

TIMBER APPRAISER 3.2



Clark Hinch TS

Date	6/17/2026	Acres	347
Area Office	NWLO	MBF/Ton conversion	5.67
County	Sanders	MBF	2,779
Sale Type	Green	Tons	15,750

Estimated Prices

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

Species	Year	Quarter	Delivered log price	
	2026	1	(MBF)	Estimated value (MBF)
Ponderosa pine	15	13.9	\$ 317	\$ 4,807.57
Bull pine	-	-	\$ 267	-
Lodgepole pine	100	9.2	\$ 414	\$ 41,292.33
Douglas-fir	1,792	13.4	\$ 431	\$ 772,505.24
Western larch	508	13.3	\$ 431	\$ 218,873.95
Engelmann spruce	31	13.3	\$ 398	\$ 12,273.68
Subalpine fir	145	12.3	\$ 348	\$ 50,424.83
Grand fir	136	13.1	\$ 306	\$ 41,480.66
Western redcedar	-	-	\$ 500	-
Hemlock	-	-	\$ 258	-
White pine	-	-	\$ 283	-
Other	-	-	\$ -	-
Blue-stained	-	-	274.125	\$ -
Dead/dry	52	22.7	\$ 188.93	\$ 9,897.97
Total	2,779	13.3	\$ 414.41	\$ 1,151,556.22

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	26%	400	\$ 34.91
Cable-based	74%	600	\$ 46.75
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 43.67

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	94	9.6	\$ 27.47

Contract costs

Road development costs	\$ 55,794	Slash costs	\$ -
Road maintenance costs	\$ 8,738	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 4.88	\$ 27.67	\$ 76,863
FI fee	\$ 4.69	\$ 26.60	\$ 73,915
		5% bid deposit	\$ 3,843