

TIMBER APPRAISER 2.1

CHIMNEY LINE

Date	9/17/2024	Acres	268
Area Office	SWLO	MBF/Ton conversion	7.53
County	Powell	MBF	881
Sale Type	Green	Tons	6,631

Estimated Prices

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

Species	Year		Quarter		Delivered log price (MBF)	Estimated value (MBF)
	2024		2			
Species	Volume (MBF)	Avg DBH (in)			Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$	358	\$	-
Bull pine	-	-	\$	333	\$	-
Lodgepole pine	1	10.0	\$	431	\$	431
Douglas-fir	863	12.4	\$	446	\$	385,032
Western larch	-	-	\$	446	\$	-
Engelmann spruce	-	-	\$	431	\$	-
Subalpine fir	-	-	\$	368	\$	-
Grand fir	-	-	\$	393	\$	-
Western redcedar	-	-	\$	500	\$	-
Hemlock	-	-	\$	367	\$	-
White pine	-	-	\$	383	\$	-
Cottonwood	-	-	\$	-	\$	-
	-	-	\$	-	\$	-
Blue-stained	-	-	\$	323	\$	-
Dead/dry	16	23.8	\$	219	\$	3,574
Total	881	12.6	\$	442	\$	389,037

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	0%	0	\$	-
Cable-based	100%	600	\$	54.16
Total	100%	Weighted average	\$	54.16

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	20	12	\$	13.93

Contract costs					
Road development costs	\$	13,399	Slash costs	\$	6,700
Road maintenance costs	\$	-	Other costs	\$	-

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 7.39	\$ 55.62	\$ 48,975
FI fee	\$ 2.89	\$ 21.75	\$ 19,153
		5% bid deposit	\$ 2,449