



# DNRC Timber Appraiser



|                |                   |
|----------------|-------------------|
| Appraisal Name | Little Rock Sears |
| Appraisal Type | Sale              |
| Area Office    | NWLO              |
| Date           | 5/11/2016         |

| Appraisal Summary     | Per Ton   | Per Mbf  | Acres, Factor and FI Fees | Unit          |
|-----------------------|-----------|----------|---------------------------|---------------|
| Minimum Bid Price     | \$18.77   | \$136.05 | Harvest Unit              | 873 Acres     |
| FI Fee                | \$3.47    | \$25.13  | Net Conversion            | 7.25 Tons/Mbf |
|                       |           |          | NWLO                      | \$25.13 /Mbf  |
|                       |           |          | SWLO                      | \$22.72 /Mbf  |
|                       |           |          | CLO                       | \$8.19 /Mbf   |
|                       |           |          | EAST                      | \$2.00 /Mbf   |
| Minimum Sale Value    | \$466,059 |          |                           |               |
| Estimated Sale Volume | 24,830    | Tons     |                           |               |
| Total FI Payment      | \$86,160  |          |                           |               |
| 5% Down Payment       | \$23,303  |          |                           |               |

| Appraisal Species | Volume (Mbf) | DBH (Avg)   | WWPA 2016 - 1st Qtr | Minimum Value       |
|-------------------|--------------|-------------|---------------------|---------------------|
| Ponderosa pine    | 1,200        | 12.8        | \$420.29            | \$163,259.98        |
| Douglas-fir       | 1,505        | 10.6        | \$361.98            | \$204,755.23        |
| Western larch     | 135          | 10.9        | \$361.98            | \$18,366.75         |
| Lodgepole pine    | 565          | 8.7         | \$339.44            | \$76,868.24         |
| White fir         | 20           | 13.6        | \$327.14            | \$2,721.00          |
| White pine        |              |             | \$504.14            | \$0.00              |
| Red cedar         |              |             | \$1,035.76          | \$0.00              |
| White wood/other  |              |             | \$339.44            | \$0.00              |
| Blue stained      |              |             | \$289.37            | \$0.00              |
| Dead/dry          |              |             | \$230.64            | \$0.00              |
| <b>Total</b>      | <b>3,425</b> | <b>11.1</b> | <b>\$378</b>        | <b>\$465,971.21</b> |

| Contract Costs    | Unit              | Log and Haul Costs | Unit       | Logging Percent |
|-------------------|-------------------|--------------------|------------|-----------------|
| Development Costs | \$77,192.00 Total | Tractor Yarding    | 600 Feet   | 87              |
| Maintenance Costs | \$34,678.00 Total | Jammer Yarding     | Feet       | 0               |
| Slash Costs       | \$0.00 Total      | Skyline Yarding    | 300 Feet   | 13              |
|                   |                   | Unpaved Haul       | 25.0 Miles |                 |
|                   |                   | Paved Haul         | 2.0 Miles  |                 |