

TIMBER APPRAISER 3.1



Johnson's Draw

Date	3/18/2026	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.umd.edu/FIR/F_LogPrice.asp

Year	2025	Quarter	4
------	------	---------	---

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	5	8.5	\$ 312	\$	1,560.00
Bull pine	-	-	\$ 351	\$	-
Lodgepole pine	19	9.9	\$ 414	\$	7,866.00
Douglas-fir	1,908	11.9	\$ 437	\$	833,796.00
Western larch	516	12.3	\$ 437	\$	225,492.00
Engelmann spruce	3	8.0	\$ 406	\$	1,218.00
Subalpine fir	-	-	\$ 323	\$	-
Grand fir	32	15.4	\$ 319	\$	10,208.00
Western redcedar	-	-	\$ 467	\$	-
Hemlock	-	-	\$ 325	\$	-
White pine	-	-	\$ 375	\$	-
Other	-	-	-	\$	-
Blue-stained	-	-	272.25	\$	-
Dead/dry	-	-	\$ 193.75	\$	-
Total	2,483	12.0	\$ 435.01	\$	1,080,140.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	43%	1,000	\$ 34.83
Cable-based	57%	1,000	\$ 47.04
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 41.79

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

Contract costs		Slash costs	Other costs
Road development costs	\$ 66,166.00	\$ 14,350.00	-
Road maintenance costs	\$ 11,028.00		

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 12.51	\$ 78.19	\$ 194,305
FI fee	\$ 4.26	\$ 26.60	\$ 66,166
		5% bid deposit	\$ 9,715