

TIMBER APPRAISER 3.2



Fast Horse

Date	7/20/2026	Acres	199
Area Office	SWLO	MBF/Ton conversion	5.62
County	Missoula	MBF	1,055
Sale Type	Green	Tons	5,931

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	122	15.8	\$ 320	\$ 39,040.00		
Bull pine	-	-	\$ 270	\$ -		
Lodgepole pine	-	-	\$ 412	\$ -		
Douglas-fir	897	15.3	\$ 442	\$ 396,474.00		
Western larch	36	14.0	\$ 446	\$ 16,056.00		
Engelmann spruce	-	-	\$ 402	\$ -		
Subalpine fir	-	-	\$ 340	\$ -		
Grand fir	-	-	\$ 281	\$ -		
Western redcedar	-	-	\$ 467	\$ -		
Hemlock	-	-	\$ 275	\$ -		
White pine	-	-	\$ 350	\$ -		
Other	-	-	\$ -	\$ -		
Blue-stained	-	-	\$ 240	\$ -		
Dead/dry	-	-	\$ 201.33	\$ -		
Total	1,055	15.3	\$ 428.03	\$ 451,570.00		

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	\$ 36.87
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 36.87

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	83	6	\$ 24.93

Contract costs

Road development costs	\$ -	Slash costs	\$ 8,460.00
Road maintenance costs	\$ 14,725.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 16.98	\$ 95.41	\$ 100,692
FI fee	\$ 3.87	\$ 21.75	\$ 22,953
		5% bid deposit	\$ 5,035