

TIMBER APPRAISER 2.1



SWIFT STRYKE

Date	4/18/2025
Area Office	NWLO
County	Flathead
Sale Type	Green

Acres	1270
MBF/Ton conversion	7.77
MBF	4,413
Tons	34,271

Estimated Prices

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

		Year	Quarter		
		2024	4		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine			\$ 342	\$ -	
Bull pine			\$ 308	\$ -	
Lodgepole pine	280	8.5	\$ 411	\$ 114,983	
Douglas-fir	508	9.7	\$ 449	\$ 227,899	
Western larch	2,067	9.4	\$ 437	\$ 903,192	
Engelmann spruce	666	8.8	\$ 411	\$ 273,659	
Subalpine fir	452	9.2	\$ 380	\$ 171,646	
Grand fir	343	8.4	\$ 380	\$ 130,337	
Western redcedar	19	6.7	\$ 467	\$ 8,804	
Hemlock			\$ 356	\$ -	
White pine	80	7.7	\$ 357	\$ 28,513	
Cottonwood			\$ -	\$ -	
	-	-	\$ -	\$ -	
Blue-stained	-	-	308.25	\$ -	
Dead/dry	-	-	205.75	\$ -	
Total	4,413	9.1	\$ 421.23	\$ 1,859,033	

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%	500	\$ 35.93
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 35.93

Haul cost	Paved	Unpaved		
Distance (miles)	27	9.8	Est cost per ton	\$ 14.70

Contract costs

Road development costs	\$ 90,498.00	Slash costs	\$ 1,593.00
Road maintenance costs	\$ 22,830.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 17.37	\$ 134.96	\$ 595,287.27
FI fee	\$ 3.42	\$ 26.60	\$ 117,396.01
5% bid deposit			\$ 29,764.36