

# TIMBER APPRAISER 2.1



## THE OTHER SIDE

Date	3/8/2024	Acres	332
Area Office	SWLO	MBF/Ton conversion	6.69
County	Mineral	MBF	1,835
Sale Type	Sale	Tons	12,276

### Estimated Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](http://www.bber.umt.edu/FIR/F_LogPrice.asp)

Year	2023	Quarter	4
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#### Delivered log price

Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine	200	15.5	\$ 363	\$ 72,600.00
Bull pine	-	-	\$ 354	\$ -
Lodgepole pine	-	-	\$ 429	\$ -
Douglas-fir	1,450	13.1	\$ 428	\$ 620,600
Western larch	140	11.8	\$ 428	\$ 59,920
Engelmann spruce	-	-	\$ 429	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	45	9.6	\$ 390	\$ 17,550
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 378	\$ -
White pine	-	-	\$ 391	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 272	\$ -
Dead/dry	-	-	\$ 201	\$ -
<b>Total</b>	<b>1,835</b>	<b>13.0</b>	<b>\$ 420</b>	<b>\$ 770,670</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	73%	900	\$ 36.14
Cable-based	27%	800	\$ 54.19
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 41.01</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	7	120	\$ 21.89

Contract costs			
Road development costs	\$	42,112	Slash costs \$ -
Road maintenance costs	\$	19,379	Other costs \$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 9.97	\$ 66.71	\$ 122,408
FI fee	\$ 3.25	\$ 21.75	\$ 39,911
		5% bid deposit	\$ 6,120