

TIMBER APPRAISER 2.0



POTOMAC FLATS

Date	10/19/2023	Acres	289
Area Office	SWLO	MBF/Ton conversion	7
County	Missoula	MBF	1,517
Sale Type	Sale	Tons	10,613

Estimated Prices

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

Year	2023	Quarter	2
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Delivered log price

Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine			\$ 408	\$ -
Bull pine	1,065	13.0	\$ 383	\$ 407,895.00
Lodgepole pine		-	\$ 420	\$ -
Douglas-fir	415	14.1	\$ 420	\$ 174,426.00
Western larch	36	15.9	\$ 420	\$ 15,246.00
Engelmann spruce	-	-	\$ 420	\$ -
Subalpine fir	-	-	\$ 338	\$ -
Grand fir	-	-	\$ 373	\$ -
Western redcedar	-	-	\$ 100	\$ -
Hemlock	-	-	\$ 363	\$ -
White pine	-	-	\$ 383	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 305.75	\$ -
Dead/dry	-	-	\$ 203.83	\$ -
Total	1,517	13.4	\$ 394.02	\$ 597,567.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	500	\$ 33.33
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 33.33

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	32	1.5	\$ 14.17

Contract costs

Road development costs	\$ 39,701.00	Slash costs	\$ -
Road maintenance costs	\$ 16,336.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 17.99	\$ 125.91	\$ 190,895
FI fee	\$ 3.11	\$ 21.75	\$ 32,986
		5% bid deposit	\$ 9,545