

TIMBER APPRAISER 2.1



Whiskey Spring

Date	1/21/2025	Acres	438
Area Office	CLO	MBF/Ton conversion	7.51
County	Beaverhead	MBF	2,131
Sale Type	Green	Tons	16,004

Estimated Prices

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

Year	2024	Quarter	3
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine			\$ 325	\$ -
Bull pine			\$ 288	\$ -
Lodgepole pine	6	7.1	\$ 395	\$ 2,370
Douglas-fir	1,995	11.4	\$ 406	\$ 809,970
Western larch			\$ 406	\$ -
Engelmann spruce	130	10.6	\$ 395	\$ 51,350
Subalpine fir			\$ 328	\$ -
Grand fir			\$ 328	\$ -
Western redcedar			\$ 100	\$ -
Hemlock			\$ 280	\$ -
White pine			\$ 288	\$ -
Cottonwood			\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 296.25	\$ -
Dead/dry	-	-	\$ 199.33	\$ -
Total	2,131	11.3	\$ 405.30	\$ 863,690

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%	1200	\$ 37.45
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 37.45

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	95	45	\$ 23.46

Contract costs

Road development costs	\$ 106,323.00	Slash costs	\$ -
Road maintenance costs	\$ 6,868.50	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 4.05	\$ 30.39	\$ 64,770.48
FI fee	\$ 1.09	\$ 8.20	\$ 17,474.20
		5% bid deposit	\$ 3,238.52