

TIMBER APPRAISER 2.1



Whiskey Gulch Timber Permit

Date	5/5/2025	Acres	68
Area Office	CLO	MBF/Ton conversion	10.81
County	Jefferson	MBF	129
Sale Type	Green	Tons	1,395

Estimated Prices

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

	Year	Quarter		
	2024	4		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	0		\$ 342	\$ 0
Bull pine			\$ 308	\$ -
Lodgepole pine			\$ 411	\$ -
Douglas-fir	129	11.5	\$ 400	\$ 51,600
Western larch			\$ 437	\$ -
Engelmann spruce			\$ 411	\$ -
Subalpine fir			\$ 380	\$ -
Grand fir			\$ 380	\$ -
Western redcedar			\$ 467	\$ -
Hemlock			\$ 356	\$ -
White pine			\$ 357	\$ -
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	256.5	\$ -
Dead/dry	-	-	185.50	\$ -
Total	129	11.5	\$ 400.00	\$ 51,600

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	2000	\$ 41.57
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 41.57
Haul cost	Paved	Unpaved	
Distance (miles)	56	6.5	Est cost per ton \$ 18.83
Contract costs			
Road development costs	\$ -	Slash costs	\$ -
Road maintenance costs	\$ 4,500.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 4.20	\$ 45.40	\$ 5,856.90
FI fee	\$ 0.76	\$ 8.20	\$ 1,057.81
		5% bid deposit	\$ 292.85