

TIMBER APPRAISER 3.2



State Trust Lands REID Divide OSR

Date	8/20/2026	Acres	194
Area Office	NWLO	MBF/Ton conversion	5
County	Flathead	MBF	886
Sale Type	Green	Tons	4,429

Estimated 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	0	-	\$ 320	\$ 0.00
Bull pine	-	-	\$ 270	\$ -
Lodgepole pine	-	-	\$ 412	\$ -
Douglas-fir	265	21.3	\$ 442	\$ 117,130.00
Western larch	621	18.8	\$ 446	\$ 276,966.00
Engelmann spruce	-	-	\$ 402	\$ -
Subalpine fir	-	-	\$ 340	\$ -
Grand fir	-	-	\$ 281	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 275	\$ -
White pine	-	-	\$ 350	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	240	\$ -
Dead/dry	-	-	\$ 201.33	\$ -
Total	886	19.5	\$ 444.80	\$ 394,096.00

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	650	\$ 37.83
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 37.83
Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	35	12.5	\$ 17.73
Contract costs			
Road development costs	\$ 4,320	Slash costs	\$ -
Road maintenance costs	\$ 11,591	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 21.39	\$ 106.94	\$ 94,731
FI fee	\$ 5.32	\$ 26.60	\$ 23,568
		5% bid deposit	\$ 4,737