

TIMBER APPRAISER 3.1



Spencer to Beaver

Date	2/17/2026	Acres	871
Area Office	NWLO	MBF/Ton conversion	5.96
County	Flathead	MBF	4,661
Sale Type	Green	Tons	27,792

Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	18	16.0	\$ 358	\$ 6,444.00
Bull pine	-	-	\$ 362	\$ -
Lodgepole pine	64	11.1	\$ 429	\$ 27,456.00
Douglas-fir	2,230	13.4	\$ 460	\$ 1,025,800.00
Western larch	1,770	13.8	\$ 451	\$ 798,270.00
Engelmann spruce	417	13.8	\$ 425	\$ 177,225.00
Subalpine fir	-	-	\$ 335	\$ -
Grand fir	140	10.6	\$ 334	\$ 46,760.00
Western redcedar	-	-	\$ 533	\$ -
Hemlock	-	-	\$ 338	\$ -
White pine	-	-	\$ 383	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	295.125	\$ -
Dead/dry	22	10.7	\$ 204.75	\$ 4,504.50
Total	4,661	13.5	\$ 447.64	\$ 2,086,459.50

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%	1,000	\$	36.55
Cable-based	0%	-	\$	-
Cut-to-length	0%	-	\$	-
Total	100%	Weighted average	\$	36.55

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	20	2.6	\$	13.41

Contract costs			
Road development costs	\$ 35,384.00	Slash costs	\$ -
Road maintenance costs	\$ 18,000.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 24.14	\$ 143.87	\$ 670,899
FI fee	\$ 4.46	\$ 26.60	\$ 123,952
		5% bid deposit	\$ 33,545