

GNA TIMBER APPRAISER 2.2



GNA Cyclone Bill

Date	5/13/2025	Acres	456
Area Office	NWLO	MBF/Ton conversion	7.18
County	Flathead	MBF	2,106
Sale Type	Green	Tons	15,128

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	-	-	\$ 356	\$ -
Bull pine	-	-	\$ 344	\$ -
Lodgepole pine	512	9.0	\$ 428	\$ 219,264
Douglas-fir	817	11.0	\$ 427	\$ 348,987
Western larch	366	9.0	\$ 427	\$ 156,282
Engelmann spruce	238	10.0	\$ 428	\$ 101,864
Subalpine fir	172	9.5	\$ 373	\$ 64,156
Grand fir	-	-	\$ 389	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 321	\$ -
Dead/dry	-	-	\$ 208	\$ -
Total	2,106	9.9	\$ 423	\$ 890,554

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	93%	980	\$ 36.87
Cable-based	7%	500	\$ 52.72
Cut-to-length	0%	-	\$ -
Weighted average			\$ 37.98
Haul cost	Paved	Unpaved	
Haul distance	31	15	Est cost per ton \$ 17.47
Contract costs			
Road development	\$ 51,934	Slash	\$ 20,762
Road maintenance	\$ 9,948	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 11.04	\$ 79.27	\$ 167,013
5% bid deposit			\$ 8,351