TIMBER APPRAISER 3.2

The Montana Department of Natural Resources & Conservation — FOREST INDUSTRY RESEARCH PROGRAM, UNIVERSITY OF MONTANA

Elk Sales Blowdown Salvage TS

Date	Sept. 22, 2026	Acres	451
Area Office	NWLO	MBF/Ton conversion	5.56
County	Sanders	MBF	903
Sale Type	Salvage	Tons	5,019

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	32	17.0	$ 320	$ 10,240.00
Bull pine	-	-	$ 270	$ -
Lodgepole pine	-	-	$ 412	$ -
Douglas-fir	593	14.8	$ 442	$ 262,106.00
Western larch	150	18.0	$ 446	$ 66,900.00
Engelmann spruce	23	23.0	$ 402	$ 9,246.00
Subalpine fir	-	-	$ 340	$ -
Grand fir	8	17.0	$ 281	$ 2,248.00
Western redcedar	-	-	$ 467	$ -
Hemlock	1	9.0	$ 275	$ 275.00
White pine	95	19.3	$ 350	$ 33,250.00
Other	-	-	$ -	$ -
Blue-stained	-	-	240	$ -
Dead/dry	-	-	$ 179.71	$ -
Total	902	16.1	$ 426.01	$ 384,265.00

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%	500	$ 38.82
Cable-based	0%	-	$ -
Cut-to-length	0%	-	$ -
Total	100%	Weighted average	$ 38.82

Haul cost

	Paved	Unpaved		
Distance (miles)	55	11	Est cost per ton	$ 20.94

Contract costs

Road development costs	$ -	Slash costs	$ -
Road maintenance costs	$ 13,215.00	Other costs	$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	$ 12.00	$ 66.70	$ 60,288
FI fee	$ 4.78	$ 26.60	$ 23,991
		5% bid deposit	$ 3,014