

TIMBER APPRAISER 3.2



Section 36 Timber Sale

Date	7/13/2026	Acres	567
Area Office	NWLO	MBF/Ton conversion	6.23
County	Lake	MBF	4,352
Sale Type	Green	Tons	27,104

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	10	14.9	\$ 317	\$ 3,170.00	
Bull pine	-	-	\$ 267	\$ -	
Lodgepole pine	1,638	10.0	\$ 414	\$ 678,132.00	
Douglas-fir	1,524	11.9	\$ 431	\$ 656,844.00	
Western larch	618	10.8	\$ 431	\$ 266,358.00	
Engelmann spruce	234	11.8	\$ 398	\$ 93,132.00	
Subalpine fir	63	10.1	\$ 348	\$ 21,924.00	
Grand fir	152	11.5	\$ 306	\$ 46,512.00	
Western redcedar	113	13.1	\$ 500	\$ 56,500.00	
Hemlock	-	-	\$ 258	\$ -	
White pine	-	-	\$ 283	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	274.125	\$ -	
Dead/dry	-	-	\$ 196.56	\$ -	
Total	4,352	11.0	\$ 418.79	\$ 1,822,572.00	

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	50%	500	\$ 35.46
Cable-based	50%	400	\$ 46.97
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 41.21

Haul cost	Paved	Unpaved		
Distance (miles)	55	12	Est cost per ton	\$ 21.12

Contract costs

Road development costs	\$ 97,708.00	Slash costs	\$ -
Road maintenance costs	\$ 23,766.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 5.00	\$ 31.16	\$ 135,553
FI fee	\$ 4.27	\$ 26.60	\$ 115,734
		5% bid deposit	\$ 6,778