

TIMBER APPRAISER 3.1



Banana Fire Salvage Appraisal

Date	12/18/2025	Acres	309
Area Office	NWLO	MBF/Ton conversion	6.54
County	Sanders	MBF	1,202
Sale Type	Salvage	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	\$ 13.82	\$ 90.38	\$ 108,583.74
FI fee	\$ 4.07	\$ 26.60	\$ 31,977.99
		5% bid deposit	\$ 5,429.19