

GNA TIMBER APPRAISER 3.1



GNA REESE'S PIECES

Date	6/24/2026	Acres	351
Area Office	NWLO	MBF/Ton conversion	6.54
County	Lincoln	MBF	1,163
Sale Type	Green	Tons	7,608

Estimated Delivered Log Prices

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

		Year	Quarter		
		2026	1		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine	-	-	\$ 317	\$ -	
Bull pine	-	-	\$ 267	\$ -	
Lodgepole pine	623	9	\$ 414	\$ 257,922	
Douglas-fir	387	10	\$ 431	\$ 166,797	
Western larch	146	9	\$ 431	\$ 62,926	
Engelmann spruce	8	10	\$ 398	\$ 3,184	
Subalpine fir	-	-	\$ 348	\$ -	
Grand fir	-	-	\$ 306	\$ -	
Western redcedar	-	-	\$ 500	\$ -	
Hemlock	-	-	\$ 258	\$ -	
White pine	-	-	\$ 283	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	\$ 311	\$ -	
Dead/dry	-	-	\$ 209	\$ -	
Total	1,164	9.5	\$ 422	\$ 490,829	

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	900	\$ 39.44
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 39.44

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	65.5	3	\$ 21.38

Contract costs	Road development	Road maintenance	Slash	Other
	\$ 10,195	\$ 3,715	\$ 16,254	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 9.53	\$ 62.34	\$ 72,497
5% bid deposit			\$ 3,625