

TIMBER APPRAISER 2.1



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

CILLY TRAIL

Date	9/17/2024	Acres	417
Area Office	NWLO	MBF/Ton conversion	5.73
County	Lake	MBF	3,151
Sale Type	Green	Tons	18,061

Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 358	\$ -	-
Bull pine	-	-	\$ 333	\$ -	-
Lodgepole pine	10	13.0	\$ 431	\$ 4,310	4,310
Douglas-fir	507	16.1	\$ 446	\$ 226,122	226,122
Western larch	311	18.3	\$ 446	\$ 138,706	138,706
Engelmann spruce	1,241	16.7	\$ 431	\$ 534,871	534,871
Subalpine fir	664	12.2	\$ 368	\$ 244,352	244,352
Grand fir	204	12.5	\$ 393	\$ 80,172	80,172
Western redcedar	214	15.3	\$ 500	\$ 107,000	107,000
Hemlock	-	-	\$ 367	\$ -	-
White pine	-	-	\$ 383	\$ -	-
Cottonwood	-	-	\$ -	\$ -	-
Blue-stained	-	-	\$ 296	\$ -	-
Dead/dry	-	-	\$ 209	\$ -	-
Total	3,151	14.6	\$ 424	\$ 1,335,533	1,335,533

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	16%	500	\$ 33.80
Cable-based	84%	800	\$ 53.01
Total	100%	Weighted average	\$ 49.93

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	50	10	\$ 18.43

Contract costs		Slash costs	Other costs
Road development costs	\$ 204,533	\$ -	-
Road maintenance costs	\$ 17,132	\$ -	-

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 5.75	\$ 32.95	\$ 103,852
FI fee	\$ 4.64	\$ 26.60	\$ 83,817
		5% bid deposit	\$ 5,193