

TIMBER APPRAISER 2.1



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

Rocky Swamp

Date	10/21/2024	Acres	366
Area Office	NWLO	MBF/Ton conversion	6.51
County	Sanders	MBF	2,511
Sale Type	Green	Tons	16,339

Estimated Prices

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

Year	Quarter
2024	2

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	1,951	14.4	\$ 358	\$	698,458
Bull pine			\$ 333	\$	-
Lodgepole pine			\$ 431	\$	-
Douglas-fir	547	12.4	\$ 446	\$	243,962
Western larch	13	13.6	\$ 446	\$	5,798
Engelmann spruce			\$ 431	\$	-
Subalpine fir			\$ 368	\$	-
Grand fir			\$ 393	\$	-
Western redcedar			\$ 500	\$	-
Hemlock			\$ 367	\$	-
White pine			\$ 383	\$	-
Cottonwood			\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	268.50	\$	-
Dead/dry	-	-	\$ 208.33	\$	-
Total	2,511	14.0	\$ 377.63	\$	948,218

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	89%	800	\$ 35.12
Cable-based	11%	200	\$ 49.42
Total	100%	Weighted average	\$ 36.69

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	133	1.5	\$ 22.79

Contract costs

Road development costs	\$ 21,700.0	Slash costs	\$ -
Road maintenance costs	\$ 5,950.0	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 8.14	\$ 53.01	\$ 133,050
FI fee	\$ 4.09	\$ 26.60	\$ 66,793
		5% bid deposit	\$ 6,653