

TIMBER APPRAISER 3.1



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

Young Creek Appraisal

Date 12/19/2025
Area Office NWLO
County Lincoln
Sale Type Green

Acres 254
MBF/Ton conversion 7.62
MBF 1,206
Tons 9,198

Estimated Prices

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

	Year	Quarter			
	2025	3			
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine	0	-	\$ 350	\$ 0.00	
Bull pine	-	-	\$ 344	\$ -	
Lodgepole pine	-	-	\$ 415	\$ -	
Douglas-fir	1,135	11.0	\$ 440	\$ 499,400.00	
Western larch	72	8.9	\$ 438	\$ 31,536.00	
Engelmann spruce	-	-	\$ 415	\$ -	
Subalpine fir	-	-	\$ 330	\$ -	
Grand fir	-	-	\$ 325	\$ -	
Western redcedar	-	-	\$ 567	\$ -	
Hemlock	-	-	\$ 325	\$ -	
White pine	-	-	\$ 375	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	262.5	\$ -	
Dead/dry	-	-	\$ 204.67	\$ -	
Total	1,207	10.9	\$ 439.88	\$ 530,936.00	

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%	-	\$ 33.66
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 33.66
Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	9	82	
			\$ 25.28
Contract costs			
Road development costs	\$ 17,911.00	Slash costs	\$ 16,789.00
Road maintenance costs	\$ 6,160.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 16.00	\$ 121.92	\$ 147,168.00
FI fee	\$ 3.49	\$ 26.60	\$ 32,101.02
		5% bid deposit	\$ 7,358.40