

GNA TIMBER APPRAISER 2.2



GNA ACHILLES HEEL R.O.W DECKS

Date	4/22/2025	Acres	18
Area Office	NWLO	MBF/Ton conversion	5.88
County	Lincoln	MBF	264
Sale Type	Green	Tons	1,555

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	1		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	22	14.7	\$ 356	\$ 7,832
Bull pine	-	-	\$ 344	\$ -
Lodgepole pine	3	9.0	\$ 428	\$ 1,284
Douglas-fir	198	12.3	\$ 427	\$ 84,546
Western larch	23	11.8	\$ 427	\$ 9,821
Engelmann spruce	-	-	\$ 428	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	4	10.0	\$ 389	\$ 1,556
Western redcedar	14	14.0	\$ 467	\$ 6,538
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 294.00	\$ -
Dead/dry	-	-	\$ 207.83	\$ -
Total	264	12.5	\$ 422.64	\$ 111,577

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%	-	\$ 17.65
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 17.65
Haul cost	Paved	Unpaved	
Haul distance	29	3	Est cost per ton \$ 15.04
Contract costs			
Road development	\$ -	Slash	\$ -
Road maintenance	\$ -	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 22.43	\$ 131.90	\$ 34,881
5% bid deposit			\$ 1,744