

TIMBER APPRAISER 3.2

Comers Butte Timber Sale

Date	5/18/2026	Acres	78
Area Office	CLO	MBF/Ton conversion	7.02
County	Cascade	MBF	699
Sale Type	Green	Tons	4,907

Estimated Prices

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

Year	2026	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF) Estimated value (MBF)	
Ponderosa pine	0	-	\$ 317	\$ 0.00
Bull pine	-	-	\$ 267	\$ -
Lodgepole pine	-	-	\$ 414	\$ -
Douglas-fir	673	14.5	\$ 431	\$ 290,063.00
Western larch	-	-	\$ 431	\$ -
Engelmann spruce	-	-	\$ 398	\$ -
Subalpine fir	-	-	\$ 348	\$ -
Grand fir	-	-	\$ 306	\$ -
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 258	\$ -
White pine	-	-	\$ 283	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	237.75	\$ -
Dead/dry	26	11.2	\$ 187.00	\$ 4,862.00
Total	699	14.4	\$ 421.92	\$ 294,925.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	1,000	\$ 36.44
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 36.44

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	140	14	\$ 36.21

Contract costs

Road development costs	\$ 25,576.00	Slash costs	\$ -
Road maintenance costs	\$ 3,224.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 7.45	\$ 52.30	\$ 36,556
FI fee	\$ 1.17	\$ 8.20	\$ 5,732
		5% bid deposit	\$ 1,828