

TIMBER APPRAISER 2.1

MAIN SOUP

Date	8/21/2024	Acres	204
Area Office	NWLO	MBF/Ton conversion	5.97
County	LAKE	MBF	1,389
Sale Type	Green	Tons	8,302

Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	23	9.9	\$ 358	\$	8,091
Bull pine	-	-	\$ 333	\$	-
Lodgepole pine	41	10.7	\$ 431	\$	17,499
Douglas-fir	256	11.9	\$ 446	\$	114,176
Western larch	723	13.7	\$ 446	\$	322,458
Engelmann spruce	34	11.0	\$ 431	\$	14,654
Subalpine fir	8	11.0	\$ 393	\$	3,144
Grand fir	305	11.4	\$ 393	\$	119,865
Western redcedar	-	-	\$ 500	\$	-
Hemlock	-	-	\$ 367	\$	-
White pine	-	-	\$ 383	\$	-
Cottonwood	-	-	\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	\$ 310.50	\$	-
Dead/dry	-	-	\$ 207.00	\$	-
Total	1,389	12.6	\$ 431.82	\$	599,886

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	95%	500	\$ 34.19	
Cable-based	5%	0	\$ 48.11	
Total	100%	Weighted average	\$ 34.88	

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	50	1.6	\$	17.08

Contract costs			
Road development costs	\$ 8,014.00	Slash costs	\$ 530.00
Road maintenance costs	\$ 9,846.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 24.87	\$ 148.47	\$ 206,460
FI fee	\$ 4.46	\$ 26.60	\$ 36,974
		5% bid deposit	\$ 10,323