

TIMBER APPRAISER 3.1



BEAVER CREEK

Date	6/10/2025	Acres	640
Area Office	NWLO	MBF/Ton conversion	6.11
County	Lincoln	MBF	848
Sale Type	Green	Tons	5,176

Estimated Prices

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

Species	Year		Quarter		Delivered log price		Estimated value (MBF)
	2025		1		Volume (MBF)	Avg DBH (in)	
Ponderosa pine	-	-	-	-	\$ 375	\$ -	-
Bull pine	-	-	-	-	\$ 338	\$ -	-
Lodgepole pine	49	8.3	\$ 426	\$ 20,998.72			
Douglas-fir	301	11.6	\$ 464	\$ 139,651.35			
Western larch	489	15.2	\$ 457	\$ 223,587.89			
Engelmann spruce	8	11.2	\$ 426	\$ 3,514.13			
Subalpine fir	-	-	\$ 373	\$ -			
Grand fir	-	-	\$ 373	\$ -			
Western redcedar	-	-	\$ 500	\$ -			
Hemlock	-	-	\$ 354	\$ -			
White pine	-	-	\$ 442	\$ -			
Other	-	-	\$ -	\$ -			
Blue-stained	-	-	319.5	\$ -			
Dead/dry	-	-	\$ 221.63	\$ -			
Total	848	13.5	\$ 457.38	\$ 387,752.09			

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%	400	\$ 36.74		
Cable-based	0%	-	\$ -		
Cut-to-length	0%	-	\$ -		
Total	100%	Weighted average	\$ 36.74		
Haul cost		Paved	Unpaved	Est cost per ton	
Distance (miles)	55	2	\$ 19.38		
Contract costs					
Road development costs	\$ 7,969.00	Slash costs	\$ -		
Road maintenance costs	\$ 3,239.00	Other costs	\$ -		

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 22.72	\$ 138.82	\$ 117,598.72
FI fee	\$ 4.35	\$ 26.60	\$ 22,550.58
		5% bid deposit	\$ 5,879.94