

GNA TIMBER APPRAISER 2.0.1



SALE NAME

Date	9/26/2024	Acres	182
Area Office	NWLO	MBF/Ton conversion	6.56
County	Flathead	MBF	758
Sale Type	Green	Tons	4,972

Estimated Delivered Log Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 356	\$ -	-
Bull pine	-	-	\$ 344	\$ -	-
Lodgepole pine	61	7.2	\$ 400	\$ 24,400.00	
Douglas-fir	24	9.2	\$ 400	\$ 9,600.00	
Western larch	220	11.3	\$ 400	\$ 88,000.00	
Engelmann spruce	352	19.0	\$ 400	\$ 140,800.00	
Subalpine fir	101	9.8	\$ 340	\$ 34,340.00	
Grand fir	-	-	\$ 389	\$ -	-
Western redcedar	-	-	\$ 467	\$ -	-
Hemlock	-	-	\$ 385	\$ -	-
White pine	-	-	\$ 379	\$ -	-
Cottonwood	-	-	\$ -	\$ -	-
Blue-stained	-	-	\$ 300.00	\$ -	-
Dead/dry	-	-	\$ 194.00	\$ -	-
Total	758	14.3	\$ 392.01	\$ 297,140.00	

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%	700	\$ 36.21	
Cable-based	0%	-	\$ -	
Cut-to-length	0%	-	\$ -	
Weighted average			\$ 36.21	

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	17.8	36	\$ 17.43	

Contract costs		Slash	Other
Road development	\$ 21,183.00	\$ -	
Road maintenance	\$ -	\$ 18,125.00	

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 9.77	\$ 64.12	\$ 48,602.06
5% bid deposit			\$ 2,430.10