

# TIMBER APPRAISER 2.1



## FOUR SCORE

Date	4/14/2025	Acres	503
Area Office	SWLO	MBF/Ton conversion	6.63
County	Mineral	MBF	3,331
Sale Type	Green	Tons	22,103

### Estimated Prices

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

Year	2024
Quarter	4

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	839	14.8	\$ 342	\$	286,915
Bull pine			\$ 308	\$	-
Lodgepole pine	6	8.0	\$ 411	\$	2,590
Douglas-fir	2,209	13.7	\$ 449	\$	991,628
Western larch	235	11.9	\$ 437	\$	102,620
Engelmann spruce			\$ 411	\$	-
Subalpine fir			\$ 380	\$	-
Grand fir	43	11.3	\$ 380	\$	16,237
Western redcedar			\$ 467	\$	-
Hemlock			\$ 356	\$	-
White pine			\$ 357	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	282.375	\$	-
Dead/dry	-	-	\$ 201.90	\$	-
<b>Total</b>	<b>3,331</b>	<b>13.8</b>	<b>\$ 420.25</b>	<b>\$</b>	<b>1,399,990</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	10%	500	\$ 34.29
Cable-based	90%	900	\$ 54.22
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 52.22</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	111	9	\$ 21.05

### Contract costs

Road development costs	\$ 111,939.00	Slash costs	\$ -
Road maintenance costs	\$ 29,358.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 4.25	\$ 28.18	\$ 70,996.25
Set Price-Ponderosa Pine	\$ 2.00	\$ 13.26	\$ 10,796.00
FI fee	\$ 3.28	\$ 21.75	\$ 72,456.16
		5% bid deposit	\$ 4,089.61