



# DNRC Timber Appraiser



Appraisal Name	<b>Short Star</b>
Appraisal Type	Sale
Area Office	NWLO
Date	4/25/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$24.93</b>	<b>\$166.53</b>	Harvest Unit	399 Acres
FI Fee	<b>\$3.98</b>	<b>\$26.60</b>	Net Conversion	6.68 Tons/Mbf
			NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$487,032			
Estimated Sale Volume	19,536	Tons		
Total FI Payment	\$77,753			
5% Bid Deposit	\$24,352			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA Lumber 1st Q 23	Minimum Value
Ponderosa pine			\$694.02	\$0.00
Douglas-fir	1,216	12.7	\$548.14	\$202,496.08
Western larch	439	12.4	\$548.14	\$73,105.08
Lodgepole pine	273	9.2	\$446.10	\$45,461.70
White fir	296	9.5	\$421.37	\$49,291.81
White pine			\$858.09	\$0.00
White wood/other	697	12.6	\$446.10	\$116,068.89
Red cedar			\$1,307.75	\$0.00
Blue stained			\$424.50	\$0.00
Dead/dry	5	11.0	\$329.36	\$832.63
<b>Total</b>	<b>2,926</b>	<b>12.0</b>	<b>\$501</b>	<b>\$487,256.20</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$4,971 Total	Tractor Yarding	878 Feet	100
Maintenance Costs	\$10,311 Total	Other Yarding	Feet	
Slash Costs	Total	Skyline Yarding	Feet	
		Unpaved Haul	1.5 Miles	
		Paved Haul	27.5 Miles	