

# TIMBER APPRAISER 2.1



## No Tellum

Date	2/19/2025	Acres	99
Area Office	NWLO	MBF/Ton conversion	6.25
County	Flathead	MBF	764
Sale Type	Green	Tons	4,773

### 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
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine			\$ 342	\$	-
Bull pine			\$ 308	\$	-
Lodgepole pine	55	8.4	\$ 411	\$	22,605
Douglas-fir	368	12.7	\$ 449	\$	165,232
Western larch	181	14.2	\$ 437	\$	79,097
Engelmann spruce	147	13.3	\$ 411	\$	60,417
Subalpine fir	7	8.8	\$ 380	\$	2,660
Grand fir	4	11.2	\$ 380	\$	1,520
Western redcedar			\$ 467	\$	-
Hemlock			\$ 356	\$	-
White pine			\$ 357	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	308.25	\$	-
Dead/dry	2	15.2	\$ 205.67	\$	411
<b>Total</b>	<b>764</b>	<b>12.8</b>	<b>\$ 434.48</b>	<b>\$</b>	<b>331,942</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	100%	550	\$ 33.87
Cable-based	0%	0	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 33.87</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	34	3.4	\$ 14.80

### Contract costs

Road development costs	\$ 18,179.00	Slash costs	\$ -
Road maintenance costs	\$ 9,075.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 19.17	\$ 119.81	\$ 91,498.41
FI fee	\$ 4.26	\$ 26.60	\$ 20,322.40
		5% bid deposit	\$ 4,574.92