

TIMBER APPRAISER 3.1



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

Dog Rock Timber Sale

Date	10/20/2025	Acres	481
Area Office	NWLO	MBF/Ton conversion	6.57
County	Flathead	MBF	3,498
Sale Type	Green	Tons	22,982

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	-	-	\$ 350	\$ -	
Bull pine	-	-	\$ 344	\$ -	
Lodgepole pine	432	8.9	\$ 415	\$ 179,280.00	
Douglas-fir	397	11.9	\$ 440	\$ 174,680.00	
Western larch	818	10.0	\$ 438	\$ 358,284.00	
Engelmann spruce	484	10.4	\$ 415	\$ 200,860.00	
Subalpine fir	243	9.3	\$ 330	\$ 80,190.00	
Grand fir	264	11.0	\$ 325	\$ 85,800.00	
Western redcedar	792	12.5	\$ 567	\$ 449,064.00	
Hemlock	-	-	\$ 325	\$ -	
White pine	-	-	\$ 375	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	311.25	\$ -	
Dead/dry	68	16.1	\$ 209.29	\$ 14,231.43	
Total	3,498	10.8	\$ 440.93	\$ 1,542,389.43	

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	54%	600	\$ 34.27
Cable-based	0%	-	\$ -
Cut-to-length	46%	600	\$ 51.84
Total	100%	Weighted average	\$ 42.35

Haul cost	Paved	Unpaved		
Distance (miles)	36	5.5	Est cost per ton	\$ 16.69

Contract costs

Road development costs	\$ 53,526.00	Slash costs	\$ 11,550.00
Road maintenance costs	\$ 12,266.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 17.25	\$ 113.33	\$ 396,437.09
FI fee	\$ 4.05	\$ 26.60	\$ 93,046.80
5% bid deposit			\$ 19,821.85