

TIMBER APPRAISER 3.2PP



Klinger Blowdown Salvage

Date	7/15/2026	Acres	196
Area Office	NWLO	MBF/Ton conversion	5.16
County	Lincoln	MBF	549
Sale Type	Salvage	Tons	2,832

Estimated Prices

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

		Year	Quarter		
		2026	1		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)		Estimated value (MBF)
Ponderosa pine*	145	19.8	\$	317	\$ 45,965.00
Bull pine*	-	-	\$	267	\$ -
Lodgepole pine	-	-	\$	414	\$ -
Douglas-fir	254	18.0	\$	431	\$ 109,474.00
Western larch	66	18.7	\$	431	\$ 28,446.00
Engelmann spruce	-	-	\$	398	\$ -
Subalpine fir	-	-	\$	348	\$ -
Grand fir	-	-	\$	306	\$ -
Western redcedar	6	13.0	\$	500	\$ 3,000.00
Hemlock	-	-	\$	258	\$ -
White pine	78	14.4	\$	283	\$ 22,074.00
Other	-	-	\$	-	\$ -
Blue-stained	-	-		237.75	\$ -
Dead/dry	-	-	\$	196.20	\$ -
Total	549	18.0	\$	380.62	\$ 208,959.00
PP + BP	145	19.8	\$	317.00	\$ 45,965.00
Non-PP	404	17.3	\$	403.45	\$ 162,994.00

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%	1,000	\$ 40.10
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 40.10

Haul cost	Paved	Unpaved	Est cost per ton
Non-PP distance	55	6.7	\$ 20.20
PP distance	55	6.7	\$ 20.20

Contract costs

Road development costs	\$ 4,531.00	Slash costs	\$ -
Road maintenance costs	\$ 5,130.00	Other costs	\$ 855.00

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 14.84	\$ 76.58	30,940
Min bid (PP only)*	\$ 2.00	\$ 10.34	1,499
FI fee	\$ 5.16	\$ 26.60	14,613
		5% bid deposit	1,622

*PP minimum bid adjusted to account for recent market changes