

# GNA TIMBER APPRAISER 2.2PP



## Pipe Dream

Date	1/27/2026	Acres	695
Area Office	NWLO	MBF/Ton conversion	6.34
County	Lincoln	MBF	4,163
Sale Type	Green	Tons	26,409

### Estimated Delivered Log Prices

Source: MBF Prices from North Idaho 2025 Q4 Report

Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine*	2,249	15.6	\$ 350	\$ 787,115
Bull pine*	-	-	\$ 344	\$ -
Lodgepole pine	205	7.3	\$ 400	\$ 82,160
Douglas-fir	1,361	14.3	\$ 500	\$ 680,300
Western larch	348	15.2	\$ 500	\$ 173,900
Engelmann spruce	-	-	\$ 415	\$ -
Subalpine fir	-	-	\$ 330	\$ -
Grand fir	-	-	\$ 325	\$ -
Western redcedar	-	-	\$ 567	\$ -
Hemlock	-	-	\$ 325	\$ -
White pine	-	-	\$ 375	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 281	\$ -
Dead/dry	-	-	\$ 219	\$ -
<b>Total</b>	<b>4,163</b>	<b>14.7</b>	<b>\$ 414</b>	<b>\$ 1,723,475</b>
PP + BP	2,249	15.6	\$ 350	\$ 787,115
Non-PP	1,914	13.7	\$ 489	\$ 936,360

### 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	68%	1,000	\$	36.22
Cable-based	0%	-	\$	-
Cut-to-length	32%	1,000	\$	47.56
Weighted average			\$	39.85

  

Haul cost	Paved	Unpaved	Est cost per ton	
Non-PP distance	50	1	\$	18.34
PP distance	100	1	\$	27.01

  

Contract costs		Slash	
Road development	\$ 53,861.00	\$	184,107.50
Road maintenance	\$ 5,884.00	Other	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	\$ 12.47	\$ 79.09	\$ 151,354
Min Bid (PP only)*	\$ 2.97	\$ 18.82	\$ 42,330
5% bid deposit			\$ 9,684

\*PP minimum bid adjusted to account for recent market changes