

# TIMBER APPRAISER 2.1

## NORTH LAKE

Date	6/19/2024	Acres	75
Area Office	NWLO	MBF/Ton conversion	5.41
County	Flathead	MBF	1,102
Sale Type	Salvage	Tons	5,966

### Estimated Prices

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

Year	2024	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 356	\$ -
Bull pine	-	-	\$ 344	\$ -
Lodgepole pine	9	18.0	\$ 428	\$ 3,852
Douglas-fir	121	23.9	\$ 427	\$ 51,496
Western larch	27	15.0	\$ 427	\$ 11,529
Engelmann spruce	788	15.1	\$ 428	\$ 337,093
Subalpine fir	17	11.9	\$ 373	\$ 6,341
Grand fir	7	22.0	\$ 389	\$ 2,723
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Cottonwood	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 321	\$ -
Dead/dry	134	15.4	\$ 206	\$ 27,604
<b>Total</b>	<b>1,102</b>	<b>16.1</b>	<b>\$ 400</b>	<b>\$ 440,638</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%	600	\$ 30.38
Cable-based	0%	0	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 30.38</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	19.7	4.1	\$ 12.61

Contract costs			
Road development costs	\$	4,802	Slash costs \$ 2,000
Road maintenance costs	\$	4,081	Other costs \$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 25.36	\$ 137.20	\$ 151,299
FI fee	\$ 4.92	\$ 26.60	\$ 29,319
		5% bid deposit	\$ 7,565