

# GNA TIMBER APPRAISER 3.1



## BEAR CREEK

Date	6/22/2026	Acres	194
Area Office	NWLO	MBF/Ton conversion	5.92
County	Flathead	MBF	2,501
Sale Type	Green	Tons	14,813

### Estimated Delivered Log Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](http://www.bber.umt.edu/FIR/F_LogPrice.asp)

Year	2026	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	35	17	\$ 345	\$ 12,075
Bull pine	-	-	\$ 278	\$ -
Lodgepole pine	279	11	\$ 429	\$ 119,691
Douglas-fir	1,897	14	\$ 449	\$ 851,753
Western larch	180	11	\$ 445	\$ 80,100
Engelmann spruce	-	-	\$ 421	\$ -
Subalpine fir	-	-	\$ 365	\$ -
Grand fir	110	13	\$ 322	\$ 35,420
Western redcedar	-	-	\$ 550	\$ -
Hemlock	-	-	\$ 288	\$ -
White pine	-	-	\$ 312	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 290.25	\$ -
Dead/dry	-	-	\$ 199	\$ -
<b>Total</b>	<b>2,501</b>	<b>13.1</b>	<b>\$ 439</b>	<b>\$ 1,099,039</b>

### Estimated Costs

Source: [http://www.bber.umt.edu/FIR/F\\_Logging.asp](http://www.bber.umt.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	530	\$ 32.47
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 32.47

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	22	2	\$ 13.66

### Contract costs

Road development	\$ 1,565	Slash	\$ 17,213
Road maintenance	\$ 2,832	Other	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 16.72	\$ 98.99	\$ 247,673
5% bid deposit			\$ 12,384