

GNA TIMBER APPRAISER 2.2



Blacktail Powerline Timber Sale

Date	2/2/2026	Acres	121
Area Office	NWLO	MBF/Ton conversion	6.52
County	Lake	MBF	812
Sale Type	Green	Tons	5,303

Estimated Delivered Log Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 350		\$ -
Bull pine	-	-	\$ 344		\$ -
Lodgepole pine	63	8.8	\$ 444		\$ 27,972
Douglas-fir	170	12.8	\$ 482		\$ 81,940
Western larch	403	11.9	\$ 464		\$ 186,992
Engelmann spruce	32	12.2	\$ 444		\$ 14,208
Subalpine fir	137	10.0	\$ 348		\$ 47,676
Grand fir	7	19.0	\$ 350		\$ 2,450
Western redcedar	-	-	\$ 567		\$ -
Hemlock	-	-	\$ 325		\$ -
White pine	-	-	\$ 375		\$ -
Other	-	-	\$ -		\$ -
Blue-stained	-	-	\$ 333		\$ -
Dead/dry	-	-	\$ 211		\$ -
Total	812	11.6	\$ 445		\$ 361,238

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	44%	900	\$	35.52
Shovel	56%	600	\$	48.09
CTL	0%	-	\$	-
Weighted average			\$	42.56

Haul cost	Paved	Unpaved	Est cost per ton	
Haul distance	25	5	\$	14.70

Contract costs		Slash	
Road development	\$ -	\$	13,300
Road maintenance	\$ 10,196	Other	

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 11.01	\$ 71.77	\$ 58,374
5% bid deposit			\$ 2,919