

# TIMBER APPRAISER 3.2

## EAST FORK DEAN CREEK

Date	5/20/2026	Acres	178
Area Office	EAST	MBF/Ton conversion	9.89
County	Musselshell	MBF	477
Sale Type	Green	Tons	4,712

### Estimated Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](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		Estimated value (MBF)
			(MBF)		
Ponderosa pine	477	11.8	\$ 317	\$	151,209.00
Bull pine	-	-	\$ 267	\$	-
Lodgepole pine	-	-	\$ 414	\$	-
Douglas-fir	-	-	\$ 431	\$	-
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	-	-	\$ 158.50	\$	-
<b>Total</b>	<b>477</b>	<b>11.8</b>	<b>\$ 317.00</b>	<b>\$</b>	<b>151,209.00</b>

### Estimated Costs

Source: [http://www.bber.umt.edu/FIR/F\\_Logging.asp](http://www.bber.umt.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	500	\$ 38.42
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 38.42</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	50	3	\$ 18.69

### Contract costs

Road development costs	\$ -	Slash costs	\$ 44,500.00
Road maintenance costs	\$ 2,000.00	Other costs	\$ 1,000.00

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 1.76	\$ 17.44	\$ 8,309
FI fee	\$ 0.10	\$ 1.00	\$ 477
		5% bid deposit	\$ 415