

GNA TIMBER APPRAISER 3.1



Pistol Creek SYU Reoffer

Date	7/27/2026	Acres	326
Area Office	CLO	MBF/Ton conversion	7.35
County	Meagher	MBF	1,924
Sale Type	Green	Tons	14,141

Estimated Delivered Log Prices

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

	Year	Quarter		
	2026	1		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 320	\$ -
Bull pine	-	-	\$ 270	\$ -
Lodgepole pine	28	-	\$ 412	\$ 11,536.00
Douglas-fir	1,896	-	\$ 442	\$ 838,032.00
Western larch	-	-	\$ 446	\$ -
Engelmann spruce	-	-	\$ 402	\$ -
Subalpine fir	-	-	\$ 340	\$ -
Grand fir	-	-	\$ 281	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 275	\$ -
White pine	-	-	\$ 350	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 309.00	\$ -
Dead/dry	-	-	\$ 213.50	\$ -
Total	1,924	-	\$ 441.56	\$ 849,568.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	750	\$ 37.38
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
	Weighted average		\$ 37.38
Haul cost	Paved	Unpaved	
Haul distance	97	4	Est cost per ton \$ 27.01
Contract costs	Road development	\$ 71,244.00	Slash \$ 5,636.00
	Road maintenance	\$ 17,309.00	Other \$ 10,818.00

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 5.00	\$ 36.74	\$ 70,697.26
5% bid deposit			\$ 3,534.86