

GNA TIMBER APPRAISER 3.1PP



BAIRD-HARPER

Date	5/7/2026	Acres	1304
Area Office	NWLO	MBF/Ton conversion	6.48
County	Lincoln	MBF	11,625
Sale Type	Green	Tons	75,307

Estimated Delivered Log Prices

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

	Year	Quarter	Delivered log price				
	2026	1	Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine*	813	12.3	\$	345	\$	280,079	
Bull pine*	-	-	\$	278	\$	-	
Lodgepole pine	198	10.1	\$	429	\$	84,942	
Douglas-fir	7,800	12.6	\$	449	\$	3,502,200	
Western larch	2,700	12.5	\$	445	\$	1,200,150	
Engelmann spruce	101	10.0	\$	421	\$	42,521	
Subalpine fir	-	-	\$	365	\$	-	
Grand fir	-	-	\$	322	\$	-	
Western redcedar	-	-	\$	550	\$	-	
Hemlock	-	-	\$	288	\$	-	
White pine	-	-	\$	312	\$	-	
Other	-	-	\$	-	\$	-	
Blue-stained	-	-	\$	290	\$	-	
Dead/dry	13	-	\$	209	\$	2,714	
Total	11,625	12.5	\$	440	\$	5,112,606	
PP + BP	813	12.3	\$	345	\$	280,079	
Non-PP	10,812	12.5	\$	447	\$	4,832,527	

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	89%	600	\$	35.07
Cable-based	11%	1,000	\$	53.08
Cut-to-length	0%	-	\$	-
Weighted average			\$	37.06

Haul cost	Paved	Unpaved	Est cost per ton	
Non-PP distance	68	5	\$	22.16
PP distance	121	5	\$	31.35

Contract costs		Slash	
Road development	\$ 207,385	\$	281,512
Road maintenance	\$ 74,915	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	\$ 12.46	\$ 80.77	\$ 873,245
Min Bid (PP only)*	\$ 5.95	\$ 38.59	\$ 31,375
5% bid deposit			\$ 45,231

*PP minimum bid adjusted to account for recent market changes