

GNA TIMBER APPRAISER 3.1



Peters Mill

Date	7/23/2026	Acres	555
Area Office	NWLO	MBF/Ton conversion	6.09
County	Flathead	MBF	5,274
Sale Type	Green	Tons	32,122

Estimated Delivered Log Prices

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

	Year	Quarter		
	2026	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 327	\$ -
Bull pine	-	-	\$ 302	\$ -
Lodgepole pine	105	9.8	\$ 430	\$ 45,150
Douglas-fir	3,238	11.9	\$ 459	\$ 1,486,150
Western larch	516	11.6	\$ 461	\$ 237,738
Engelmann spruce	410	12.3	\$ 425	\$ 174,250
Subalpine fir	8	10.0	\$ 353	\$ 2,824
Grand fir	990	10.8	\$ 297	\$ 294,030
Western redcedar	-	-	\$ 517	\$ -
Hemlock	7	13.0	\$ 288	\$ 2,016
White pine	-	-	\$ 371	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 323	\$ -
Dead/dry	-	-	\$ 194	\$ -
Total	5,274	11.7	\$ 425	\$ 2,242,158

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	56%	800	\$ 35.42
Cable-based	44%	800	\$ 51.30
Cut-to-length	0%	-	\$ -
Weighted average			\$ 42.41
Haul cost	Paved	Unpaved	
Haul distance	14	7	Est cost per ton \$ 13.13
Contract costs			
Road development	\$ 103,556	Slash	\$ 154,500
Road maintenance	\$ 8,229	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 6.67	\$ 40.61	\$ 214,203
5% bid deposit			\$ 10,710