

# TIMBER APPRAISER 3.1



## Sawdust Gulch TS

Date	1/12/2026	Acres	171
Area Office	SWLO	MBF/Ton conversion	6.83
County	Ravalli	MBF	831
Sale Type	Green	Tons	5,677

### 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	
			(MBF)	Estimated value (MBF)
Ponderosa pine	103	13.2	\$ 350	\$ 36,050.00
Bull pine	-	-	\$ 344	-
Lodgepole pine	-	-	\$ 415	-
Douglas-fir	728	13.9	\$ 440	\$ 320,320.00
Western larch	-	-	\$ 438	-
Engelmann spruce	-	-	\$ 415	-
Subalpine fir	-	-	\$ 330	-
Grand fir	-	-	\$ 325	-
Western redcedar	-	-	\$ 567	-
Hemlock	-	-	\$ 325	-
White pine	-	-	\$ 375	-
Other	-	-	\$ -	-
Blue-stained	-	-	262.5	-
Dead/dry	-	-	\$ 197.50	-
<b>Total</b>	<b>831</b>	<b>13.8</b>	<b>\$ 428.84</b>	<b>\$ 356,370.00</b>

### 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	100%	750	\$ 33.61
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 33.61</b>

  

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	114	4	\$ 29.96

  

Contract costs		Slash costs	Other costs
Road development costs	\$ 48,572.00	\$ 6,832	-
Road maintenance costs	\$ 3,003.00	\$ -	-

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 7.98	\$ 54.50	\$ 45,302
FI fee	\$ 3.18	\$ 21.75	\$ 18,053
		5% bid deposit	\$ 2,265