

# GNA TIMBER APPRAISER 2.2



## GNA Pete's Ridge Blowdown

Date	3/16/2026	Acres	137
Area Office	NWLO	MBF/Ton conversion	6.69
County	Flathead	MBF	105
Sale Type	Salvage	Tons	702

### Estimated Delivered Log Prices

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

Year	2025	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-		\$ -
Bull pine	-	-		\$ -
Lodgepole pine	-	-		\$ -
Douglas-fir	100	13.5	\$ 482	\$ 48,200
Western larch	5	10.0	\$ 464	\$ 2,320
Engelmann spruce	-	-		\$ -
Subalpine fir	-	-		\$ -
Grand fir	-	-		\$ -
Western redcedar	-	-		\$ -
Hemlock	-	-		\$ -
White pine	-	-		\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ -	\$ -
Dead/dry	-	-	\$ 236.50	\$ -
<b>Total</b>	<b>105</b>	<b>13.1</b>	<b>\$ 481.14</b>	<b>\$ 50,520</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%	500	\$ 37.35
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 37.35

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	13	1	\$ 11.92

### Contract costs

Road development	\$ -	Slash	\$ -
Road maintenance	\$ 2,000	Other	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 16.42	\$ 109.83	\$ 11,532
5% bid deposit			\$ 577