

GNA TIMBER APPRAISER 2.2PP



ROUND MEADOWS

Date	8/20/2025	Acres	511
Area Office	NWLO	MBF/Ton conversion	7.23
County	Flathead	MBF	2,517
Sale Type	Green	Tons	18,253

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	15	8.2	\$ 325	\$ 4,875
Lodgepole pine	1,785	9.0	\$ 419	\$ 747,915
Douglas-fir	272	10.9	\$ 462	\$ 125,664
Western larch	36	11.3	\$ 446	\$ 16,056
Engelmann spruce	341	9.8	\$ 419	\$ 142,879
Subalpine fir	36	9.3	\$ 356	\$ 12,816
Grand fir	17	12.0	\$ 356	\$ 6,052
Western redcedar	-	-	\$ 533	\$ -
Hemlock	-	-	\$ 325	\$ -
White pine	-	-	\$ 475	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 267	\$ -
Dead/dry	-	-	\$ 194	\$ -
Total	2,517	9.4	\$ 422	\$ 1,061,132
PP + BP	30	8.2	\$ 325	\$ 9,750
Non-PP	2,502	9.4	\$ 422	\$ 1,056,257

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	1,000	\$ 36.78
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 36.78

Haul cost	Paved	Unpaved		
Non-PP distance	26	1	Est cost per ton	\$ 14.18
PP distance	127	1	Est cost per ton	\$ 31.70

Contract costs

Road development	\$ 8,848	Slash	\$ 67,750
Road maintenance	\$ 2,542	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	\$ 12.73	\$ 92.05	\$ 230,302
Min Bid (PP only)*	\$ 2.90	\$ 20.98	\$ 629
5% bid deposit			\$ 11,547

*PP minimum bid adjusted to account for recent market changes