

GNA TIMBER APPRAISER 3.1



Long Tom SYU Permit

Date	6/15/2026	Acres	39.56
Area Office	CLO	MBF/Ton conversion	6.54
County	Silver Bow	MBF	371
Sale Type	Salvage	Tons	2,426

Estimated Delivered Log Prices

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

Year	2026	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 317	\$ -
Bull pine	-	-	\$ 267	\$ -
Lodgepole pine	141	7	\$ 414	\$ 58,250
Douglas-fir	-	-	\$ 431	\$ -
Western larch	-	-	\$ 431	\$ -
Engelmann spruce	-	-	\$ 398	\$ -
Subalpine fir	-	-	\$ 348	\$ -
Grand fir	-	-	\$ 306	\$ -
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 258	\$ -
White pine	-	-	\$ 283	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 311	\$ -
Dead/dry	230	9	\$ 207	\$ 47,610
Total	371	8.5	\$ 286	\$ 105,860

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%	600	\$ 34.80
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 34.80

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	62	10	\$ 21.98

Contract costs

Road development	\$ -	Slash	\$ 2,500
Road maintenance	\$ 5,000	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 1.80	\$ 11.77	\$ 4,367
5% bid deposit			\$ 218