



DNRC Timber Appraiser



Appraisal Name	Flatlander
Appraisal Type	Sale
Area Office	SWLO
Date	3/2/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$15.61	\$89.30	Harvest Unit	324 Acres
FI Fee	\$3.80	\$21.75	Net Conversion	5.72 Tons/Mbf
			NWLO	\$29.70 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$9.15 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$226,329			
Estimated Sale Volume	14,499 Tons			
Total FI Payment	\$55,096			
5% Down Payment	\$11,316			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA January 2023	Minimum Value
Ponderosa pine	2534	17	\$702.91	\$226,293.86
Douglas-fir				\$0.00
Western larch				\$0.00
Lodgepole pine				\$0.00
White fir				\$0.00
White pine				\$0.00
White wood/other				\$0.00
Red cedar				\$0.00
Blue stained			\$527.18	\$0.00
Dead/dry			\$351.46	\$0.00
Total	2534	17	\$703	\$226,293.86

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$43,718 Total	Tractor Yarding	1000 Feet	100
Maintenance Costs	\$4,700 Total	Other Yarding	Feet	
Slash Costs	Total	Skyline Yarding	Feet	
		Unpaved Haul	4.0 Miles	
		Paved Haul	66.0 Miles	