

GNA TIMBER APPRAISER 2.2



GNA Allen Post & Pole

Date	7/8/2025	Acres	111
Area Office	CLO	MBF/Ton conversion	6.88
County	Meagher	MBF	207
Sale Type	Green	Tons	1,424

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				\$ -
Bull pine				\$ -
Lodgepole pine	143	9.3	\$ 426	\$ 60,918
Douglas-fir				\$ -
Western larch				\$ -
Engelmann spruce				\$ -
Subalpine fir	28	13.5	\$ 373	\$ 10,444
Grand fir				\$ -
Western redcedar				\$ -
Hemlock				\$ -
White pine				\$ -
Other				\$ -
Blue-stained	-	-	\$ 320	\$ -
Dead/dry	36	9.8	\$ 200	\$ 7,191
Total	207	10.0	\$ 379	\$ 78,553

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%	600	\$ 37.10
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
		Weighted average	\$ 37.10
Haul cost	Paved	Unpaved	
Haul distance	89.6	12.4	Est cost per ton \$ 27.19
Contract costs			
Road development	\$ -	Slash	\$ 1,487
Road maintenance	\$ 56,064	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 1.00	\$ 6.88	\$ 1,425
5% bid deposit			\$ 71