



DNRC Timber Appraiser



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

| Appraisal Summary | Per Ton | Per Mbf | 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/Mbf |
| | | | NWLO | \$26.60 /Mbf |
| | | | SWLO | \$21.75 /Mbf |
| | | | CLO | \$8.20 /Mbf |
| | | | EAST | \$1.00 /Mbf |
| Minimum Sale Value | \$714,241 | | | |
| Estimated Sale Volume | 44,780 | Tons | | |
| Total FI Payment | \$197,032 | | | |
| 5% Bid Deposit | \$35,712 | | | |

| Appraisal Species | Volume (Mbf) | 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 | Feet | |
| Slash Costs | Total | Skyline Yarding | 500 Feet | 36 |
| | | Unpaved Haul | 7 Miles | |
| | | Paved Haul | 37 Miles | |