

TIMBER APPRAISER 3.1



Davis Mountain

Date	9/16/2023	Acres	514
Area Office	NWLO	MBF/Ton conversion	7.27
County	Lincoln	MBF	2,234
Sale Type	Green	Tons	16,241

Estimated Prices

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

		Year	Quarter			
		2025	2			
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)		
Ponderosa pine	197	10.9	\$ 350	\$	68,950.00	
Bull pine		-	\$ 325	\$	-	
Lodgepole pine	571	9.3	\$ 425	\$	242,675.00	
Douglas-fir	1,098	10.6	\$ 462	\$	507,276.00	
Western larch	249	9.8	\$ 446	\$	111,054.00	
Engelmann spruce	86	14.6	\$ 429	\$	36,894.00	
Subalpine fir	6	13.0	\$ 356	\$	2,136.00	
Grand fir	25	9.0	\$ 356	\$	8,900.00	
Western redcedar	-	-	\$ 533	\$	-	
Hemlock	2	7.0	\$ 325	\$	650.00	
White pine	-	-	\$ 475	\$	-	
Other	-	-	\$ -	\$	-	
Blue-stained	-	-	290.625	\$	-	
Dead/dry	-	-	196.81	\$	-	
Total	2,234	10.3	\$ 438.02	\$	978,535.00	

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%	500	\$	35.48
Cable-based		0%	-	\$	-
Cut-to-length		0%	-	\$	-
Total		100%	Weighted average	\$	35.48
Haul cost		Paved	Unpaved		
Distance (miles)		52	5	Est cost per ton	\$ 19.38
Contract costs					
Road development costs	\$	47,569.00	Slash costs	\$	-
Road maintenance costs	\$	12,190.00	Other costs	\$	-

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 18.72	\$ 136.09	\$ 304,031.52
FI fee	\$ 3.66	\$ 26.60	\$ 59,424.40
		5% bid deposit	\$ 15,201.58