

TIMBER APPRAISER 2.1



Pasture North

Date	12/17/2024	Acres	439
Area Office	SWLO	MBF/Ton conversion	7.46
County	Ravalli	MBF	1,442
Sale Type	Green	Tons	10,757

Estimated Prices

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

Year	2024	Quarter	3
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	253	12.3	\$ 325	\$	82,225
Bull pine			\$ 288	\$	-
Lodgepole pine			\$ 395	\$	-
Douglas-fir	1,189	12.6	\$ 406	\$	482,734
Western larch			\$ 406	\$	-
Engelmann spruce			\$ 395	\$	-
Subalpine fir			\$ 328	\$	-
Grand fir			\$ 328	\$	-
Western redcedar			\$ 100	\$	-
Hemlock			\$ 280	\$	-
White pine			\$ 288	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	243.75	\$	-
Dead/dry	-	-	\$ 182.75	\$	-
Total	1,442	12.5	\$ 391.79	\$	564,959

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	1000	\$ 37.63
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 37.63

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	136	6	\$ 23.70

Contract costs			
Road development costs	\$	21,489.00	Slash costs \$ -
Road maintenance costs	\$	19,474.00	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum - all species except PP	\$ 7.56	\$ 56.36	\$ 66,451.47
Set Price - Ponderosa Pine	\$ 2.00	\$ 14.92	\$ 3,924.00
FI fee	\$ 2.92	\$ 21.75	\$ 31,363.50
		5% bid deposit	\$ 3,518.77