

TIMBER APPRAISER 2.1



Llama Tracks

Date	7/17/2024	Acres	202
Area Office	NWLO	MBF/Ton conversion	6.2
County	Lake	MBF	1,129
Sale Type	Sale	Tons	7,000

Estimated Prices

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

Year	2024	Quarter	1
------	------	---------	---

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 356	\$	-
Bull pine	-	-	\$ 344	\$	-
Lodgepole pine	249	10.7	\$ 428	\$	106,700
Douglas-fir	123	11.4	\$ 427	\$	52,649
Western larch	464	12.3	\$ 427	\$	198,256
Engelmann spruce	191	11.3	\$ 428	\$	81,748
Subalpine fir	55	10.0	\$ 373	\$	20,515
Grand fir	32	11.7	\$ 389	\$	12,448
Western redcedar	14	27.2	\$ 467	\$	6,538
Hemlock	-	-	\$ 385	\$	-
White pine	-	-	\$ 379	\$	-
Cottonwood	-	-	\$ -	\$	-
Blue-stained	-	-	\$ 321	\$	-
Dead/dry	-	-	\$ 210	\$	-
Total	1,129	11.4	\$ 424	\$	478,855

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	500	\$ 34.83
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 34.83

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	50	2	\$ 17.14

Contract costs			
Road development costs	\$	5,924	Slash costs \$ 1,500
Road maintenance costs	\$	5,914	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 23.99	\$ 148.74	\$ 167,929
FI fee	\$ 4.29	\$ 26.60	\$ 30,029
		5% bid deposit	\$ 8,396