

# TIMBER APPRAISER 2.1



## GAME ON

Date	2/19/2025	Acres	479
Area Office	SWLO	MBF/Ton conversion	7.26
County	Missoula	MBF	2,103
Sale Type	Green	Tons	15,264

### Estimated Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](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	
			(MBF)	Estimated value (MBF)
Ponderosa pine			\$ 342	\$ -
Bull pine			\$ 308	\$ -
Lodgepole pine	247	7.8	\$ 411	\$ 101,376
Douglas-fir	1,020	11.3	\$ 449	\$ 457,945
Western larch	444	11.6	\$ 437	\$ 193,984
Engelmann spruce	84	12.9	\$ 411	\$ 34,400
Subalpine fir	235	9.7	\$ 380	\$ 89,141
Grand fir			\$ 380	\$ -
Western redcedar			\$ 467	\$ -
Hemlock			\$ 356	\$ -
White pine			\$ 357	\$ -
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 308.25	\$ -
Dead/dry	74	11.0	\$ 208.80	\$ 15,414
<b>Total</b>	<b>2,103</b>	<b>10.8</b>	<b>\$ 424.36</b>	<b>\$ 892,261</b>

### Estimated Costs

Source: [http://www.bber.umt.edu/FIR/F\\_Logging.asp](http://www.bber.umt.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	51%	500	\$ 35.45
Cable-based	49%	500	\$ 52.85
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 43.98</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	69	15	\$ 22.28

### Contract costs

Road development costs	\$ -	Slash costs	\$ 23,950.00
Road maintenance costs	\$ 18,949.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 8.34	\$ 60.55	\$ 127,301.76
FI fee	\$ 3.00	\$ 21.75	\$ 45,731.15
		5% bid deposit	\$ 6,365.09