



DNRC Timber Appraiser



Appraisal Name	Good Goat
Appraisal Type	Sale
Area Office	NWLO
Date	3/15/2016

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$20.46	\$134.44	Harvest Unit	303 Acres
FI Fee	\$3.82	\$25.13	Net Conversion	6.57 Tons/Mbf
			NWLO	\$25.13 /Mbf
			SWLO	\$22.72 /Mbf
			CLO	\$8.19 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$364,965			
Estimated Sale Volume	17,838	Tons		
Total FI Payment	\$68,141.16			
5% Down Payment	\$18,248.27			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2015 - 4th Qtr	Minimum Value
Ponderosa pine			\$422.54	\$0.00
Douglas-fir	551	13.0	\$363.46	\$74,128.96
Western larch	1,556	10.8	\$363.46	\$209,131.33
Lodgepole pine	198	8.7	\$335.77	\$26,618.67
White fir	79	10.5	\$334.98	\$10,674.36
White pine			\$547.19	\$0.00
Red cedar	7	9.4	\$1,031.14	\$994.84
Engelmann spruce	322	11.5	\$335.77	\$43,315.84
Blue stained			\$295.93	\$0.00
Dead/dry			\$233.39	\$0.00
Total	2,714	10.9	\$359	\$364,864.00

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$36,902.00 Total	Tractor Yarding	400 Feet	100
Maintenance Costs	\$3,343.00 Total	Jammer Yarding	Feet	0
FI/Slash work Costs	\$29,535.00 Total	Skyline Yarding	Feet	0
		Unpaved Haul	5.0 Miles	
		Paved Haul	30.0 Miles	