

# GNA TIMBER APPRAISER 2.0.1



## GNA Ashley Fuelbreak

Date	7/8/2024	Acres	196
Area Office	NWLO	MBF/Ton conversion	6.55
County	Flathead	MBF	1,052
Sale Type	Green	Tons	6,891

### Estimated Delivered Log Prices

Source: [http://www.bber.umd.edu/FIR/F\\_LogPrice.asp](http://www.bber.umd.edu/FIR/F_LogPrice.asp)

Year	2024	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 356	\$ -
Bull pine	-	-	\$ 344	\$ -
Lodgepole pine	104	9.9	\$ 428	\$ 44,512.00
Douglas-fir	229	11.4	\$ 427	\$ 97,783.00
Western larch	157	10.8	\$ 427	\$ 67,039.00
Engelmann spruce	430	11.5	\$ 428	\$ 184,040.00
Subalpine fir	129	10.6	\$ 373	\$ 48,117.00
Grand fir	3	11.5	\$ 389	\$ 1,167.00
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 321.00	\$ -
Dead/dry	-	-	\$ 206.00	\$ -
<b>Total</b>	<b>1,052</b>	<b>11.1</b>	<b>\$ 420.78</b>	<b>\$ 442,658.00</b>

### Estimated Costs

Source: [http://www.bber.umd.edu/FIR/F\\_Logging.asp](http://www.bber.umd.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	0%	-	\$ -
Cable-based	0%	-	\$ -
Cut-to-length	100%	660	\$ 46.61
		<b>Weighted average</b>	<b>\$ 46.61</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	20.2	12.4	\$ 14.03

Contract costs			
Road development	\$	16,568.00	Slash \$ 64,400.00
Road maintenance	\$	224.00	Other \$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 6.46	\$ 42.33	\$ 44,529.98
5% bid deposit			\$ 2,226.50