

GNA TIMBER APPRAISER 2.2



Harley DxP

Date	12/3/2025
Area Office	CLO
County	Cascade
Sale Type	Green

Acres	90
MBF/Ton conversion	6.54
MBF	596
Tons	3,896

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	3		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ -	\$ -
Bull pine	-	-	\$ -	\$ -
Lodgepole pine	544	10.3	\$ 415	\$ 225,760
Douglas-fir	-	-	\$ -	\$ -
Western larch	-	-	\$ -	\$ -
Engelmann spruce	4	9.0	\$ 415	\$ 1,702
Subalpine fir	38	9.6	\$ 330	\$ 12,375
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 311	\$ -
Dead/dry	11	13.3	\$ 193	\$ 2,030
Total	596	10.3	\$ 406	\$ 241,867

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	\$ 34.28
Cable-based		-	\$ -
Cut-to-length		-	\$ -
		Weighted average	\$ 34.28

Haul cost	Paved	Unpaved	
Haul distance	123	11	Est cost per ton \$ 32.74

Contract costs			
Road development	\$ -	Slash	\$ 1,206
Road maintenance	\$ 28,195	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 5.00	\$ 32.69	\$ 19,474
5% bid deposit			\$ 974