

# TIMBER APPRAISER 3.1



## ISLAND LAKE

Date	2/19/2026
Area Office	NWLO
County	Lincoln
Sale Type	Green

Acres	430
MBF/Ton conversion	6.52
MBF	2,498
Tons	16,286

### Estimated Prices

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

Year	2025	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 358	\$	-
Bull pine	-	-	\$ 362	\$	-
Lodgepole pine	623	9.7	\$ 429	\$	267,267.00
Douglas-fir	1,523	11.1	\$ 460	\$	700,580.00
Western larch	334	10.5	\$ 451	\$	150,634.00
Engelmann spruce	-	-	\$ 425	\$	-
Subalpine fir	18	9.9	\$ 335	\$	6,030.00
Grand fir	-	-	\$ 334	\$	-
Western redcedar	-	-	\$ 533	\$	-
Hemlock	-	-	\$ 338	\$	-
White pine	-	-	\$ 383	\$	-
Other	-	-	\$ -	\$	-
Blue-stained	-	-	\$ 321.75	\$	-
Dead/dry	-	-	\$ 209.38	\$	-
<b>Total</b>	<b>2,498</b>	<b>10.7</b>	<b>\$ 450.16</b>	<b>\$</b>	<b>1,124,511.00</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%	700	\$ 35.35
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 35.35</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	37	19	\$ 19.21

Contract costs			
Road development costs	\$	7,955.00	Slash costs \$ 64,500.00
Road maintenance costs	\$	4,946.00	Other costs \$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 20.40	\$ 133.01	\$ 332,234
FI fee	\$ 4.08	\$ 26.60	\$ 66,447
		5% bid deposit	\$ 16,612