

GNA TIMBER APPRAISER 3.1



GNA Reid Divide Salvage

Date	9/3/2026	Acres	101
Area Office	NWLO	MBF/Ton conversion	5.29
County	Flathead	MBF	1,660
Sale Type	Salvage	Tons	8,789

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	-	-	\$ 320	\$ -
Bull pine	-	-	\$ 270	\$ -
Lodgepole pine	-	-	\$ 412	\$ -
Douglas-fir	1,330	19	\$ 442	\$ 587,727
Western larch	117	18	\$ 446	\$ 52,137
Engelmann spruce	-	-	\$ 402	\$ -
Subalpine fir	214	12	\$ 340	\$ 72,624
Grand fir			\$ 281	\$ -
Western redcedar			\$ 467	\$ -
Hemlock	-	-	\$ 275	\$ -
White pine	-	-	\$ 350	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ -	\$ -
Dead/dry	-	-	\$ 204.67	\$ -
Total	1,660	16.2	\$ 429.16	\$ 712,489

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%	700	\$ 46.45
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 46.45
Haul cost	Paved	Unpaved	
Haul distance	32	20	Est cost per ton \$ 18.51
Contract costs			
Road development	\$ 10,995	Slash	\$ -
Road maintenance	\$ 15,305	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 7.63	\$ 40.38	\$ 67,093
5% bid deposit			\$ 3,355