

TIMBER APPRAISER 2.1



County Line

Date	2/18/2025	Acres	465
Area Office	EAST	MBF/Ton conversion	7.5
County	Carter	MBF	750
Sale Type	Green	Tons	5,625

Estimated Prices

Source: http://www.bber.umt.edu/FIR/F_LogPrice.asp

Year	2024	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	750	12.0	\$ 325	\$	243,750
Bull pine		-	\$ 288	\$	-
Lodgepole pine			\$ 395	\$	-
Douglas-fir			\$ 406	\$	-
Western larch			\$ 406	\$	-
Engelmann spruce			\$ 395	\$	-
Subalpine fir			\$ 328	\$	-
Grand fir			\$ 328	\$	-
Western redcedar			\$ 100	\$	-
Hemlock			\$ 280	\$	-
White pine			\$ 288	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-		\$	-
Dead/dry	-	-	\$ 162.50	\$	-
Total	750	12.0	\$ 325.00	\$	243,750

Estimated Costs

Source: http://www.bber.umt.edu/FIR/F_Logging.asp

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	750	\$ 37.71
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 37.71

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	100	15	\$ 20.45

Contract costs			
Road development costs	\$	2,000.00	Slash costs \$ -
Road maintenance costs	\$	-	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 2.38	\$ 17.85	\$ 13,387.50
Fl fee	\$ 0.13	\$ 1.00	\$ 750.00
		5% bid deposit	\$ 669.38