

GNA TIMBER APPRAISER 2.0.1PP



BALD BRIAN

Date	6/6/2024	Acres	422
Area Office	SWLO	MBF/Ton conversion	6.68
County	Mineral	MBF	3,223
Sale Type	Green	Tons	21,530

Estimated Delivered Log Prices

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

Year	2024	Quarter	1
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Delivered log price

Species	Volume (MBF)	Avg DBH (in)	(MBF)	Estimated value (MBF)
Ponderosa pine*	542	11.9	\$ 356	\$ 192,952.00
Bull pine*	-	-	\$ 344	\$ -
Lodgepole pine	10	10.0	\$ 428	\$ 4,280.00
Douglas-fir	2,213	12.5	\$ 427	\$ 944,951.00
Western larch	106	14.0	\$ 427	\$ 45,262.00
Engelmann spruce	21	14.3	\$ 428	\$ 8,988.00
Subalpine fir	2	11.0	\$ 373	\$ 746.00
Grand fir	138	11.0	\$ 389	\$ 53,682.00
Western redcedar	93	11.8	\$ 467	\$ 43,431.00
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 294.00	\$ -
Dead/dry	98	13.5	\$ 205.94	\$ 20,181.88
Total	3,223	12.4	\$ 407.84	\$ 1,314,473.88
PP + BP	542	11.9	\$ 356.00	\$ 192,952.00
Non-PP	2,681	12.5	\$ 418.32	\$ 1,121,521.88

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	45%	1,500	\$ 36.96
Cable-based	55%	850	\$ 53.29
Cut-to-length	0%	-	\$ -
Weighted average			\$ 45.94

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	63	7	\$ 20.03

Contract costs			
Road development	\$	22,575.00	Slash \$ -
Road maintenance	\$	34,780.00	Other \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	\$ 6.97	\$ 46.54	\$ 124,765.59
Min Bid (PP only)*	\$ 2.88	\$ 19.21	\$ 10,409.88
5% bid deposit			\$ 6,758.77

*PP minimum bid adjusted to account for recent market changes