

TIMBER APPRAISER 3.1



Loose Horse

Date	9/15/2025	Acres	292
Area Office	SWLO	MBF/Ton conversion	5.11
County	Missoula	MBF	1,854
Sale Type	Green	Tons	9,474

Estimated Prices

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

		Year	Quarter		
		2025	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine	579	17.9	\$ 350	\$	202,650.00
Bull pine	-	-	\$ 325	\$	-
Lodgepole pine	-	-	\$ 425	\$	-
Douglas-fir	863	15.9	\$ 462	\$	398,706.00
Western larch	412	12.4	\$ 446	\$	183,752.00
Engelmann spruce	-	-	\$ 429	\$	-
Subalpine fir	-	-	\$ 356	\$	-
Grand fir	-	-	\$ 356	\$	-
Western redcedar	-	-	\$ 533	\$	-
Hemlock	-	-	\$ 325	\$	-
White pine	-	-	\$ 475	\$	-
Other	-	-	-	\$	-
Blue-stained	-	-	262.5	\$	-
Dead/dry	-	-	\$ 209.67	\$	-
Total	1,854	15.7	\$ 423.47	\$	785,108.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	-	\$ 32.83
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 32.83

Haul cost	Paved	Unpaved		
Distance (miles)	83	3	Est cost per ton	\$ 24.41

Contract costs

Road development costs	\$ -	Slash costs	\$ 12,180.00
Road maintenance costs	\$ 14,065.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 14.81	\$ 75.68	\$ 140,309.05
FI fee	\$ 4.26	\$ 21.75	\$ 40,324.50
		5% bid deposit	\$ 7,015.45