

TIMBER APPRAISER 2.1



McCarty Creek Timber Permit

Date	9/5/2024	Acres	110
Area Office	CLO	MBF/Ton conversion	10.87
County	Jefferson	MBF	179
Sale Type	Green	Tons	1,946

Estimated Prices

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

Year	2024	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	0	-	\$ 363	\$	0.04
Bull pine	-	-	\$ 354	\$	-
Lodgepole pine	-	-	\$ 429	\$	-
Douglas-fir	179	12.4	\$ 428	\$	76,612.00
Western larch	-	-	\$ 428	\$	-
Engelmann spruce	-	-	\$ 429	\$	-
Subalpine fir	-	-	\$ 373	\$	-
Grand fir	-	-	\$ 390	\$	-
Western redcedar	-	-	\$ 467	\$	-
Hemlock	-	-	\$ 378	\$	-
White pine	-	-	\$ 391	\$	-
Cottonwood	-	-	\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	272.25	\$	-
Dead/dry	-	-	\$ 197.75	\$	-
Total	179	12.4	\$ 428.00	\$	76,612.04

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%	900	\$ 38.18
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 38.18

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	78	2	\$ 21.64

Contract costs

Road development costs	\$ 2,500.00	Slash costs	\$ -
Road maintenance costs	\$ 2,900.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 8.00	\$ 87.00	\$ 15,573.04
FI fee	\$ 0.75	\$ 8.20	\$ 1,467.80
		5% bid deposit	\$ 778.65