

TIMBER APPRAISER 3.1PP



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

Sophie Lake Appraisal

Date	1/21/2026	Acres	233
Area Office	NWLO	MBF/Ton conversion	8.53
County	Lincoln	MBF	1,121
Sale Type	Green	Tons	9,563

Estimated Prices

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

	Year	Quarter		
	2025	3		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	715	9.5	\$ 350	\$ 250,250.00
Bull pine*	-	-	\$ 344	\$ -
Lodgepole pine	-	-	\$ 415	\$ -
Douglas-fir	406	12.1	\$ 440	\$ 178,640.00
Western larch	-	-	\$ 438	\$ -
Engelmann spruce	-	-	\$ 415	\$ -
Subalpine fir	-	-	\$ 330	\$ -
Grand fir	-	-	\$ 325	\$ -
Western redcedar	-	-	\$ 567	\$ -
Hemlock	-	-	\$ 325	\$ -
White pine	-	-	\$ 375	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	262.5	\$ -
Dead/dry	-	-	\$ 197.50	\$ -
Total	1,121	10.4	\$ 382.60	\$ 428,890.00
PP + BP	715	9.5	\$ 350.00	\$ 250,250.00
Non-PP	406	12.1	\$ 440.00	\$ 178,640.00

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%	-	\$ 33.63
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 33.63
Haul cost	Paved	Unpaved	
Non-PP distance	70	1	Est cost per ton \$ 21.81
PP distance	115	1	Est cost per ton \$ 29.62
Contract costs			
Road development costs	\$ 11,914.00	Slash costs	\$ 14,084.00
Road maintenance costs	\$ 6,915.00	Other costs	\$ 3,745.00

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 16.36	\$ 139.58	\$ 56,670
Min bid (PP only)*	\$ 3.00	\$ 25.59	\$ 18,294
FI fee	\$ 3.12	\$ 26.60	\$ 29,837
		5% bid deposit	\$ 3,748

*PP minimum bid adjusted to account for recent market changes