



# DNRC Timber Appraiser



Appraisal Name	<b>Jim Junction</b>
Appraisal Type	Sale
Area Office	NWLO
Date	9/25/2020

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$21.64</b>	<b>\$147.15</b>	Harvest Unit	376 Acres
FI Fee	<b>\$4.37</b>	<b>\$29.70</b>	Net Conversion	6.80 Tons/Mbf
			NWLO	\$29.70 /Mbf
			SWLO	\$24.25 /Mbf
			CLO	\$9.15 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$352,819			
Estimated Sale Volume	16,304	Tons		
Total FI Payment	\$71,248			
5% Down Payment	\$17,641			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2020- 2nd Qtr	Minimum Value
Ponderosa pine			\$439.41	\$0.00
Douglas-fir	1,412	12	\$491.09	\$207,781.80
Western larch	193	11	\$491.09	\$28,400.77
Lodgepole pine	40	11	\$406.45	\$5,886.17
White fir	196	10	\$408.29	\$28,842.23
White pine			\$575.68	\$0.00
Engelmann spruce	557	13	\$406.45	\$81,964.92
Red cedar			\$1,126.47	\$0.00
Blue stained			\$344.84	\$0.00
Dead/dry			\$271.56	\$0.00
<b>Total</b>	<b>2,398</b>	<b>12</b>	<b>\$463</b>	<b>\$352,875.89</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$29,792.00 Total	Tractor Yarding	480 Feet	100
Maintenance Costs	\$6,247.00 Total	Other(specify) Yarding	Feet	
Slash Costs	Total	Skyline Yarding	Feet	
		Unpaved Haul	6.2 Miles	
		Paved Haul	52.5 Miles	