

TIMBER APPRAISER 2.0



WEST JIM BUTCHER

Date	12/12/2023	Acres	248
Area Office	NWLO	MBF/Ton conversion	6.43
County	Lincoln	MBF	1,935
Sale Type	Green	Tons	12,443

Estimated Prices

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

Year	2023	Quarter	3
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 410	\$ -
Bull pine	-	-	\$ 380	\$ -
Lodgepole pine	15	7.8	\$ 436	\$ 6,540.00
Douglas-fir	828	14.2	\$ 435	\$ 360,180.00
Western larch	393	12.0	\$ 435	\$ 170,955.00
Engelmann spruce	496	12.0	\$ 436	\$ 216,256.00
Subalpine fir	203	10.8	\$ 365	\$ 74,095.00
Grand fir	-	-	\$ 394	\$ -
Western redcedar	-	-	\$ 550	\$ -
Hemlock	-	-	\$ 398	\$ -
White pine	-	-	\$ 394	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 316.05	\$ -
Dead/dry	-	-	\$ 210.70	\$ -
Total	1,935	12.4	\$ 427.92	\$ 828,026.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	480	\$ 32.18
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 32.18

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	52	8	\$ 18.43

Contract costs

Road development costs	\$ 21,852.00	Slash costs	\$ 2,625.00
Road maintenance costs	\$ 10,523.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 20.56	\$ 132.20	\$ 255,820
FI fee	\$ 4.14	\$ 26.60	\$ 51,471
		5% bid deposit	\$ 12,791