

GNA TIMBER APPRAISER 2.0.1



SALE NAME

Date	9/10/2024	Acres	222
Area Office	CLO	MBF/Ton conversion	11.01
County	Jefferson	MBF	344
Sale Type	Green	Tons	3,787

Estimated Delivered Log Prices

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

Year	2024	Quarter	1
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 356	\$	-
Bull pine	-	-	\$ 344	\$	-
Lodgepole pine	-	-	\$ 428	\$	-
Douglas-fir	341	13.3	\$ 425	\$	144,925.00
Western larch	-	-	\$ 427	\$	-
Engelmann spruce	-	-	\$ 428	\$	-
Subalpine fir	-	-	\$ 373	\$	-
Grand fir	-	-	\$ 389	\$	-
Western redcedar	-	-	\$ 467	\$	-
Hemlock	-	-	\$ 385	\$	-
White pine	-	-	\$ 379	\$	-
Cottonwood	-	-	\$ -	\$	-
	-	-	\$ -	\$	-
Blue-stained	-	-	\$ -	\$	-
Dead/dry	3	12.0	\$ 212.50	\$	637.50
Total	344	13.3	\$ 423.15	\$	145,562.50

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%	350	\$ 36.46
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 36.46

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	63	2	\$ 19.23

Contract costs			
Road development	\$	-	Slash \$ 66,600.00
Road maintenance	\$	7,980.00	Other \$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 2.50	\$ 27.53	\$ 9,468.60
5% bid deposit			\$ 473.43