

TIMBER APPRAISER 3.2

Johnson's Draw Timber Sale (re-bid)

Date	5/20/2026	Acres	287
Area Office	NWLO	MBF/Ton conversion	6.25
County	Lincoln	MBF	2,483
Sale Type	Green	Tons	15,532

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	5	8.5	\$	317	\$ 1,585.00
Bull pine	-	-	\$	267	\$ -
Lodgepole pine	19	9.9	\$	414	\$ 7,866.00
Douglas-fir	1,908	11.9	\$	431	\$ 822,348.00
Western larch	516	12.3	\$	431	\$ 222,396.00
Engelmann spruce	3	8.0	\$	398	\$ 1,194.00
Subalpine fir	-	-	\$	348	\$ -
Grand fir	32	15.4	\$	306	\$ 9,792.00
Western redcedar	-	-	\$	500	\$ -
Hemlock	-	-	\$	258	\$ -
White pine	-	-	\$	283	\$ -
Other	-	-	\$	-	\$ -
Blue-stained	-	-		274.125	\$ -
Dead/dry	-	-	\$	191.42	\$ -
Total	2,483	12.0	\$	428.99	\$ 1,065,181.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	43%	1,000	\$	36.63
Cable-based	57%	1,000	\$	46.31
Cut-to-length	0%	-	\$	-
Total	100%	Weighted average	\$	42.15

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	62	9	\$	21.81

Contract costs

Road development costs	\$ 100,000.00	Slash costs	\$ 14,350.00
Road maintenance costs	\$ 9,024.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total	
Minimum	\$ 7.68	\$ 48.03	\$	119,353
FI fee	\$ 4.26	\$ 26.60	\$	66,048
		5% bid deposit	\$	5,961