

TIMBER APPRAISER 3.1



Shilo Jones Lynch Blowdown

Date	4/20/2026	Acres	680
Area Office	NWLO	MBF/Ton conversion	6
County	Sanders	MBF	303
Sale Type	Salvage	Tons	1,820

Estimated Prices

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

Year	2025	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	102	16.0	\$ 312	\$	31,824.00
Bull pine	-	-	\$ 351	\$	-
Lodgepole pine	15	9.0	\$ 414	\$	6,210.00
Douglas-fir	137	13.0	\$ 437	\$	59,869.00
Western larch	15	14.0	\$ 437	\$	6,555.00
Engelmann spruce	-	-	\$ 406	\$	-
Subalpine fir	-	-	\$ 323	\$	-
Grand fir	-	-	\$ 319	\$	-
Western redcedar	-	-	\$ 467	\$	-
Hemlock	-	-	\$ 325	\$	-
White pine	-	-	\$ 375	\$	-
Other	-	-	\$ -	\$	-
Blue-stained	34	16.0	272.25	\$	9,256.50
Dead/dry	-	-	\$ 200.00	\$	-
Total	303	14.2	\$ 375.30	\$	113,714.50

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	300	\$ 36.88
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 36.88

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	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
Minimum	\$ 12.33	\$ 73.98	\$ 22,415.94
FI fee	\$ 4.43	\$ 26.60	\$ 8,059.80
		5% bid deposit	\$ 1,121.00