

TIMBER APPRAISER 3.1PP



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

CHECKERBOARD TIMBER PERMIT

Date	1/5/2026	Acres	87
Area Office	CLO	MBF/Ton conversion	7.88
County	Megher	MBF	268
Sale Type	Green	Tons	2,112

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*	81	13.2	\$ 350	\$ 28,350.00
Bull pine*	-	-	\$ 338	\$ -
Lodgepole pine	-	-	\$ 426	\$ -
Douglas-fir	187	12.2	\$ 440	\$ 82,280.00
Western larch	-	-	\$ 457	\$ -
Engelmann spruce	-	-	\$ 426	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	-	-	\$ 373	\$ -
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 354	\$ -
White pine	-	-	\$ 442	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	262.5	\$ -
Dead/dry	-	-	\$ 197.50	\$ -
Total	268	12.5	\$ 412.80	\$ 110,630.00
PP + BP	81	13.2	\$ 350.00	\$ 28,350.00
Non-PP	187	12.2	\$ 440.00	\$ 82,280.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	60%	1,000	\$ 37.74
Cable-based	40%	300	\$ 50.28
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 22.64
Haul cost	Paved	Unpaved	
Non-PP distance	95	1	Est cost per ton \$ 26.15
PP distance	76	1	Est cost per ton \$ 22.85
Contract costs			
Road development costs	\$ 24,840.00	Slash costs	\$ -
Road maintenance costs	\$ 3,000.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 6.35	\$ 50.01	\$ 9,351.01
Min bid (PP only)*	\$ 3.72	\$ 29.28	\$ 2,371.67
FI fee	\$ 1.04	\$ 8.20	\$ 2,197.60
		5% bid deposit	\$ 586.13

*PP minimum bid adjusted to account for recent market changes