

TIMBER APPRAISER 2.1



Rad Dog

Date	1/23/2025	Acres	391
Area Office	NWLO	MBF/Ton conversion	6.31
County	Flathead	MBF	2,460
Sale Type	Green	Tons	15,523

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			\$ 325	\$	-
Bull pine			\$ 288	\$	-
Lodgepole pine	445	8.1	\$ 395	\$	175,775
Douglas-fir	310	12.9	\$ 406	\$	125,860
Western larch	553	14.0	\$ 406	\$	224,518
Engelmann spruce	634	11.5	\$ 395	\$	250,430
Subalpine fir	330	9.1	\$ 328	\$	108,240
Grand fir	17	15.5	\$ 328	\$	5,576
Western redcedar	171	12.3	\$ 500	\$	85,500
Hemlock			\$ 280	\$	-
White pine			\$ 288	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	296.25	\$	-
Dead/dry	-	-	197.00	\$	-
Total	2,460	11.4	\$ 396.71	\$	975,899

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	92%	600	\$ 34.78
Cable-based	8%	300	\$ 50.41
Total	100%	Weighted average	\$ 36.03

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	33	1	\$ 14.25

Contract costs			
Road development costs	\$	30,334.00	Slash costs \$ 9,134.00
Road maintenance costs	\$	6,258.00	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 17.05	\$ 107.61	\$ 264,710.18
FI fee	\$ 4.22	\$ 26.60	\$ 65,436.00
		5% bid deposit	\$ 13,235.51