2016

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$26.47	\$139.49	Harvest Unit	217 Acres
FI Fee	\$4.77	\$25.13	Net Conversion	5.27 Tons/Mbf
			NWLO	\$25.13 /Mbf
			SWLO	\$22.72 /Mbf
			CLO	\$8.19 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$394,297			
Estimated Sale Volume	14,896	Tons		
Total FI Payment	\$71,054			
5% Down Payment	\$19,715			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2016 - 1st Qtr	Minimum Value
Ponderosa pine			\$420.29	\$0.00
Douglas-fir	133	23.9	\$361.98	\$18,551.80
Western larch	1,736	18.8	\$361.98	\$242,149.80
Lodgepole pine			\$339.44	\$0.00
White fir	339	10.8	\$327.14	\$47,286.16
White pine			\$504.14	\$0.00
Red cedar	84	18.0	\$1,035.76	\$11,661.13
Engelmann spruce	538	16.8	\$339.44	\$75,016.22
Blue stained			\$289.37	\$0.00
Dead/dry			\$230.64	\$0.00
Total	2,829	17.7	\$373	\$394,665.11

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$45,123.00 Total	Tractor Yarding	500 Feet	87
Maintenance Costs	\$2,665.00 Total	Jammer Yarding	Feet	
Slash Costs	\$9,735.00 Total	Skyline Yarding	300 Feet	13
		Unpaved Haul	8.5 Miles	
		Paved Haul	27.0 Miles	