

GNA TIMBER APPRAISER 2.2



Anytime Fuel Break

Date	10/2/2025	Acres	113
Area Office	NWLO	MBF/Ton conversion	6.82
County	Flathead	MBF	642
Sale Type	Green	Tons	4,374

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ -	\$ -
Bull pine	-	-	\$ -	\$ -
Lodgepole pine	349	9.2	\$ 425	\$ 148,325
Douglas-fir	51	12.2	\$ 462	\$ 23,562
Western larch	7	10.0	\$ 446	\$ 3,122
Engelmann spruce	138	12.9	\$ 419	\$ 57,822
Subalpine fir	97	9.6	\$ 356	\$ 34,532
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 318.75	\$ -
Dead/dry	-	-	\$ 210.80	\$ -
Total	642	10.3	\$ 416.45	\$ 267,363

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%	782	\$ 35.68
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 35.68
Haul cost	Paved	Unpaved	
Haul distance	30.3	7.5	Est cost per ton \$ 16.05
Contract costs			
Road development	\$ -	Slash	\$ 8,140
Road maintenance	\$ 6,900	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 17.22	\$ 117.43	\$ 75,317
5% bid deposit			\$ 3,766