



# DNRC Timber Appraiser



|                |                  |
|----------------|------------------|
| Appraisal Name | <b>Clearview</b> |
| Appraisal Type | Sale             |
| Area Office    | SWLO             |
| Date           | 8/1/2016         |

| Appraisal Summary     | Per Ton   | Per Mbf | Acres, Factor and FI Fees | Unit          |
|-----------------------|-----------|---------|---------------------------|---------------|
| Minimum Bid Price     | \$12.82   | \$95.13 | Harvest Unit              | 707 Acres     |
| FI Fee                | \$3.39    | \$25.19 | Net Conversion            | 7.42 Tons/Mbf |
|                       |           |         | NWLO                      | \$29.17 /Mbf  |
|                       |           |         | SWLO                      | \$25.19 /Mbf  |
|                       |           |         | CLO                       | \$8.66 /Mbf   |
|                       |           |         | EAST                      | \$2.00 /Mbf   |
| Minimum Sale Value    | \$333,487 |         |                           |               |
| Estimated Sale Volume | 26,013    | Tons    |                           |               |
| Total FI Payment      | \$88,184  |         |                           |               |
| 5% Down Payment       | \$16,674  |         |                           |               |

| Appraisal Species | Volume (Mbf) | DBH (Avg)   | WWPA 2016 - 2nd Qtr | Minimum Value       |
|-------------------|--------------|-------------|---------------------|---------------------|
| Ponderosa pine    | 75           | 13.8        | \$461.97            | \$7,154.05          |
| Douglas-fir       | 3,270        | 12.6        | \$381.66            | \$311,086.81        |
| Western larch     | 137          | 10.9        | \$381.66            | \$13,033.30         |
| Lodgepole pine    | 7            | 7.5         | \$357.77            | \$703.99            |
| White fir         |              |             | \$365.73            | \$0.00              |
| White pine        |              |             | \$507.28            | \$0.00              |
| White wood/other  |              |             | \$357.77            | \$0.00              |
| Red cedar         |              |             | \$1,018.19          | \$0.00              |
| Blue stained      |              |             | \$301.48            | \$0.00              |
| Dead/dry          | 17           | 13.8        | \$239.50            | \$1,636.30          |
| <b>Total</b>      | <b>3,507</b> | <b>12.5</b> | <b>\$383</b>        | <b>\$333,614.44</b> |

| Contract Costs    | Unit               | Log and Haul Costs | Unit      | Logging Percent |
|-------------------|--------------------|--------------------|-----------|-----------------|
| Development Costs | \$174,916.00 Total | Tractor Yarding    | 650 Feet  | 100             |
| Maintenance Costs | \$1,835.00 Total   | Jammer Yarding     | Feet      | 0               |
| Slash Costs       | \$43,955.00 Total  | Skyline Yarding    | Feet      | 0               |
|                   |                    | Unpaved Haul       | 4.0 Miles |                 |
|                   |                    | Paved Haul         | 3.5 Miles |                 |