

TIMBER APPRAISER 2.1

West Morrison

| | | | |
|-------------|------------|--------------------|--------|
| Date | 10/21/2024 | Acres | 790 |
| Area Office | SWLO | MBF/Ton conversion | 6.98 |
| County | Missoula | MBF | 2,567 |
| Sale Type | Green | Tons | 17,922 |

Estimated Prices

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

| Species | Volume (MBF) | Avg DBH (in) | Delivered log price | |
|------------------|--------------|--------------|---------------------|-----------------------|
| | | | (MBF) | Estimated value (MBF) |
| Ponderosa pine | 758 | 13.9 | \$ 358 | \$ 271,364 |
| Bull pine | | | \$ 333 | \$ - |
| Lodgepole pine | | | \$ 431 | \$ - |
| Douglas-fir | 1,449 | 14.3 | \$ 446 | \$ 646,254 |
| Western larch | 348 | 12.9 | \$ 446 | \$ 155,208 |
| Engelmann spruce | | | \$ 431 | \$ - |
| Subalpine fir | | | \$ 368 | \$ - |
| Grand fir | | | \$ 393 | \$ - |
| Western redcedar | | | \$ 500 | \$ - |
| Hemlock | | | \$ 367 | \$ - |
| White pine | | | \$ 383 | \$ - |
| Cottonwood | | | \$ - | \$ - |
| Blue-stained | | | \$ - | \$ - |
| Dead/dry | 12 | 12.0 | \$ 208.33 | \$ 2,500 |
| Total | 2,567 | 14.0 | \$ 418.90 | \$ 1,075,326 |

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% | 900 | \$ 37.33 |
| Cable-based | 0% | 0 | \$ - |
| Total | 100% | Weighted average | \$ 37.33 |

| Haul cost | Paved | Unpaved | Est cost per ton |
|------------------|-------|---------|------------------|
| Distance (miles) | 95 | 11.4 | \$ 25.88 |

| Contract costs | | |
|------------------------|------------|------------------|
| Road development costs | \$ 124,420 | Slash costs \$ - |
| Road maintenance costs | \$ - | Other costs \$ - |

Appraisal Summary

| | Per ton | Per MBF | Total |
|---------------------------------|----------|----------|------------|
| Minimum - all species except PP | \$ 12.53 | \$ 87.43 | \$ 158,771 |
| Set Price - Ponderosa pine | \$ 2.00 | \$ 13.96 | \$ 10,852 |
| No FI fee | \$ - | \$ - | \$ - |
| 5% bid deposit | | | \$ 8,481 |