

TIMBER APPRAISER 3.1PP

REDEMPTION 18

Date	12/3/2025	Acres	32.45
Area Office	NWLO	MBF/Ton conversion	5.94
County	Lincoln	MBF	202
Sale Type	Salvage	Tons	1,198

Estimated Prices

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

	Year	Quarter	Delivered log price	
	2025	3	Volume (MBF)	Estimated value (MBF)
Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine*	64	27.0	\$ 375	\$ 24,000.00
Bull pine*	-	-	\$ 338	\$ -
Lodgepole pine	5	8.5	\$ 426	\$ 2,172.60
Douglas-fir	107	15.2	\$ 464	\$ 49,648.00
Western larch	26	18.0	\$ 457	\$ 11,653.50
Engelmann spruce	-	-	\$ 426	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	-	-	\$ 373	\$ -
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 354	\$ -
White pine	-	-	\$ 442	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	300.375	\$ -
Dead/dry	-	-	\$ 215.25	\$ -
Total	202	19.1	\$ 433.90	\$ 87,474.10
PP + BP	64	27.0	\$ 375.00	\$ 24,000.00
Non-PP	138	15.5	\$ 461.29	\$ 63,474.10

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%	1,300	\$	37.06
Cable-based	0%	-	\$	-
Cut-to-length	0%	-	\$	-
Total	100%	Weighted average	\$	37.06

Haul cost	Paved	Unpaved	Est cost per ton	
Non-PP distance	77.6	0.7	\$	23.08
PP distance	79.8	0.7	\$	23.46

Contract costs

Road development costs	\$ -	Slash costs	\$ -
Road maintenance costs	\$ 1,161.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 16.45	\$ 97.73	\$ 13,447.64
Min bid (PP only)*	\$ 5.50	\$ 32.65	\$ 2,089.76
FI fee	\$ 4.48	\$ 26.60	\$ 5,362.56
		5% bid deposit	\$ 776.87

*PP minimum bid adjusted to account for recent market changes