

TIMBER APPRAISER 3.1



Banana Fire Salvage Appraisal

Date **2/2/2026**
Area Office **NWLO**
County **Sanders**
Sale Type **Salvage**

Acres **309**
MBF/Ton conversion **6.54**
MBF **1,202**
Tons **7,857**

Estimated Prices

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

		Year	Quarter		
		2025	3		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine	470	10.8	\$ 350	\$	164,500.00
Bull pine	-	-	\$ 344	\$	-
Lodgepole pine	3	10.0	\$ 415	\$	1,245.00
Douglas-fir	230	11.2	\$ 440	\$	101,200.00
Western larch	-	-	\$ 438	\$	-
Engelmann spruce	-	-	\$ 415	\$	-
Subalpine fir	-	-	\$ 330	\$	-
Grand fir	-	-	\$ 325	\$	-
Western redcedar	-	-	\$ 567	\$	-
Hemlock	-	-	\$ 325	\$	-
White pine	-	-	\$ 375	\$	-
Other	-	-	-	\$	-
Blue-stained	-	-	286.875	\$	-
Dead/dry	499	11.4	\$ 200.83	\$	100,215.83
Total	1,202	11.1	\$ 305.46	\$	367,160.83

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%	-	\$ 34.11
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 34.11

Haul cost	Paved	Unpaved		
Distance (miles)	130	1	Est cost per ton	\$ 32.22

Contract costs

Road development costs	\$ 10,529.00	Slash costs	\$ -
Road maintenance costs	\$ 1,550.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 8.47	\$ 55.39	\$ 66,548.79
FI fee	\$ 4.07	\$ 26.60	\$ 31,977.99
		5% bid deposit	\$ 3,327.44