

TIMBER APPRAISER 2.1



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

Airgun

Date	10/22/2024	Acres	298
Area Office	SWLO	MBF/Ton conversion	6.5
County	Missoula	MBF	1,497
Sale Type	Green	Tons	9,729

Estimated Prices

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

Year	Quarter
2024	2

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	61	16.0	\$ 358	\$	21,838
Bull pine			\$ 333	\$	-
Lodgepole pine			\$ 431	\$	-
Douglas-fir	1,299	16.0	\$ 446	\$	579,354
Western larch	18	14.5	\$ 446	\$	8,028
Engelmann spruce	119	13.0	\$ 431	\$	51,289
Subalpine fir			\$ 368	\$	-
Grand fir			\$ 393	\$	-
Western redcedar			\$ 500	\$	-
Hemlock			\$ 367	\$	-
White pine			\$ 383	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	268.50	\$	-
Dead/dry	-	-	\$ 210.13	\$	-
Total	1,497	15.7	\$ 441.22	\$	660,509

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	\$ 35.12
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 35.12

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	97	1.25	\$ 24.57

Contract costs

Road development costs	\$ 800	Slash costs	\$ 12,460
Road maintenance costs	\$ 15,525	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 12.64	\$ 82.13	\$ 122,934
FI fee	\$ 3.35	\$ 21.75	\$ 32,560
		5% bid deposit	\$ 6,147