

# TIMBER APPRAISER 3.1PP

## Lion Point

Date	3/18/2026	Acres	899
Area Office	SWLO	MBF/Ton conversion	6.52
County	Mineral	MBF	3,620
Sale Type	Green	Tons	23,586

### Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine*	455	13.5	\$ 312	\$	141,960.00
Bull pine*	-	-	\$ 351	\$	-
Lodgepole pine	90	10.9	\$ 414	\$	37,260.00
Douglas-fir	2,745	12.8	\$ 437	\$	1,199,565.00
Western larch	251	14.3	\$ 437	\$	109,687.00
Engelmann spruce	-	-	\$ 406	\$	-
Subalpine fir	-	-	\$ 323	\$	-
Grand fir	69	10.7	\$ 319	\$	22,011.00
Western redcedar	-	-	\$ 467	\$	-
Hemlock	-	-	\$ 325	\$	-
White pine	-	-	\$ 375	\$	-
Other	-	-	\$ -	\$	-
Blue-stained	-	-	272.25	\$	-
Dead/dry	-	-	\$ 191.90	\$	-
<b>Total</b>	<b>3,610</b>	<b>12.9</b>	<b>\$ 418.42</b>	<b>\$</b>	<b>1,510,483.00</b>
PP + BP	455	13.5	\$ 312.00	\$	141,960.00
Non-PP	3,155	12.8	\$ 433.76	\$	1,368,523.00

### 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	38%	500	\$	35.64
Cable-based	62%	1,000	\$	49.73
Cut-to-length	0%	-	\$	-
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$</b>	<b>44.38</b>

  

Haul cost	Paved	Unpaved	Est cost per ton	
Non-PP distance	140	12	\$	35.86
PP distance	140	12	\$	35.86

### Contract costs

Road development costs	\$ 194,437.00	Slash costs	\$ -
Road maintenance costs	\$ 17,500.00	Other costs	\$ 49,950.00

### Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 4.00	\$ 26.11	\$ 82,371
Min bid (PP only)*	\$ 1.00	\$ 6.49	\$ 2,955
FI fee	\$ 3.34	\$ 21.75	\$ 78,735
		5% bid deposit	\$ 4,266

\*PP minimum bid adjusted to account for recent market changes