

# TIMBER APPRAISER 2.1



## BUFFALO BILL RE-BID

Date	6/23/2024	Acres	484
Area Office	NWLO	MBF/Ton conversion	6.92
County	Sanders	MBF	4,062
Sale Type	Green	Tons	28,106

### Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 356	\$ -	-
Bull pine	1,612	12.7	\$ 344	\$ 554,631.20	
Lodgepole pine	15	10.5	\$ 428	\$ 6,420.00	
Douglas-fir	2,104	11.7	\$ 427	\$ 898,536.10	
Western larch	264	12.0	\$ 427	\$ 112,728.00	
Engelmann spruce	-	-	\$ 428	\$ -	-
Subalpine fir	-	-	\$ 373	\$ -	-
Grand fir	66	11.5	\$ 389	\$ 25,674.00	
Western redcedar	-	-	\$ 467	\$ -	-
Hemlock	-	-	\$ 385	\$ -	-
White pine	-	-	\$ 379	\$ -	-
Cottonwood	-	-	\$ -	\$ -	-
	-	-	\$ -	\$ -	-
Blue-stained	-	-	289.5	\$ -	-
Dead/dry	-	-	\$ 201.50	\$ -	-
<b>Total</b>	<b>4,062</b>	<b>12.1</b>	<b>\$ 393.44</b>	<b>\$ 1,597,989.30</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	82%	500	\$	33.36
Cable-based	18%	500	\$	50.52
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$</b>	<b>36.45</b>

  

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	100	14.2	\$	20.35

  

Contract costs				
Road development costs	\$	138,825.00	Slash costs	\$ -
Road maintenance costs	\$	9,915.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 9.78	\$ 67.68	\$ 274,892.85
FI fee	\$ 3.84	\$ 26.60	\$ 108,038.56
		5% bid deposit	\$ 13,744.64