

# TIMBER APPRAISER 2.1

## North Highway

Date	11/18/2024	Acres	314
Area Office	NWLO	MBF/Ton conversion	6.41
County	Lake	MBF	1,922
Sale Type	Green	Tons	12,320

### Estimated Prices

Source: [http://www.bber.umd.edu/FIR/F\\_LogPrice.asp](http://www.bber.umd.edu/FIR/F_LogPrice.asp)

Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	219	12.0	\$ 325	\$ 71,175
Bull pine			\$ 288	\$ -
Lodgepole pine	205	11.3	\$ 395	\$ 80,975
Douglas-fir	125	13.8	\$ 406	\$ 50,750
Western larch	543	14.2	\$ 406	\$ 220,458
Engelmann spruce	366	12.2	\$ 395	\$ 144,570
Subalpine fir	47	10.5	\$ 328	\$ 15,416
Grand fir	414	11.3	\$ 328	\$ 135,792
Western redcedar			\$ 100	\$ -
Hemlock			\$ 280	\$ -
White pine	3	11.0	\$ 288	\$ 864
Cottonwood			\$ -	\$ -
Blue-stained	-	-	\$ -	\$ -
Dead/dry	-	-	\$ 270.00	\$ -
Total	1,922	12.5	\$ 374.61	\$ 720,000

### Estimated Costs

Source: [http://www.bber.umd.edu/FIR/F\\_Logging.asp](http://www.bber.umd.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	500	\$ 34.55
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 34.55

  

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	50	0.3	\$ 16.87

  

Contract costs			
Road development costs	\$	18,507.00	Slash costs \$ -
Road maintenance costs	\$	6,216.00	Other costs \$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum - all species except PP	\$ 17.11	\$ 109.70	\$ 182,964.09
Set Price - Ponderosa Pine	\$ 2.00	\$ 12.82	\$ 3,258.00
FI fee	\$ 4.15	\$ 26.60	\$ 51,125.20
5% bid deposit			\$ 9,311.10