

TIMBER APPRAISER 2.0



BUFFALO BILL

Date	2/8/2024	Acres	484
Area Office	NWLO	MBF/Ton conversion	6.92
County	Sanders	MBF	4,062
Sale Type	Green	Tons	28,121

Estimated Prices

Source: http://www.bber.umt.edu/FIR/F_LogPrice.asp

Year	2024	Quarter	4
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Delivered log price

Species	Volume (MBF)	Avg DBH (in)	(MBF) Delivered log price	(MBF) Estimated value (MBF)
Ponderosa pine	-	-	\$ 363	\$ -
Bull pine	1,612	12.7	\$ 354	\$ 570,754
Lodgepole pine	15	10.5	\$ 429	\$ 6,435
Douglas-fir	2,104	11.7	\$ 428	\$ 900,640
Western larch	264	12.0	\$ 428	\$ 112,992
Engelmann spruce	-	-	\$ 429	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	66	11.5	\$ 390	\$ 25,740
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 378	\$ -
White pine	-	-	\$ 391	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 304	\$ -
Dead/dry	-	-	\$ 203	\$ -
Total	4,062	12.1	\$ 398	\$ 1,616,562

Estimated Costs

Source: http://www.bber.umt.edu/FIR/F_Logging.asp

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	82%	500	\$ 32.00
Cable-based	18%	500	\$ 47.17
Total	100%	Weighted average	\$ 34.73

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	25	14.2	\$ 15.09

Contract costs

Road development costs	\$ 138,825	Slash costs	\$ -
Road maintenance costs	\$ 9,915	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 20.83	\$ 144.17	\$ 585,873
FI fee	\$ 3.84	\$ 26.60	\$ 108,039
		5% bid deposit	\$ 29,294