

TIMBER APPRAISER 2.1

Lupfer Loop

Date	10/16/2024	Acres	123
Area Office	NWLO	MBF/Ton conversion	6.09
County	Flathead	MBF	911
Sale Type	Green	Tons	5,550

Estimated Prices

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

Year	Quarter
2024	2

Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine			\$ 358	\$ -
Bull pine			\$ 333	\$ -
Lodgepole pine	16	9.0	\$ 431	\$ 6,724
Douglas-fir	523	14.7	\$ 446	\$ 233,080
Western larch	289	14.4	\$ 446	\$ 128,894
Engelmann spruce	33	12.0	\$ 431	\$ 14,223
Subalpine fir	5	13.0	\$ 368	\$ 1,840
Grand fir			\$ 393	\$ -
Western redcedar			\$ 500	\$ -
Hemlock			\$ 367	\$ -
White pine			\$ 383	\$ -
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 323	\$ -
Dead/dry	46	16.4	\$ 212	\$ 9,761
Total	911	14.5	\$ 433	\$ 394,521

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	938	\$ 35.28
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 35.28

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	18.7	2.1	\$ 12.13

Contract costs

Road development costs	\$ 17,263	Slash costs	\$ -
Road maintenance costs	\$ 2,719	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total	
Minimum	\$ 24.88	\$ 151.53	\$ 138,094	
FI fee	\$ 4.37	\$ 26.60	\$ 18,179	*FI Fee not charged on tons from Morrill trust
		5% bid deposit	\$ 6,905	