

# GNA TIMBER APPRAISER 3.1



## Reboot SYU

Date	6/24/2026	Acres	403
Area Office	EAST	MBF/Ton conversion	6.82
County	Carbon	MBF	2,447
Sale Type	Green	Tons	16,396

### 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	113	14	\$ 317	\$ 35,829
Bull pine	-		\$ 267	\$ -
Lodgepole pine	1,915	10	\$ 414	\$ 792,743
Douglas-fir	377	12	\$ 431	\$ 162,380
Western larch	-	-	\$ 431	\$ -
Engelmann spruce	17	11	\$ 398	\$ 6,748
Subalpine fir	11	10	\$ 348	\$ 3,933
Grand fir	-		\$ 306	\$ -
Western redcedar	-		\$ 500	\$ -
Hemlock	-		\$ 258	\$ -
White pine	-		\$ 283	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 274	\$ -
Dead/dry	14	10	\$ 191	\$ 2,696
<b>Total</b>	<b>2,447</b>	<b>10.7</b>	<b>\$ 410</b>	<b>\$ 1,004,329</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	\$ 36.41
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 36.41

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	121	2	\$ 30.83

### Contract costs

Road development	\$ 36,725	Slash	\$ -
Road maintenance	\$ 40,754	Other	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 4.91	\$ 33.47	\$ 80,459
5% bid deposit			\$ 4,023