



# DNRC Timber Appraiser



Appraisal Name	<b>West and Pieces</b>
Appraisal Type	Sale
Area Office	SWLO
Date	4/25/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$15.02</b>	<b>\$99.70</b>	Harvest Unit	246 Acres
FI Fee	<b>\$3.28</b>	<b>\$21.75</b>	Net Conversion	6.64 Tons/Mbf
			NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$115,939			
Estimated Sale Volume	7,719	Tons		
Total FI Payment	\$25,318			
5% Bid Deposit	\$5,797			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA Lumber 1st Q 23	Minimum Value
Ponderosa pine			\$694.02	\$0.00
Douglas-fir	979	13.0	\$548.14	\$97,647.52
Western larch	148	15.7	\$548.14	\$14,795.68
Lodgepole pine	3	7.7	\$446.10	\$299.10
White fir			\$421.37	\$0.00
White pine			\$858.09	\$0.00
White wood/other			\$446.10	\$0.00
Red cedar			\$1,307.75	\$0.00
Blue stained			\$424.50	\$0.00
Dead/dry	31	15.4	\$329.36	\$3,090.74
<b>Total</b>	<b>1,162</b>	<b>13.4</b>	<b>\$542</b>	<b>\$115,833.05</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$50,750 Total	Tractor Yarding	750 Feet	100
Maintenance Costs	Total	Other Yarding	Feet	
Slash Costs	\$8,980 Total	Skyline Yarding	Feet	
		Unpaved Haul	6.0 Miles	
		Paved Haul	3.5 Miles	