

# TIMBER APPRAISER 2.1



## Dry Creek Timber Permit

Date	3/26/2025	Acres	96
Area Office	CLO	MBF/Ton conversion	9.34
County	Gallatin	MBF	294
Sale Type	Green	Tons	2,746

### Estimated Prices

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

Year	2024	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	0		\$ 342		\$ 3
Bull pine			\$ 308		-
Lodgepole pine			\$ 411		-
Douglas-fir	294	11.9	\$ 400		\$ 117,600
Western larch			\$ 437		-
Engelmann spruce			\$ 411		-
Subalpine fir			\$ 380		-
Grand fir			\$ 380		-
Western redcedar			\$ 467		-
Hemlock			\$ 356		-
White pine			\$ 357		-
Cottonwood			\$ -		-
Blue-stained	-	-	\$ -		-
Dead/dry	-	-	\$ 185.50		-
<b>Total</b>	<b>294</b>	<b>11.9</b>	<b>\$ 400.00</b>		<b>\$ 117,603</b>

### Estimated Costs

Source: [http://www.bber.umd.edu/FIR/F\\_Logging.asp](http://www.bber.umd.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	900	\$ 37.43
Cable-based	0%	0	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 37.43</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	49	21	\$ 20.03

### Contract costs

Road development costs	\$ 22,000.00	Slash costs	\$ -
Road maintenance costs	\$ 1,500.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 3.94	\$ 36.80	\$ 10,819.45
Fl fee	\$ 0.88	\$ 8.20	\$ 2,410.88
		5% bid deposit	\$ 540.97