

GNA TIMBER APPRAISER 2.2



Deep Trouble

Date	7/16/2025	Acres	298
Area Office	NWLO	MBF/Ton conversion	6.88
County	Lincoln	MBF	2,178
Sale Type	Green	Tons	14,991

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	509	14.8	\$ 375	\$ 190,875.00	
Bull pine	-	-	\$ 338	\$ -	
Lodgepole pine	304	9.1	\$ 426	\$ 129,504.00	
Douglas-fir	973	11.1	\$ 464	\$ 451,472.00	
Western larch	227	11.4	\$ 457	\$ 103,739.00	
Engelmann spruce	49	11.4	\$ 426	\$ 20,874.00	
Subalpine fir	-	-	\$ 373	\$ -	
Grand fir	65	10.0	\$ 373	\$ 24,245.00	
Western redcedar	33	11.0	\$ 500	\$ 16,500.00	
Hemlock	18	16.0	\$ 354	\$ 6,372.00	
White pine	-	-	\$ 442	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	\$ 300.38	\$ -	
Dead/dry	-	-	\$ 210.94	\$ -	
Total	2,178	11.7	\$ 433.23	\$ 943,581.00	

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%	500	\$ 33.93
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 33.93
Haul cost	Paved	Unpaved	
Haul distance	49.3	3.5	Est cost per ton \$ 18.65
Contract costs			
Road development	\$ -	Slash	\$ 140,727.50
Road maintenance	\$ 60,857.71	Other	\$ 5,891.26

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 11.31	\$ 77.81	\$ 169,544.18
5% bid deposit			\$ 8,477.21