

TIMBER APPRAISER 3.2



Weeksville TS Appraisal

Date	6/17/2026
Area Office	NWLO
County	Sanders
Sale Type	Green

Acres	200
MBF/Ton conversion	5.57
MBF	1,797
Tons	10,005

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	860	15.2	\$ 317	\$ 272,490.43
Bull pine	-	-	\$ 267	\$ -
Lodgepole pine	-	-	\$ 414	\$ -
Douglas-fir	842	14.3	\$ 431	\$ 363,049.89
Western larch	90	16.0	\$ 431	\$ 38,590.00
Engelmann spruce	-	-	\$ 398	\$ -
Subalpine fir	-	-	\$ 348	\$ -
Grand fir	5	9.8	\$ 306	\$ 1,646.00
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 258	\$ -
White pine	-	-	\$ 283	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	237.75	\$ -
Dead/dry	-	-	\$ 185.63	\$ -
Total	1,797	14.8	\$ 376.09	\$ 675,776.32

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	75%	400	\$ 34.33
Cable-based	25%	200	\$ 46.09
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 37.27

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	13	3.5	\$ 12.35

Contract costs

Road development costs	\$ 34,212	Slash costs	\$ -
Road maintenance costs	\$ 5,180	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 11.51	\$ 64.09	\$ 115,129
FI fee	\$ 4.78	\$ 26.60	\$ 47,824
5% bid deposit		\$	5,756