

TIMBER APPRAISER 2.0



LOST AGAIN

| | | | |
|-------------|----------|--------------------|-------|
| Date | 2/6/2024 | Acres | 263 |
| Area Office | NWLO | MBF/Ton conversion | 6.16 |
| County | Lake | MBF | 764 |
| Sale Type | Green | Tons | 4,712 |

Estimated Prices

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

| | | | |
|------|------|---------|---|
| Year | 2024 | Quarter | 4 |
|------|------|---------|---|

| Species | Volume (MBF) | Avg DBH (in) | Delivered log price | |
|------------------|--------------|--------------|---------------------|-----------------------|
| | | | (MBF) | Estimated value (MBF) |
| Ponderosa pine | - | - | \$ 363 | \$ - |
| Bull pine | - | - | \$ 354 | \$ - |
| Lodgepole pine | 36 | 11.6 | \$ 429 | \$ 15,315 |
| Douglas-fir | 110 | 12.8 | \$ 428 | \$ 46,952 |
| Western larch | 365 | 11.4 | \$ 428 | \$ 156,220 |
| Engelmann spruce | 5 | 10.0 | \$ 429 | \$ 2,145 |
| Subalpine fir | - | - | \$ 373 | \$ - |
| Grand fir | 90 | 12.2 | \$ 390 | \$ 35,100 |
| Western redcedar | 159 | 18.8 | \$ 467 | \$ 74,253 |
| Hemlock | - | - | \$ 378 | \$ - |
| White pine | - | - | \$ 391 | \$ - |
| Cottonwood | - | - | \$ - | \$ - |
| | - | - | \$ - | \$ - |
| Blue-stained | - | - | \$ 321.38 | \$ - |
| Dead/dry | - | - | \$ 214.25 | \$ - |
| Total | 764 | 12.8 | \$ 431.69 | \$ 329,985 |

Estimated Costs

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

| Logging cost | Percent | Yarding distance (ft) | Est cost per ton |
|--------------|-------------|-------------------------|------------------|
| Ground-based | 100% | 500 | \$ 34.32 |
| Cable-based | 0% | 0 | \$ - |
| Total | 100% | Weighted average | \$ 34.32 |

| Haul cost | Paved | Unpaved | Est cost per ton |
|------------------|-------|---------|------------------|
| Distance (miles) | 50 | 4 | \$ 17.46 |

Contract costs

| | | | |
|------------------------|-----------|-------------|------|
| Road development costs | \$ 5,446 | Slash costs | \$ - |
| Road maintenance costs | \$ 13,732 | Other costs | \$ - |

Appraisal Summary

| | Per ton | Per MBF | Total |
|---------|----------|----------------|------------|
| Minimum | \$ 23.68 | \$ 145.86 | \$ 111,573 |
| FI fee | \$ 4.32 | \$ 26.60 | \$ 20,333 |
| | | 5% bid deposit | \$ 5,579 |