

GNA TIMBER APPRAISER 2.2



Upper Fish

Date	5/21/2026	Acres	597
Area Office	NWLO	MBF/Ton conversion	6.81
County	Flathead	MBF	4,143
Sale Type	Green	Tons	28,215

Estimated Delivered Log Prices

Source: 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	-	-	\$ 372	\$ -
Bull pine	-	-	\$ 288	\$ -
Lodgepole pine	2,998	8.5	\$ 444	\$ 1,331,112.00
Douglas-fir	688	10.5	\$ 467	\$ 321,389.40
Western larch	290	10.4	\$ 458	\$ 132,820.00
Engelmann spruce	108	10.3	\$ 444	\$ 48,129.60
Subalpine fir	59	9.2	\$ 382	\$ 22,347.00
Grand fir	-	-	\$ 338	\$ -
Western redcedar	-	-	\$ 600	\$ -
Hemlock	-	-	\$ 317	\$ -
White pine	-	-	\$ 341	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 333.00	\$ -
Dead/dry	-	-	\$ 219.50	\$ -
Total	4,143	9.0	\$ 447.92	\$ 1,855,798.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	75%	470	\$ 34.02
Cable-based	25%	400	\$ 50.70
Cut-to-length	0%	-	\$ -
Weighted average			\$ 38.19

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	25	16	\$ 16.60

Contract costs			
Road development	\$	86,236.00	Slash \$ 195,000.00
Road maintenance	\$	46,906.00	Other \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 11.86	\$ 80.77	\$ 334,624.10
5% bid deposit			\$ 16,731.21