

# TIMBER APPRAISER 2.1

## BEETLEJUICE

Date	5/20/2024	Acres	424
Area Office	SWLO	MBF/Ton conversion	6.5
County	Missoula	MBF	2,103
Sale Type	Sale	Tons	13,680

### Estimated Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](http://www.bber.umt.edu/FIR/F_LogPrice.asp)

Year	2024	Quarter	1
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#### Delivered log price

Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine	286	14.2	\$ 356	\$ 101,674
Bull pine			\$ 344	\$ -
Lodgepole pine	16	10.0	\$ 428	\$ 6,848
Douglas-fir	1,802	13.9	\$ 427	\$ 769,283
Western larch	-	-	\$ 427	\$ -
Engelmann spruce	-	-	\$ 428	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	-	-	\$ 389	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 294	\$ -
Dead/dry	-	-	\$ 202	\$ -
<b>Total</b>	<b>2,103</b>	<b>13.9</b>	<b>\$ 417</b>	<b>\$ 877,805</b>

### Estimated Costs

Source: [http://www.bber.umt.edu/FIR/F\\_Logging.asp](http://www.bber.umt.edu/FIR/F_Logging.asp)

#### Logging cost

	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	52%	600	\$ 35.48
Cable-based	48%	600	\$ 53.19
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 43.98</b>

#### Haul cost

	Paved	Unpaved	Est cost per ton
Distance (miles)	57	6	\$ 18.91

#### Contract costs

Road development costs	\$ 44,606	Slash costs	\$ -
Road maintenance costs	\$ 19,870	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum - all species except PP	\$ 6.45	\$ 41.95	\$ 75,514
Set Price - Ponderosa pine	\$ 2.00	\$ 13.06	\$ 3,958
Fl fee	\$ 3.35	\$ 21.75	\$ 45,745
		5% bid deposit	\$ 3,974