

TIMBER APPRAISER 3.2



SWIFT CREEK TIMBER PERMIT

Date	5/27/2026	Acres	9.7
Area Office	NWLO	MBF/Ton conversion	6.22
County	Flathead	MBF	97
Sale Type	Salvage	Tons	603

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	0	-	\$ 317	\$ 0.00
Bull pine	-	-	\$ 267	\$ -
Lodgepole pine	-	-	\$ 414	\$ -
Douglas-fir	59	15.7	\$ 431	\$ 25,429.00
Western larch	35	16.3	\$ 431	\$ 15,085.00
Engelmann spruce	-	-	\$ 398	\$ -
Subalpine fir	-	-	\$ 348	\$ -
Grand fir	1	20.0	\$ 306	\$ 306.00
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 258	\$ -
White pine	-	-	\$ 283	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	237.75	\$ -
Dead/dry	2	14.7	\$ 185.63	\$ 371.25
Total	97	15.9	\$ 424.65	\$ 41,191.25

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%	600	\$ 34.43
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 34.43

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	32	1	\$ 15.22

Contract costs

Road development costs	\$ -	Slash costs	\$ -
Road maintenance costs	\$ 910.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 20.26	\$ 126.03	\$ 12,225
FI fee	\$ 4.28	\$ 26.60	\$ 2,580
		5% bid deposit	\$ 611