

TIMBER APPRAISER 2.1



BALDING BEAR

Date	4/25/2025	Acres	808
Area Office	SWLO	MBF/Ton conversion	7.42
County	Missoula	MBF	2,819
Sale Type	Green	Tons	20,926

Estimated Prices

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

	Year	Quarter		
	2024	4		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	91	12.8	\$ 342	\$ 31,260
Bull pine			\$ 308	\$ -
Lodgepole pine	45	13.4	\$ 411	\$ 18,669
Douglas-fir	2,107	12.8	\$ 449	\$ 945,986
Western larch	520	11.5	\$ 437	\$ 227,164
Engelmann spruce	56	13.8	\$ 411	\$ 22,872
Subalpine fir			\$ 380	\$ -
Grand fir			\$ 380	\$ -
Western redcedar			\$ 467	\$ -
Hemlock			\$ 356	\$ -
White pine			\$ 357	\$ -
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	282.375	\$ -
Dead/dry	-	-	205.00	\$ -
Total	2,819	12.6	\$ 441.96	\$ 1,245,951

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%	950	\$ 37.37
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 37.37

Haul cost	Paved	Unpaved	
Distance (miles)	63	10	Est cost per ton \$ 20.52

Contract costs

Road development costs	\$ 178,877.00	Slash costs	\$ -
Road maintenance costs	\$ -	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 10.50	\$ 77.91	\$ 212,478.00
Set Price-Ponderosa Pine	\$ 2.00	\$ 14.84	\$ 1,380.00
FI fee	\$ 2.93	\$ 21.75	\$ 61,317.06
		5% bid deposit	\$ 10,692.90