

TIMBER APPRAISER 3.1



Stobie Ranch Timber Sale

Date	8/20/2025	Acres	546
Area Office	NWLO	MBF/Ton conversion	5.96
County	Sanders	MBF	3,705
Sale Type	Green	Tons	22,082

Estimated Prices

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

		Year	Quarter		
		2025	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine	406	13.5	\$ 350	\$ 142,100.00	
Bull pine	-	-	\$ 325	\$ -	
Lodgepole pine	348	9.6	\$ 419	\$ 145,812.00	
Douglas-fir	2,700	12.4	\$ 462	\$ 1,247,400.00	
Western larch	157	11.3	\$ 446	\$ 70,022.00	
Engelmann spruce	47	13.1	\$ 419	\$ 19,693.00	
Subalpine fir	-	-	\$ 356	\$ -	
Grand fir	17	13.9	\$ 356	\$ 6,052.00	
Western redcedar	-	-	\$ 533	\$ -	
Hemlock	-	-	\$ 325	\$ -	
White pine	-	-	\$ 475	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	288.375	\$ -	
Dead/dry	30	-	\$ 204.33	\$ 6,130.00	
Total	3,705	12.1	\$ 441.89	\$ 1,637,209.00	

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	91%	500	\$ 34.20
Cable-based	9%	600	\$ 48.13
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 31.12

Haul cost	Paved	Unpaved		
Distance (miles)	43	31	Est cost per ton	\$ 22.33

Contract costs

Road development costs	\$ 50,301.00	Slash costs	\$ -
Road maintenance costs	\$ 6,390.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 18.11	\$ 107.94	\$ 399,905
FI fee	\$ 4.46	\$ 26.60	\$ 98,553
		5% bid deposit	\$ 19,995