

GNA TIMBER APPRAISER 3.1PP



GNA BUCKLEBURY FERRY

Date	6/24/2026	Acres	192
Area Office	NWLO	MBF/Ton conversion	5.94
County	Lincoln	MBF	1,489
Sale Type	Green	Tons	8,837

Estimated Delivered Log Prices

Source: http://www.bber.umt.edu/FIRIF_LogPrice.asp

	Year	Quarter		
	2026	1		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	176	15.0	317	55,792
Bull pine*			267	-
Lodgepole pine			414	-
Douglas-fir	1,303	13.9	431	561,593
Western larch	10	13.0	431	4,310
Engelmann spruce			398	-
Subalpine fir			348	-
Grand fir			306	-
Western redcedar			500	-
Hemlock			258	-
White pine			283	-
Other			-	-
Blue-stained			238	-
Dead/dry			197	-
Total	1,489	14.0	418	621,695
PP + BP	176	15.0	317	55,792
Non-PP	1,313	13.9	431	565,903

Estimated Costs

Source: http://www.bber.umt.edu/FIRIF_Loading.asp

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	1,000	\$ 37.16
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 37.16

Haul cost	Paved	Unpaved	
Non-PP distance	57	1.5	Est cost per ton 20
PP distance	110	1.5	Est cost per ton 29

Contract costs

Road development	28,458	Slash	28,115
Road maintenance	16,502	Other	-

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	\$ 13.89	\$ 82.43	108,235
Min Bid (PP only)*	\$ 6.47	\$ 38.38	6,756
5% bid deposit			5,750

*PP minimum bid adjusted to account for recent market changes