

TIMBER APPRAISER 2.1



PAUL RUDGE

Date	4/12/2024	Acres	209
Area Office	SWLO	MBF/Ton conversion	6.53
County	Missoula	MBF	1,155
Sale Type	Green	Tons	7,540

Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	77	15.6	\$ 363	\$ 27,951
Bull pine	-	-	\$ 354	\$ -
Lodgepole pine	-	-	\$ 429	\$ -
Douglas-fir	807	13.9	\$ 428	\$ 345,225
Western larch	245	12.2	\$ 428	\$ 104,689
Engelmann spruce	-	-	\$ 429	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	-	-	\$ 390	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 378	\$ -
White pine	-	-	\$ 391	\$ -
Cottonwood	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 272.25	\$ -
Dead/dry	27	12.0	\$ 203	\$ 5,486
Total	1,155	13.6	\$ 418	\$ 483,350

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	\$	34.86
Cable-based	0%	0	\$	-
Total	100%	Weighted average	\$	34.86

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	107	3	\$	26.46

Contract costs			
Road development costs	\$ 42,298	Slash costs	\$ 8,190
Road maintenance costs	\$ -	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum - all species except PP	\$ 10.23	\$ 66.77	\$ 76,981
Set Price - Ponderosa pine	\$ 2.00	\$ 13.06	\$ 1,006
Fl fee	\$ 3.33	\$ 21.75	\$ 25,126
		5% bid deposit	\$ 3,849