

TIMBER APPRAISER 3.1PP



Sunset Potomac

Date	3/19/2026	Acres	296
Area Office	SWLO	MBF/Ton conversion	5.57
County	Missoula	MBF	2,177
Sale Type	Green	Tons	12,126

Estimated Prices

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

	Year	Quarter	Delivered log price				
	2025	4	Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine*	90	16.0	\$	312	\$	28,080.00	
Bull pine*	-	-	\$	351	\$	-	
Lodgepole pine	17	13.9	\$	414	\$	7,038.00	
Douglas-fir	1,867	14.1	\$	437	\$	815,879.00	
Western larch	202	12.4	\$	437	\$	88,274.00	
Engelmann spruce	-	-	\$	406	\$	-	
Subalpine fir	-	-	\$	323	\$	-	
Grand fir	-	-	\$	319	\$	-	
Western redcedar	-	-	\$	467	\$	-	
Hemlock	-	-	\$	325	\$	-	
White pine	-	-	\$	375	\$	-	
Other	-	-	\$	-	\$	-	
Blue-stained	-	-		272.25	\$	-	
Dead/dry	-	-	\$	200.00	\$	-	
Total	2,176	14.0	\$	431.65	\$	939,271.00	
PP + BP	90	16.0	\$	312.00	\$	28,080.00	
Non-PP	2,086	13.9	\$	436.81	\$	911,191.00	

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%	800	\$	34.86
Cable-based	0%	-	\$	-
Cut-to-length	0%	-	\$	-
Total	100%	Weighted average	\$	34.86

Haul cost	Paved	Unpaved	Est cost per ton	
Non-PP distance	95	2	\$	26.32
PP distance	130	2	\$	32.39

Contract costs		Slash costs	Other costs
Road development costs	\$ 80,580.00	\$	-
Road maintenance costs		\$	13,532.00

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 8.00	\$ 44.55	\$ 92,938
Min bid (PP only)*	\$ 2.00	\$ 11.17	\$ 1,005
FI fee	\$ 3.90	\$ 21.75	\$ 47,350
		5% bid deposit	\$ 4,697

*PP minimum bid adjusted to account for recent market changes