



DNRC Timber Appraiser



Appraisal Name	Rusky Creek
Appraisal Type	Sale
Area Office	NWLO
Date	1/4/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$7.94	\$53.99	Harvest Unit	362 Acres
FI Fee	\$3.91	\$26.60	Net Conversion	6.80 Tons/Mbf
			NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$242,503			
Estimated Sale Volume	30,542	Tons		
Total FI Payment	\$119,419			
5% Bid Deposit	\$12,125			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA Lumber 3rd Q 22	Minimum Value
Ponderosa pine			\$845.53	\$0.00
Douglas-fir	401	11.6	\$683.59	\$21,651.19
Western larch	283	10.4	\$683.59	\$15,280.02
Lodgepole pine	1,941	9.7	\$619.50	\$104,800.42
White fir	691	10.8	\$600.12	\$37,309.17
White pine			\$1,225.91	\$0.00
White wood/other	1,173	10.7	\$619.50	\$63,333.79
Red cedar			\$1,437.54	\$0.00
Blue stained			\$565.47	\$0.00
Dead/dry			\$419.71	\$0.00
Total	4,489	10.3	\$626	\$242,374.60

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$197,897.00 Total	Tractor Yarding	1000 Feet	7
Maintenance Costs	\$13,748.00 Total	Other Yarding	983 Feet	93
Slash Costs	\$598.00 Total	Skyline Yarding	Feet	
		Unpaved Haul	10.8 Miles	
		Paved Haul	37.0 Miles	