

# TIMBER APPRAISER 2.1



## Cliff Lake

|             |          |                    |        |
|-------------|----------|--------------------|--------|
| Date        | 3/4/2024 | Acres              | 474    |
| Area Office | NWLO     | MBF/Ton conversion | 6.49   |
| County      | Flathead | MBF                | 4,934  |
| Sale Type   | Sale     | Tons               | 32,023 |

### Estimated Prices

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

| Species          | Volume (MBF) | Avg DBH (in) | Delivered log price |           | Estimated value  |
|------------------|--------------|--------------|---------------------|-----------|------------------|
|                  |              |              | (MBF)               |           | (MBF)            |
| Ponderosa pine   | 21           | 15.9         | \$ 363              | \$        | 7,623            |
| Bull pine        |              | -            | \$ 354              | \$        | -                |
| Lodgepole pine   |              | -            | \$ 429              | \$        | -                |
| Douglas-fir      | 4,019        | 12.6         | \$ 428              | \$        | 1,720,132        |
| Western larch    | 853          | 11.7         | \$ 428              | \$        | 365,084          |
| Engelmann spruce | 28           | 8.2          | \$ 429              | \$        | 12,012           |
| Subalpine fir    | -            | -            | \$ 373              | \$        | -                |
| Grand fir        | -            | -            | \$ 390              | \$        | -                |
| Western redcedar | -            | -            | \$ 467              | \$        | -                |
| Hemlock          | -            | -            | \$ 378              | \$        | -                |
| White pine       | -            | -            | \$ 391              | \$        | -                |
| Cottonwood       | -            | -            | \$ -                | \$        | -                |
|                  | -            | -            | \$ -                | \$        | -                |
| Blue-stained     | -            | -            | \$ 272              | \$        | -                |
| Dead/dry         | 13           | 13.3         | \$ 206              | \$        | 2,678            |
| <b>Total</b>     | <b>4,934</b> | <b>12.4</b>  | <b>\$ 427</b>       | <b>\$</b> | <b>2,107,529</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 | 100%        | 450                     | \$               | 32.14        |
| Cable-based  | 0%          | 0                       | \$               | -            |
| <b>Total</b> | <b>100%</b> | <b>Weighted average</b> | <b>\$</b>        | <b>32.14</b> |

  

| Haul cost        | Paved | Unpaved | Est cost per ton |       |
|------------------|-------|---------|------------------|-------|
| Distance (miles) | 14    | 4       | \$               | 11.68 |

  

| Contract costs         |    |        |             |      |
|------------------------|----|--------|-------------|------|
| Road development costs | \$ | 53,350 | Slash costs | \$ - |
| Road maintenance costs | \$ | 10,490 | Other costs | \$ - |

### Appraisal Summary

|         | Per ton  | Per MBF        | Total      |
|---------|----------|----------------|------------|
| Minimum | \$ 28.04 | \$ 181.99      | \$ 897,980 |
| FI fee  | \$ 4.10  | \$ 26.60       | \$ 131,244 |
|         |          | 5% bid deposit | \$ 44,899  |