

TIMBER APPRAISER 3.2



Luke Mtn 2 Salvage

Date	8/20/2026	Acres	482
Area Office	SWLO	MBF/Ton conversion	6.39
County	Powell	MBF	1,100
Sale Type	Salvage	Tons	7,029

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	0	-	\$ 320	\$ 0.00	
Bull pine	-	-	\$ 270	\$ -	
Lodgepole pine	-	-	\$ 412	\$ -	
Douglas-fir	1,100	13.1	\$ 442	\$ 486,200.00	
Western larch	-	-	\$ 446	\$ -	
Engelmann spruce	-	-	\$ 402	\$ -	
Subalpine fir	-	-	\$ 340	\$ -	
Grand fir	-	-	\$ 281	\$ -	
Western redcedar	-	-	\$ 467	\$ -	
Hemlock	-	-	\$ 275	\$ -	
White pine	-	-	\$ 350	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	\$ 240	\$ -	
Dead/dry	-	-	\$ 190.50	\$ -	
Total	1,100	13.1	\$ 442.00	\$ 486,200.00	

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	\$	38.66
Cable-based		0%	-	\$	-
Cut-to-length		0%	-	\$	-
Total		100%	Weighted average	\$	38.66
Haul cost		Paved	Unpaved		
Distance (miles)		29	10	Est cost per ton	\$ 16.26
Contract costs					
Road development costs				Slash costs	\$ -
Road maintenance costs		\$ 10,000		Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 14.12	\$ 90.20	\$ 99,223
FI fee	\$ 3.40	\$ 21.75	\$ 23,899
		5% bid deposit	\$ 4,961