

# TIMBER APPRAISER 2.1



## OLNEY NORTH

Date	3/11/2024	Acres	753
Area Office	NWLO	MBF/Ton conversion	6.57
County	Flathead	MBF	4,980
Sale Type	Sale	Tons	32,729

### 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	-	-	\$ 363	\$ -	-
Bull pine	-	-	\$ 354	\$ -	-
Lodgepole pine	1,226	8.6	\$ 429	\$ 525,954	
Douglas-fir	1,020	12.6	\$ 428	\$ 436,560	
Western larch	1,756	13.4	\$ 428	\$ 751,568	
Engelmann spruce	491	12.3	\$ 429	\$ 210,639	
Subalpine fir	448	10.2	\$ 373	\$ 166,955	
Grand fir	40	11.8	\$ 390	\$ 15,444	
Western redcedar	-	-	\$ 467	\$ -	-
Hemlock	-	-	\$ 378	\$ -	-
White pine	-	-	\$ 391	\$ -	-
Cottonwood	-	-	\$ -	\$ -	-
	-	-	\$ -	\$ -	-
Blue-stained	-	-	\$ 322	\$ -	-
Dead/dry	-	-	\$ 206	\$ -	-
<b>Total</b>	<b>4,980</b>	<b>11.6</b>	<b>\$ 423</b>	<b>\$ 2,107,120</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%	500	\$	34.29
Cable-based	0%	0	\$	-
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$</b>	<b>34.29</b>

  

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	24	1	\$	12.81

  

Contract costs			
Road development costs	\$ 103,989	Slash costs	\$ 33,110
Road maintenance costs	\$ 15,072	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 24.22	\$ 159.14	\$ 792,773
FI fee	\$ 4.05	\$ 26.60	\$ 132,473
		5% bid deposit	\$ 39,639