

# TIMBER APPRAISER 3.2PP



## Shilo Jones Lynch Blowdown Re-bid

Date	6/3/2026	Acres	680
Area Office	NWLO	MBF/Ton conversion	6
County	Sanders	MBF	303
Sale Type	Salvage	Tons	1,818

### Estimated Prices

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

Year	2026	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine*	102	16.0	\$ 317	\$	32,334.00
Bull pine*	-	-	\$ 267	\$	-
Lodgepole pine	15	9.0	\$ 414	\$	6,210.00
Douglas-fir	137	13.0	\$ 431	\$	59,047.00
Western larch	15	14.0	\$ 431	\$	6,465.00
Engelmann spruce	-	-	\$ 398	\$	-
Subalpine fir	-	-	\$ 348	\$	-
Grand fir	-	-	\$ 306	\$	-
Western redcedar	-	-	\$ 500	\$	-
Hemlock	-	-	\$ 258	\$	-
White pine	-	-	\$ 283	\$	-
Other	-	-	\$ -	\$	-
Blue-stained	34	16.0	274.125	\$	9,320.25
Dead/dry	-	-	199.13	\$	-
<b>Total</b>	<b>303</b>	<b>14.2</b>	<b>\$ 374.18</b>	<b>\$</b>	<b>113,376.25</b>
PP + BP	102	16.0	\$ 317.00	\$	32,334.00
Non-PP	201	13.3	\$ 403.20	\$	81,042.25

### 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%	300	\$ 39.05
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 39.05</b>

Haul cost	Paved	Unpaved	Est cost per ton
Non-PP distance	27	5	\$ 15.04
PP distance	27	5	\$ 15.04

### Contract costs

Road development costs	\$ -	Slash costs	\$ -
Road maintenance costs	\$ 900.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Min bid (all species including PP)	\$ 8.60	\$ 51.60	\$ 13,880.73
Min bid (Blue PP only)*	\$ 1.00	\$ 6.03	\$ 204.89
FI fee	\$ 4.43	\$ 26.60	\$ 8,059.80
5% bid deposit			\$ 704.00

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