

GNA TIMBER APPRAISER 2.2



GNA Cooks Crumbs

Date	2/24/2026	Acres	311
Area Office	NWLO	MBF/Ton conversion	7.78
County	Lincoln	MBF	918
Sale Type	Green	Tons	7,143

Estimated Delivered Log Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	-	-		\$ -
Bull pine	-	-		\$ -
Lodgepole pine	123	9.1	\$ 444	\$ 54,485.72
Douglas-fir	512	9.9	\$ 482	\$ 246,784.00
Western larch	230	8.6	\$ 464	\$ 106,697.83
Engelmann spruce	44	10.8	\$ 444	\$ 19,536.00
Subalpine fir	9	8.8	\$ 348	\$ 3,280.73
Grand fir	-	-		\$ -
Western redcedar	-	-		\$ -
Hemlock	-	-		\$ -
White pine	-	-		\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 333.00	\$ -
Dead/dry	-	-	\$ 218.20	\$ -
Total	918	9.5	\$ 469.22	\$ 430,784.29

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%	550	\$ 36.37
Cable-based			\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 36.37

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	77	3	\$ 23.37

Contract costs			
Road development	\$	18,260.10	Slash \$ 14,715.00
Road maintenance	\$	6,664.29	Other \$ 798.00

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 12.46	\$ 96.98	\$ 89,033.33
5% bid deposit			\$ 4,451.67