

GNA TIMBER APPRAISER 2.0.1



GNA JACKALOPE

Date	4/12/2025	Acres	162
Area Office	NWLO	MBF/Ton conversion	7.71
County	Lincoln	MBF	421
Sale Type	Green	Tons	3,244

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	-	-		\$ -
Bull pine	-	-		\$ -
Lodgepole pine	4	-	\$ 428	\$ 1,840
Douglas-fir	243	-	\$ 427	\$ 103,889
Western larch	89	-	\$ 427	\$ 38,003
Engelmann spruce	84	-	\$ 428	\$ 35,952
Subalpine fir	-	-		\$ -
Grand fir	-	-		\$ -
Western redcedar	-	-		\$ -
Hemlock	-	-		\$ -
White pine	-	-		\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 321.00	\$ -
Dead/dry	-	-	\$ 213.75	\$ -
Total	421	-	\$ 427.21	\$ 179,685

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%	700	\$ 37.03
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
	Weighted average		\$ 37.03
Haul cost	Paved	Unpaved	
Distance (miles)	58	2.7	Est cost per ton \$ 18.54
Contract costs			
Road development	\$ 6,547.00	Slash	\$ 7,770.00
Road maintenance	\$ 6,750.00	Other	\$ 569.00

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 9.64	\$ 74.35	\$ 31,272
5% bid deposit			\$ 1,564