

# TIMBER APPRAISER 2.1



The Montana Department of  
Natural Resources  
& Conservation



FOREST INDUSTRY  
RESEARCH PROGRAM  
UNIVERSITY OF MONTANA

## Round Prairie

Date	9/18/2024	Acres	334
Area Office	NWLO	MBF/Ton conversion	6.1
County	Flathead	MBF	2,076
Sale Type	Green	Tons	12,670

### Estimated Prices

Source: [http://www.bber.umd.edu/FIR/F\\_LogPrice.asp](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	17	26.0	\$ 358	\$	6,086
Bull pine	-	-	\$ 333	\$	-
Lodgepole pine	149	9.7	\$ 431	\$	64,219
Douglas-fir	813	13.4	\$ 446	\$	362,598
Western larch	646	12.8	\$ 446	\$	288,116
Engelmann spruce	441	12.1	\$ 431	\$	190,071
Subalpine fir	-	-	\$ 368	\$	-
Grand fir	10	10.5	\$ 393	\$	3,930
Western redcedar	-	-	\$ 500	\$	-
Hemlock	-	-	\$ 367	\$	-
White pine	-	-	\$ 383	\$	-
Cottonwood	-	-	\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	\$ 296	\$	-
Dead/dry	-	-	\$ 209	\$	-
<b>Total</b>	<b>2,076</b>	<b>12.8</b>	<b>\$ 441</b>	<b>\$</b>	<b>915,020</b>

### 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%	450	\$ 34.34
Cable-based	0%	0	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 34.34</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	18	1.5	\$ 11.92

Contract costs			
Road development costs	\$	66,667.00	Slash costs \$ -
Road maintenance costs	\$	10,630.00	Other costs \$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 24.92	\$ 152.02	\$ 315,757
FI fee	\$ 4.36	\$ 26.60	\$ 55,222
		5% bid deposit	\$ 15,788