

TIMBER APPRAISER 2.1



SWIFT STRYKE

Date	4/18/2025	Acres	1270
Area Office	NWLO	MBF/Ton conversion	7.77
County	Flathead	MBF	4,413
Sale Type	Green	Tons	34,271

Estimated Prices

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

Year	2024	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine			\$ 342	\$ -
Bull pine			\$ 308	\$ -
Lodgepole pine	280	8.5	\$ 411	\$ 114,983
Douglas-fir	508	9.7	\$ 449	\$ 227,899
Western larch	2,067	9.4	\$ 437	\$ 903,192
Engelmann spruce	666	8.8	\$ 411	\$ 273,659
Subalpine fir	452	9.2	\$ 380	\$ 171,646
Grand fir	343	8.4	\$ 380	\$ 130,337
Western redcedar	19	6.7	\$ 467	\$ 8,804
Hemlock			\$ 356	\$ -
White pine	80	7.7	\$ 357	\$ 28,513
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 308.25	\$ -
Dead/dry	-	-	\$ 205.75	\$ -
Total	4,413	9.1	\$ 421.23	\$ 1,859,033

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	\$ 35.93
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 35.93

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	27	9.8	\$ 14.70

Contract costs			
Road development costs	\$	90,498.00	Slash costs \$ 1,593.00
Road maintenance costs	\$	22,830.00	Other costs \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 23.37	\$ 181.58	\$ 800,913.27
FI fee	\$ 3.42	\$ 26.60	\$ 117,396.01
		5% bid deposit	\$ 40,045.66