

# GNA TIMBER APPRAISER 3.1



## GNA Pistol Creek Reoffer SYU

Date	5/7/2026	Acres	448
Area Office	CLO	MBF/Ton conversion	7.35
County	Meagher	MBF	2,030
Sale Type	Green	Tons	14,918

### 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	-	-	\$ 317	\$ -
Bull pine	-	-	\$ 267	\$ -
Lodgepole pine	28	7	\$ 414	\$ 11,592
Douglas-fir	2,002	12	\$ 431	\$ 862,862
Western larch	-	-	\$ 431	\$ -
Engelmann spruce	-	-	\$ 398	\$ -
Subalpine fir	-	-	\$ 348	\$ -
Grand fir	-	-	\$ 306	\$ -
Western redcedar	-	-	\$ 500	\$ -
Hemlock	-	-	\$ 258	\$ -
White pine	-	-	\$ 283	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 311	\$ -
Dead/dry	-	-	\$ 211	\$ -
<b>Total</b>	<b>2,030</b>	<b>11.8</b>	<b>\$ 431</b>	<b>\$ 874,454</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%	750	\$ 38.20
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 38.20

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	97	4	\$ 27.01

Contract costs			
Road development	\$	83,578	Slash \$ 5,636
Road maintenance	\$	43,455	Other \$ 10,818

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 6.77	\$ 49.76	\$ 100,997
5% bid deposit			\$ 5,050