

TIMBER APPRAISER 3.2



BUTCHER BLOWDOWN

Date	8/4/2026	Acres	63
Area Office	NWLO	MBF/Ton conversion	4.97
County	Lincoln	MBF	484
Sale Type	Salvage	Tons	2,405

Estimated Prices

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

	Year	Quarter		
	2026	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 320	\$ -
Bull pine	-	-	\$ 270	\$ -
Lodgepole pine	7	7.5	\$ 412	\$ 2,884.00
Douglas-fir	117	14.4	\$ 442	\$ 51,714.00
Western larch	347	16.5	\$ 446	\$ 154,762.00
Engelmann spruce	13	11.1	\$ 402	\$ 5,226.00
Subalpine fir	-	-	\$ 340	\$ -
Grand fir	-	-	\$ 281	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 275	\$ -
White pine	-	-	\$ 350	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	309	\$ -
Dead/dry	-	-	\$ 212.75	\$ -
Total	484	15.7	\$ 443.36	\$ 214,586.00

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	\$ 36.50
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 36.50

Haul cost	Paved	Unpaved	
Distance (miles)	61.2	1.4	Est cost per ton \$ 20.35

Contract costs

Road development costs	\$ -	Slash costs	\$ -
Road maintenance costs	\$ 1,605.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 12.00	\$ 59.64	\$ 28,865.52
FI fee	\$ 5.35	\$ 26.60	\$ 12,874.40
		5% bid deposit	\$ 1,443.28