

TIMBER APPRAISER 2.1



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

ANTICE FLATS

Date	5/12/2025	Acres	638
Area Office	NWLO	MBF/Ton conversion	7.24
County	Flathead	MBF	3,860
Sale Type	Green	Tons	27,931

Estimated Prices

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

		Year	Quarter			
		2024	4			
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)		
Ponderosa pine			\$ 342	\$ -		
Bull pine			\$ 308	\$ -		
Lodgepole pine	80	10.2	\$ 411	\$ 32,880		
Douglas-fir	53	9.1	\$ 449	\$ 23,797		
Western larch	103	8.0	\$ 437	\$ 45,011		
Engelmann spruce	2,254	10.2	\$ 411	\$ 926,394		
Subalpine fir	1,198	9.9	\$ 380	\$ 455,240		
Grand fir	172	9.5	\$ 380	\$ 65,360		
Western redcedar			\$ 467	\$ -		
Hemlock			\$ 356	\$ -		
White pine			\$ 357	\$ -		
Cottonwood			\$ -	\$ -		
	-	-	\$ -	\$ -		
Blue-stained	-	-	308.25	\$ -		
Dead/dry	-	-	205.67	\$ -		
Total	3,860	10.0	\$ 401.21	\$ 1,548,682		

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%	800	\$	35.55
Cable-based		0%	0	\$	-
Total		100%	Weighted average	\$	35.55
Haul cost		Paved	Unpaved		
Distance (miles)		12	35	Est cost per ton	\$ 16.34
Contract costs					
Road development costs	\$	46,438.00	Slash costs	\$	11,250.00
Road maintenance costs	\$	26,896.00	Other costs	\$	-

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 14.10	\$ 102.08	\$ 393,827.10
FI fee	\$ 3.67	\$ 26.60	\$ 102,676.00
5% bid deposit			\$ 19,691.36