



DNRC Timber Appraiser



Appraisal Name	McKay Creek
Appraisal Type	Sale
Area Office	NWLO
Date	4/21/2023

Appraisal Summary	Per Ton	Per Mbft	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$15.95	\$96.49	Harvest Unit	490 Acres
FI Fee	\$4.40	\$26.60	Net Conversion	6.05 Tons/Mbft
Minimum Sale Value	\$714,241		NWLO	\$26.60 /Mbft
Estimated Sale Volume	44,780	Tons	SWLO	\$21.75 /Mbft
Total FI Payment	\$197,032		CLO	\$8.20 /Mbft
5% Bid Deposit	\$35,712		EAST	\$1.00 /Mbft

Appraisal Species	Volume (Mbft)	DBH (Avg)	WWPA Lumber 1st Q 23	Minimum Value
Ponderosa pine	123	19.7	\$694.02	\$11,829.94
Douglas-fir	2,739	14.3	\$548.14	\$264,291.94
Western larch	1,692	12.8	\$548.14	\$163,264.68
Lodgepole pine	151	10.1	\$446.10	\$14,531.71
White fir	591	13.4	\$421.37	\$57,026.85
White pine	10	17.0	\$858.09	\$964.92
White wood/other	1,123	12.2	\$446.10	\$108,360.66
Red cedar	893	11.9	\$1,307.75	\$86,167.47
Blue stained			\$424.50	\$0.00
Dead/dry	84	16.8	\$329.36	\$8,105.34
Total	7,405	13.3	\$612	\$714,543.51

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$136,466 Total	Tractor Yarding	300 Feet	64
Maintenance Costs	\$6,110 Total	Other Yarding		
Slash Costs	Total	Skyline Yarding	500 Feet	36
		Unpaved Haul	7 Miles	
		Paved Haul	37 Miles	