

TIMBER APPRAISER 2.1



8%

Date	3/24/2025	Acres	277
Area Office	NWLO	MBF/Ton conversion	6.62
County	Lincoln	MBF	1,310
Sale Type	Green	Tons	8,677

Estimated Prices

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

Year	2024	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	36	13.3	\$	342	\$ 12,312
Bull pine			\$	308	\$ -
Lodgepole pine			\$	411	\$ -
Douglas-fir	1,045	11.2	\$	449	\$ 469,205
Western larch	224	10.5	\$	437	\$ 97,888
Engelmann spruce			\$	411	\$ -
Subalpine fir			\$	380	\$ -
Grand fir	5	23.0	\$	380	\$ 1,900
Western redcedar			\$	467	\$ -
Hemlock			\$	356	\$ -
White pine			\$	357	\$ -
Cottonwood			\$	-	\$ -
Blue-stained	-	-	\$	-	\$ -
Dead/dry	-	-	\$	201.00	\$ -
Total	1,310	11.2	\$	443.74	\$ 581,305

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	44%	1100	\$ 37.20
Cable-based	56%	1000	\$ 55.98
Total	100%	Weighted average	\$ 47.72

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	48	3	\$ 16.98

Contract costs			
Road development costs	\$	117,363.00	Slash costs \$ 6,900.00
Road maintenance costs	\$	5,550.00	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 5.98	\$ 39.59	\$ 51,888.46
FI fee	\$ 4.02	\$ 26.60	\$ 34,846.00
		5% bid deposit	\$ 2,594.42