

TIMBER APPRAISER 2.0



NORTH SOUP CANYON

Date	10/23/2023	Acres	232
Area Office	NWLO	MBF/Ton conversion	6.59
County	Lake	MBF	1,517
Sale Type	Green	Tons	9,982

Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value
			(MBF)		(MBF)
Ponderosa pine	-	-	\$ 408		\$ -
Bull pine	-	-	\$ 383		\$ -
Lodgepole pine	23	10.4	\$ 420		\$ 9,660
Douglas-fir	844	11.5	\$ 420		\$ 354,480
Western larch	542	13.9	\$ 420		\$ 227,640
Engelmann spruce	36	10.2	\$ 420		\$ 15,120
Subalpine fir	2	8.0	\$ 338		\$ 676
Grand fir	50	11.9	\$ 373		\$ 18,650
Western redcedar	6	11.0	\$ 100		\$ 600
Hemlock	-	-	\$ 363		\$ -
White pine	-	-	\$ 383		\$ -
Cottonwood	-	-	\$ -		\$ -
	-	-	\$ -		\$ -
Blue-stained	-	-	\$ 267		\$ -
Dead/dry	14	14.9	\$ 178		\$ 2,491
Total	1,517	11.9	\$ 415		\$ 629,317

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	50%	700	\$ 33.51
Cable-based	50%	800	\$ 50.88
Total	100%	Weighted average	\$ 42.19

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	50	8	\$ 18.11

Contract costs

Road development costs	\$ 119,707	Slash costs	\$ -
Road maintenance costs	\$ 21,406	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 10.43	\$ 68.71	\$ 104,074
FI fee	\$ 4.04	\$ 26.60	\$ 40,352
		5% bid deposit	\$ 5,204