TIMBER APPRAISER 2.1

The Montana Department of Natural Resources & Conservation — FOREST INDUSTRY RESEARCH PROGRAM, UNIVERSITY OF MONTANA

SQUEEZER LOOP

Date	12/17/2024	Acres	500
Area Office	NWLO	MBF/Ton conversion	6.57
County	Lake	MBF	2,799
Sale Type	Green	Tons	18,389

Estimated Prices

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

Year	Quarter
2024	3

Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	208	11.7	$ 325	$ 67,600
Bull pine			$ 288	$ -
Lodgepole pine	605	9.9	$ 395	$ 238,975
Douglas-fir	817	12.4	$ 406	$ 331,702
Western larch	824	12.6	$ 406	$ 334,544
Engelmann spruce	302	11.6	$ 395	$ 119,290
Subalpine fir	3	9.0	$ 328	$ 984
Grand fir	36	10.6	$ 328	$ 11,808
Western redcedar	4	16.0	$ 100	$ 400
Hemlock			$ 280	$ -
White pine			$ 288	$ -
Cottonwood			$ -	$ -
	-	-	$ -	$ -
Blue-stained	-	-	270.00	$ -
Dead/dry	-	-	$ 167.69	$ -
Total	2,799	11.8	$ 394.89	$ 1,105,303

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%	500	$ 34.82
Cable-based	0%	0	$ -
Total	100%	Weighted average	$ 34.82

Haul cost

	Paved	Unpaved		
Distance (miles)	50	3	Est cost per ton	$ 17.30

Contract costs

Road development costs	$ 12,872.00	Slash costs	$ -
Road maintenance costs	$ 16,366.00	Other costs	$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum - all species except PP	$ 16.80	$ 110.35	$ 282,744.92
Set Price - Ponderosa Pine	$ 2.00	$ 13.14	$ 3,112.00
FI fee	$ 4.05	$ 26.60	$ 74,453.40
		5% bid deposit	$ 14,292.85