

TIMBER APPRAISER 2.1



CHOPAX

Date	4/2/2025	Acres	147.5
Area Office	NWLO	MBF/Ton conversion	6.88
County	Lincoln	MBF	2,129
Sale Type	Green	Tons	14,646

Estimated Prices

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

	Year	Quarter	Delivered log price	
	2024	4	Volume (MBF)	Estimated value (MBF)
Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine			\$ 342	\$ -
Bull pine			\$ 308	\$ -
Lodgepole pine	563	8.9	\$ 411	\$ 231,393
Douglas-fir	328	11.6	\$ 449	\$ 147,272
Western larch	185	10.3	\$ 437	\$ 80,845
Engelmann spruce	511	10.1	\$ 411	\$ 210,021
Subalpine fir	542	10.8	\$ 380	\$ 205,960
Grand fir			\$ 380	\$ -
Western redcedar			\$ 467	\$ -
Hemlock			\$ 356	\$ -
White pine			\$ 357	\$ -
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 308.25	\$ -
Dead/dry	-	-	\$ 208.80	\$ -
Total	2,129	10.2	\$ 411.22	\$ 875,491

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	32%	400	\$ 29.88
Cable-based	68%	650	\$ 48.00
Total	100%	Weighted average	\$ 42.20

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	37	10.8	\$ 16.47

Contract costs			
Road development costs	\$	174,016.00	Slash costs \$ -
Road maintenance costs	\$	8,901.00	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 5.65	\$ 38.87	\$ 82,749.90
Fl fee	\$ 3.87	\$ 26.60	\$ 56,631.40
		5% bid deposit	\$ 4,137.50