

GNA TIMBER APPRAISER 2.2



West Fork

Date	2/20/2026	Acres	7418
Area Office	SWLO	MBF/Ton conversion	6.9
County	Ravalli	MBF	35,179
Sale Type	Green	Tons	242,012

Estimated Delivered Log Prices

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

Year	2025	Quarter	2
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	1,708	-	\$ 350	\$	597,937
Bull pine	-	-	\$ 370	\$	-
Lodgepole pine	3,134	-	\$ 437	\$	1,369,408
Douglas-fir	29,495	-	\$ 472	\$	13,921,771
Western larch	-	-	\$ 479	\$	-
Engelmann spruce	252	-	\$ 437	\$	110,260
Subalpine fir	455	-	\$ 339	\$	154,090
Grand fir	23	-	\$ 336	\$	7,766
Western redcedar	-	-	\$ 600	\$	-
Hemlock	-	-	\$ 347	\$	-
White pine	-	-	\$ 392	\$	-
Other	-	-	-	\$	-
Blue-stained	-	-	\$ 295	\$	-
Dead/dry	112	-	\$ 198	\$	22,129
Total	35,179	-	\$ 460	\$	16,183,361

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	33%	1,000	\$ 36.87
Cable-based	67%	1,000	\$ 55.98
Cut-to-length	0%	-	\$ -
Weighted average			\$ 49.67

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	157	5	\$ 37.60

Contract costs

Road development		Slash	\$ -
Road maintenance	\$ 80,000.00	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 1.12	\$ 7.71	\$ 270,541
Bid deposit			\$ 5,000